



City Council Meeting Agenda
Tuesday, October 8th, 2024
5:30 p.m. – Work Session Meeting
7:00 p.m. – City Council Regular Meeting

Welcome! The public is strongly encouraged to participate remotely but there is seating at Civic Hall for those who are not able to participate remotely. However, if you are not feeling well, please stay home and take care of yourself.

The public is strongly encouraged to relay concerns and comments to the Council in one of four ways:

- *Attend in person and fill out a public comment card.*
- *Email at any time up to **noon on Monday, October 7th** to CityRecorderTeam@mcminnvilleregon.gov*
- *If appearing via telephone only please sign up prior by **noon on Monday, October 7th** by emailing the City Recorder at CityRecorderTeam@mcminnvilleregon.gov as the chat function is not available when calling in Zoom;*
- *Join the Zoom meeting and use the raise hand feature in Zoom to request to speak; once your turn is up, we will announce your name and unmute your mic. **You will need to provide the City Recorder with your First and Last name, Address, and contact information (email or phone) for a public comment card.***

You can live broadcast the City Council Meeting on cable channels Xfinity 11 and 331, Frontier 29 or webstream here:

mcm11.org/live

Download the "Cablecast" app on iOS, Android, Roku, Apple TV or Amazon Firestick and watch McMinnville City Council on all your devices.

CITY COUNCIL WORK SESSION & REGULAR MEETING:

You may join online via Zoom Meeting:

<https://mcminnvilleregon.zoom.us/j/88130842374?pwd=KP9iRX51VGZhXXVHai9Vc9OwVaxlmH.1>

Meeting ID: 881 3084 2374

Password: 010385

Or you can call in and listen via Zoom: 1-253- 215- 8782

ID: 881 3084 2374

5:30 PM – WORK SESSION MEETING – VIA ZOOM AND SEATING AT CIVIC HALL

1. CALL TO ORDER
2. FEMA ENDANGERED SPECIES ACT COMPLIANCE
3. TRANSITIONAL HOUSING CODE AMENDMENTS
4. ADJOURNMENT OF WORK SESSION

7:00 PM – REGULAR COUNCIL MEETING – VIA ZOOM AND SEATING AT CIVIC HALL

1. CALL TO ORDER & ROLL CALL
2. PLEDGE OF ALLEGIANCE LED BY CUB SCOUT PACK 522 & 454
 - a. National Preparedness Month Presentation from Cub Scout Pack 522 & 454 (5 mins)

3. PROCLAMATIONS

- a. Domestic Violence Awareness Month Proclamation
- b. McMinnville MADE Month in conjunction with The National Manufacturing Day Proclamation

4. PRESENTATIONS

- a. McMinnville Economic Development Partnership (MEDP) Annual Update

5. INVITATION TO COMMUNITY MEMBERS FOR PUBLIC COMMENT –

The Mayor will announce that any interested audience members are invited to provide comments. Anyone may speak on any topic other than: a matter in litigation, a quasi-judicial land use matter; or a matter scheduled for public hearing at some future date. The Mayor may limit comments to 3 minutes per person for a total of 30 minutes. The Mayor will read comments emailed to City Recorded and then any citizen participating via Zoom.

6. ADVICE/ INFORMATION ITEMS

- a. Reports from Councilors on Committee & Board Assignments
- b. Department Head Reports

7. CONSENT AGENDA

- a. Consider **Resolution No. 2024-55**: A resolution authorizing the City Manager to enter into an agreement with Chuck Colvin Ford for the purchase of a 2024 F550 Ford w/Knapheid 11 ft crane body, Stellar 8630 hydraulic crane, and hydraulic air compressor.
- b. Consider the request from Eve West LLC for Wholesale Malt Beverage & Wine, OLCC Liquor License located at 216 NW 5th Street.

8. RESOLUTION

- a. Consider **Resolution No 2024-54**: A Resolution of the City of McMinnville, Oregon, Declaring its Intention to Reimburse Expenditures from Proceeds of Tax Exempt Obligations.

9. ADJOURNMENT OF REGULAR MEETING

STAFF REPORT

DATE: October 8, 2024
TO: Mayor and City Councilors
FROM: Heather Richards, Community Development Director
SUBJECT: Work Session: FEMA Endangered Species Act Settlement – Oregon Compliance

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

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

Report in Brief:

This is a work session to discuss the recent Endangered Species Act settlement, its impact on FEMA and the National Flood Insurance Program (NFIP), and what McMinnville needs to do to comply with the Oregon NFIP program.

Background:

The NFIP was established with the passage of the National Flood Insurance Act of 1968. The NFIP is a federal program enabling property owners in participating communities to purchase flood insurance as protection against flood losses, while requiring state and local governments to enforce floodplain management ordinances. (See Attachment #1). McMinnville participates in the NFIP which allows property owners to access flooding insurance for their properties within the FEMA floodplain.

McMinnville manages its floodplain with a flood plain protection zone that is embedded in Title 17 of McMinnville's Municipal Code. (Attachment #2). This zone significantly restricts development in the Special Flood Hazard Areas (100-Year Flood). This is a practice that has been in place since 1968, and was incorporated into the Zoning Ordinance in 1981.

Discussion:

As a result of a Biological Opinion issued by the National Marine Fisheries Service in 2016, communities are now required to demonstrate how floodplain development is compliant with the

Endangered Species Act in Special Flood Hazard Areas. In Oregon, it was determined that changes were needed to protect the habitat of several species of fish and the Southern Resident killer whales to comply with the Endangered Species Act (ESA).

McMinnville is within a protected area for steelhead and salmon. McMinnville also participates in the National Flood Insurance Program allowing city properties to obtain flood insurance for those portions of their property located within the FEMA recognized floodplain. Without the NFIP program, those properties would not be able to insure their properties.

FEMA has been working on an implementation plan to respond to the Biological Opinion. As a result, FEMA drafted a pre-compliance plan implementation plan that they released on July 15, 2024, and since then cities have been trying to understand what compliance means in terms of the implementation plan. (Attachment #3)

Oregon cities participating in the NFIP can take short-term measures to comply with the ESA requirements by selecting one of the three following actions:

- Prohibit all new development in the floodplain.
- Incorporate the ESA into local floodplain ordinances.
- Require permit applicants to develop a Floodplain Habitat Assessment documenting that their proposed development in the Special Flood Hazard Area will achieve “no net loss.”

Cities need to show compliance with the Pre-Implementation Compliance Measures by December 1, 2024, including adoption of any needed code amendments.

Governor Kotek wrote a letter to FEMA on September 26, 2024 requesting more time for Oregon cities to comply with this first step of the FEMA Implementation Plan. (Attachment #4)

At first staff thought that the City did not need to take any further action as the City’s flood plain zone “essentially” prevents development within the flood plain.

However, after further review, staff is concerned that those permitted and conditional uses allowed in the floodplain would need to go through Floodplain Habitat Assessment documenting that the proposed development in the Special Flood Hazard Area will achieve “no net loss”.

Per federal guidance, “Development” is defined as “any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.” (44 C.F.R. 59.1)

No net loss is defined as no net loss of undeveloped space, pervious surface or trees equal to or greater than 6 inches dbh (ie tree diameter measured at 4.5 feet from the ground surface).

McMinnville Zoning Ordinance, Title 17, Chapter 48, Flood Plain Area Zone, permitted and conditional uses allowed:

17.48.030 Permitted uses. In an F-P zone, the following uses and their accessory uses are permitted (subject to the provisions of Section 17.48.060):

- A. Farming;
- B. Public park and recreation facility, not requiring the use of any structure;
- C. Sewage pump station. (Ord. 4684 §1, 1998; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.48.040 *Conditional uses. In an F-P zone, the following uses and their accessory uses may be permitted, subject to the provisions of Section 17.48.045 and Chapters 17.72 and 17.74:*

- A. *Boat landing and launching facility;*
- B. *Open land recreation facility requiring the use of any structure;*
- C. *Removal of sand, gravel, topsoil, or rock;*
- D. *Landfill or diked land, including culvert and bridge installations, subject to the following procedures:*
 1. *Preliminary submittal of the proposal shall be made to the Planning Department, which shall check the proposal to insure its compliance to the ordinance. Said proposal shall then be submitted to the Planning Commission.*
 2. *The City shall provide written notice to the City Recorder's office in adjacent communities, Yamhill County, and the Oregon Department of Land Conservation and Development prior to any alteration or relocation of a watercourse (i.e. stream channel), and shall submit a copy of that notification to the Federal Insurance Administration.*
 3. *The Planning Department shall prescribe the form and information required for applications made for any conditional use listed in this subsection. No application shall be accepted unless it complies with such requirements and is verified as to the correctness thereto. There shall be included, as a part of the application, an accurate map. Such plans shall be in triplicate, drawn at a scale of not larger than one inch equals fifty feet nor smaller than one inch equals five hundred feet, and shall show:*
 - a. *100-year flood projection elevation on the subject site. State source of information.*
 - b. *Property boundaries and dimensions.*
 - c. *Ground elevations shown by contour lines of not less than two foot vertical intervals. State source of information.*
 - d. *Existing and proposed structures.*
 - e. *Dimensions and elevations of existing and/or proposed fill.*
 - f. *Location of stream channel in relationship to items "a" through "e" above.*
 - g. *A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed fill and high-water information.*
 - h. *Profile showing the slope of the bottom of the channel or flow line of the stream, and the slope line of the proposed fill.*
 - i. *Specifications of fill material, grading, channel improvement or maintenance plans, dimensions, and restoration of completed project.*
- E. *Weapons Training Facility subject to the following conditions:*
 1. *The property on which the facility is located must be owned or leased by a Federal, State, or local government agency for the exclusive use of public safety personnel engaged in firearms or other related training;*
 2. *The facility must be located no closer than 2,640 feet (one-half mile) to any land planned and zoned for residential use; and*
 3. *Only those firearms or weapons authorized by a government agency and utilized for law enforcement related purposes shall be allowed within the area approved for a weapon training facility. Possession of other firearms or weapons at a weapon training facility site shall be considered a violation of this ordinance.*
- F. *Wireless communications facilities, not to include antenna support structures and their associated facilities, subject to the provisions of Chapter 17.55 (Wireless Communications Facilities). (Ord. 4921 §4C, 2010; Ord. 4732, 2000; Ord. 4684 §2, 1998; Ord. 4559 §1, 1994; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).*

The City of McMinnville has draft natural resources protection code amendments that will further protect riparian corridors in addition to the Flood Plain zone, but those have not been adopted yet due to staffing capacity.

FEMA has provided a draft model ordinance for cities to adopt if they do not yet have a comprehensive ordinance that can be amended. (Attachment #5)

Attachments:

- **Attachment #1:** FEMA National Flood Insurance Program Fact Sheet
- **Attachment #2:** McMinnville Flood Plain Zone
- **Attachment #3:** Oregon NFIP Pre-Implementation Compliance Measures Overview
- **Attachment #4:** Letter from Governor Kotek to FEMA, September 26, 2024
- **Attachment #5:** NFIP Oregon Implementation Program Guidance – Model Floodplain Management Ordinance

Fiscal Impact:

Currently the fiscal impact to the City of McMinnville is unknown. The City may have to invest in staffing or consultants to conduct ESA analysis of proposed improvements within the flood plain. Currently the most common improvements are stormwater outfalls, parks, and open space management.

Recommendation:

This is for informative purposes only. The City is working with legal counsel, the League of Oregon Cities, the DLCD FEMA Floodplain Manager, and FEMA representatives to better understand the impact to the City of McMinnville and whether the current Flood Plain Area zone will need to be amended, and when it would need to be amended.



FEMA

Fact Sheet

Federal Insurance and Mitigation Administration

National Flood Insurance Program Fact Sheet

The National Flood Insurance Program (NFIP) was established with the passage of the National Flood Insurance Act of 1968. The NFIP is a federal program enabling property owners in participating communities to purchase flood insurance as protection against flood losses, while requiring state and local governments to enforce floodplain management ordinances that aim to reduce future flood damage. More than 22,100 communities in the U.S. participating in the NFIP and more than 5.1 million NFIP policies in force, providing \$1.25 trillion of content and building coverage.



Andrea Booher/FEMA Photo

Financial Protection Against Flood Loss

Floods are the most common and costly natural disaster in the United States. Fortunately, property owners who live in communities participating in the NFIP can purchase affordable protection to insure against flood losses. Since 1978, the NFIP has paid nearly \$52.5 billion dollars in flood insurance claims that have helped hundreds of thousands of families and businesses recover from flood events.

To participate in the NFIP, a community must adopt and enforce floodplain management ordinances that meet or exceed the minimum requirements of the Program. These requirements are intended to prevent loss of life, loss of property, reduce taxpayer costs for disaster relief, as well as minimize economic and social hardships that result from flooding. The specific requirements that a community must adopt depend on the type of flood hazard faced by the community.

The NFIP has an arrangement with private insurance companies to sell and service flood insurance policies. See a list of those companies at: http://www.fema.gov/who_company.

Myths and Misconceptions

A common misconception is that homeowners' policies cover flood damage. In fact, most homeowner . In fact, most homeowner and business multi—peril policies do not cover flooding. In addition, federal disaster assistance will not always pay for flood damage. The President must declare a major disaster before most forms of federal disaster assistance can be offered and most forms of disaster assistance are loans that must be repaid with interest. In 2016, the average flood policy costs about \$700 a year and the average total paid claim has been more than \$31,000.

Everyone Needs Flood Insurance

While flood insurance is not mandatory for homeowners outside of a high-risk area, anyone can be financially vulnerable to floods. People outside of high-risk areas file more than 20 percent of NFIP claims and receive one-third of disaster assistance for flooding. Residential and commercial property owners who are not located in high-risk areas should ask their agents if they are eligible for the Preferred Risk Policy, which provides affordable flood insurance protec-

Flood Insurance Requirements

Residents and business owners who own property in high-risk areas (sometimes referred to as Special Flood Hazard Areas [SFHAs]) are required to purchase flood insurance if they have a mortgage from a federally regulated or insured lender. They also must carry the insurance for the life of the mortgage. Residents and business owners with a mortgage on a building outside high-risk areas can also purchase flood insurance and may be eligible for lower-cost Preferred Risk Policies.

Waiting Period

In general, a policy does not take effect until 30 days after the purchase of flood insurance. However, if a policy is purchased in connection with making, increasing, extending, or renewing a loan there is no waiting period and only a one day waiting period if purchase is related to the revision or update of a Flood Insurance Rate Map (FIRM) within 13 months of the new FIRM's effective date.

What Is Not Covered by Flood Insurance

Physical damage to a building or personal possessions that are directly caused by a flood are generally covered by flood insurance. For example, damage caused by a sewer backup is covered if the backup is a direct result of flooding. However, if the backup is caused by some other problem, the damage is not covered.

The Flood Insurance Program is Evolving

The NFIP is focusing making America truly “Flood Smart.” The NFIP is a comprehensive program that encourages property owners to seriously consider their risks and ways they can lessen those risks—and flood insurance is obviously a key component.

Purchasing flood insurance is still the most powerful action survivors can take to mitigate the financial risk of flood before and recover after a flood event. Flood insurance is both a mitigation and recovery tool. This means customers need to understand how flood insurance works, the value of the product, and be able to navigate processes—like the claims process.

In addition to building trust with policyholders, improving communication and making processes simpler to understand and navigate, the NFIP is also focusing on its commitment to strengthening partnerships and engagements with communities. Historically, with things like Climate Change occurring, and population movements into flood-prone areas, floodplain management

has never been more important. Communities must make excellent decisions that will help them reduce damage from future flood events and the NFIP is supporting them in new, innovative ways.

For Additional Information

For additional information about the NFIP or the FloodSmart campaign, visit: [FloodSmart.gov](https://www.floodsmart.gov) or [FEMA.gov](https://www.fema.gov).



CITY OF MCMINNVILLE ZONING ORDINANCE

Chapter 17.48

F-P FLOOD AREA ZONE

Sections:

- 17.48.005 Purpose
- 17.48.010 Established—Area included.
- 17.48.020 Boundaries indicated on map.
- 17.48.025 Definitions.
- 17.48.030 Permitted uses.
- 17.48.040 Conditional uses.
- 17.48.045 Conditional use factors.
- 17.48.060 Use limitations.
- 17.48.070 Use of other base flood data.

17.48.005 Purpose. The purpose of a floodplain is to establish and regulate land uses in those areas designated as hazardous due to periodic flooding in order to protect the community from financial burdens through flood damage losses. Further, this zone is intended to protect natural floodways and drainage ways from encroachment by uses and/or indiscriminate land filling or diking which may adversely affect the overall stream and downstream flood levels. Finally, the floodplain zone shall set aside an area which shall, for the most part, be preserved in its natural state or farmed to provide open spaces, natural habitats, and recreational places. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.48.010 Established—Area included. In accordance with Section 17.09.010, all property within the corporate limits of the City lying within Special Flood Hazard Areas (100-year flood) identified by the Federal Insurance Administration in the report entitled “The Flood Insurance Study for Yamhill County, Oregon and Incorporated Areas,” (effective date March 2, 2010), and accompanying Flood Insurance Rate Maps (FIRM) is declared to be flood area zone property and subject to the requirements of this Chapter. (Ord. 4921 §4A, 2010; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.48.020 Boundaries indicated on map. The boundaries for the zone established by Section 17.48.010 shall be indicated on the McMinnville Zoning Map. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.48.025 Definitions. For the purpose of this section refer to Section 17.06.030 for Flood Area related definitions. (Ord. 4952 §1, 2012).

17.48.030 Permitted uses. In an F-P zone, the following uses and their accessory uses are permitted (subject to the provisions of Section 17.48.060):

- A. Farming;
- B. Public park and recreation facility, not requiring the use of any structure;
- C. Sewage pump station. (Ord. 4684 §1, 1998; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.48.040 Conditional uses. In an F-P zone, the following uses and their accessory uses may be permitted, subject to the provisions of Section 17.48.045 and Chapters 17.72 and 17.74:

- A. Boat landing and launching facility;
- B. Open land recreation facility requiring the use of any structure;
- C. Removal of sand, gravel, topsoil, or rock;
- D. Landfill or diked land, including culvert and bridge installations, subject to the following procedures:
 - 1. Preliminary submittal of the proposal shall be made to the Planning Department, which shall check the proposal to insure its compliance to the ordinance. Said proposal shall then be submitted to the Planning Commission.
 - 2. The City shall provide written notice to the City Recorder's office in adjacent communities, Yamhill County, and the Oregon Department of Land Conservation and Development prior to any alteration or relocation of a watercourse (i.e. stream channel), and shall submit a copy of that notification to the Federal Insurance Administration.
 - 3. The Planning Department shall prescribe the form and information required for applications made for any conditional use listed in this subsection. No application shall be accepted unless it complies with such requirements and is verified as to the correctness thereto. There shall be included, as a part of the application, an accurate map. Such plans shall be in triplicate, drawn at a scale of not larger than one inch equals fifty feet nor smaller than one inch equals five hundred feet, and shall show:
 - a. 100-year flood projection elevation on the subject site. State source of information.
 - b. Property boundaries and dimensions.
 - c. Ground elevations shown by contour lines of not less than two foot vertical intervals. State source of information.
 - d. Existing and proposed structures.
 - e. Dimensions and elevations of existing and/or proposed fill.

- f. Location of stream channel in relationship to items “a” through “e” above.
 - g. A typical valley cross-section showing the channel of the stream, elevation of land areas adjoining each side of the channel, cross-sectional areas to be occupied by the proposed fill and high-water information.
 - h. Profile showing the slope of the bottom of the channel or flow line of the stream, and the slope line of the proposed fill.
 - i. Specifications of fill material, grading, channel improvement or maintenance plans, dimensions, and restoration of completed project.
- E. Weapons Training Facility subject to the following conditions:
 - 1. The property on which the facility is located must be owned or leased by a Federal, State, or local government agency for the exclusive use of public safety personnel engaged in firearms or other related training;
 - 2. The facility must be located no closer than 2,640 feet (one-half mile) to any land planned and zoned for residential use; and
 - 3. Only those firearms or weapons authorized by a government agency and utilized for law enforcement related purposes shall be allowed within the area approved for a weapon training facility. Possession of other firearms or weapons at a weapon training facility site shall be considered a violation of this ordinance.
- F. Wireless communications facilities, not to include antenna support structures and their associated facilities, subject to the provisions of Chapter 17.55 (Wireless Communications Facilities). (Ord. 4921 §4C, 2010; Ord. 4732, 2000; Ord. 4684 §2, 1998; Ord. 4559 §1, 1994; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.48.045 Conditional use factors. The Planning Commission shall consider the following factors and special conditions when making a decision regarding a conditional use in the floodplain zone:

- A. Factors to be Considered:
 - 1. The danger to life and property due to increased flood heights or velocities caused by any proposed fill.
 - 2. The danger that materials may be swept onto other lands or downstream to the injury of others.
 - 3. The importance to the community of the service provided by the proposed facility.
 - 4. The availability of alternative locations not subject to flooding.
 - 5. The compatibility of the proposed use with existing development and development anticipated in the foreseeable future.
 - 6. The relationship of the proposed use to the comprehensive plan and floodplain management program for the area.
 - 7. The compatibility of the proposed use with the potential of the site and the surrounding floodplain area for open space, natural habitats, and recreational places.
 - 8. The impact of the proposed use on fish and wildlife habitat.

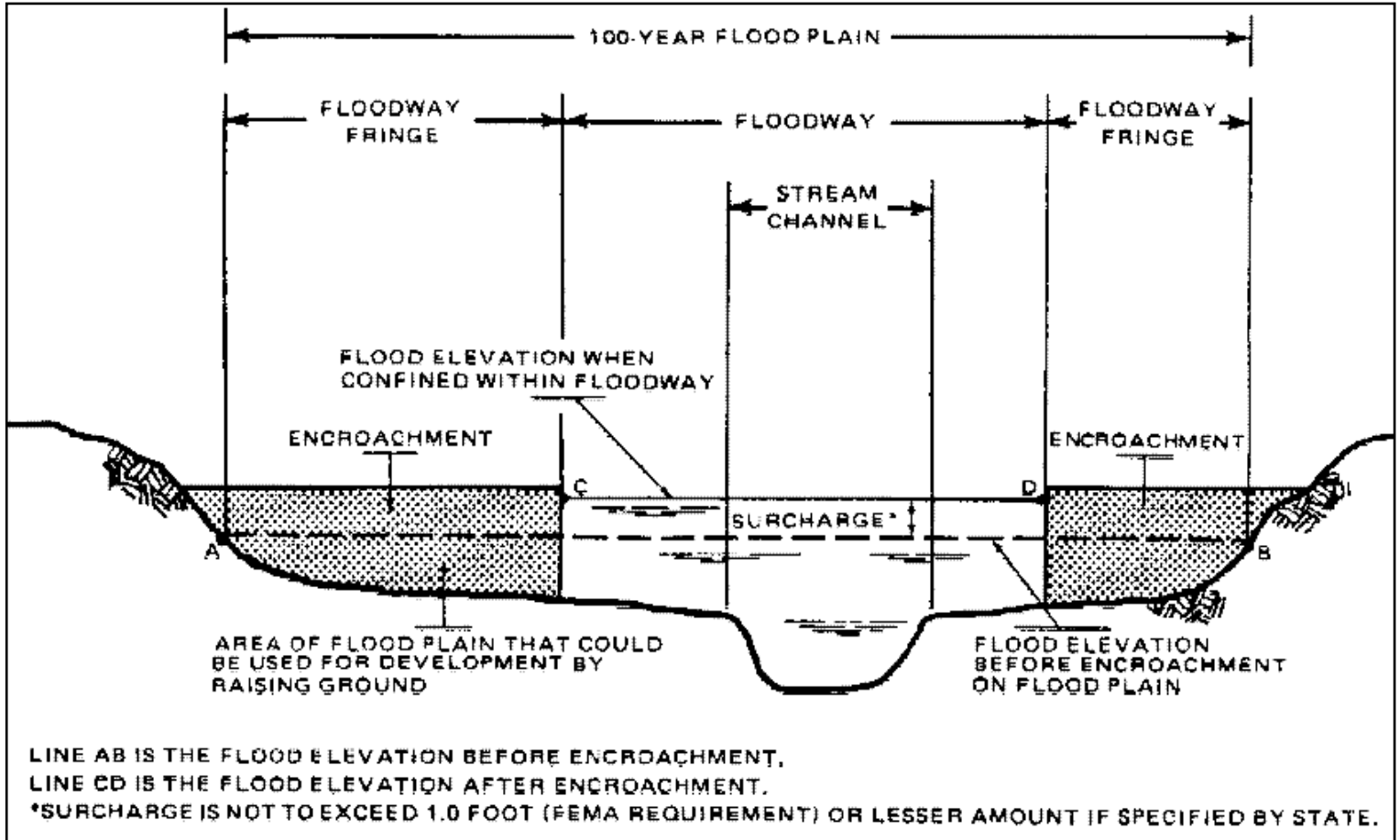
9. Such other factors which are relevant to the purposes of this section.
- B. Special Conditions. Upon consideration of the factors listed above and the purposes of this section, the Planning Commission may attach such conditions to the granting of a conditional use permit as it deems necessary to further the purposes of this portion of the zoning ordinance. The following such conditions, but not exclusively limited thereto, may be included:
 1. Limitations on periods of use and operation, and upon the area to be filled and the elevation of the fill as well as to the kinds of material which may be so emplaced.
 2. Imposition of operational controls, sureties, and deed restrictions.
 3. Requirements for construction of channel modifications, dikes, levees, and other protective measures.
 4. Limitations on the removal or destruction of critical fish and wildlife habitat including any area of riparian vegetation. (Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

[17.48.050 Signs. Moved to Chapter 17.62 (Signs), by Ord. 4900 November 5, 2008.]

- 17.48.060 Use limitations. In an F-P zone, the following limitations shall apply:
- A. No residence shall be constructed;
 - B. A lot shall not be less than one acre in area;
 - C. Within the floodway and flood fringe, no encroachment will be allowed which causes any increase in the flood height or which would result in hazardous velocities (see floodway schematic). To demonstrate compliance with this requirement, the applicant shall submit an engineering certification stating the proposed development will not impact the pre-project base floodway and flood fringe elevations. The certification shall be signed and sealed by a professional engineer and be supported by the appropriate technical data and studies, which are typically based upon the standard step-backwater computer model utilized to develop the 100-year floodway and flood fringe shown on the appropriate Federal Insurance Rate Map (FIRM) and tabulated in the adopted Flood Insurance Study. (Ord. 4921 §4D, 2010; Ord. 4684 §3, 1998; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

17.48.070 Use of other base flood data. When base flood elevation data has not been provided (FIRM zones A), the applicant shall provide alternative base flood elevation as available from a Federal, State, or other source in order to comply with this chapter. (Ord. 4921 §4E, 2010)

FLOODWAY SCHEM



Oregon National Flood Insurance Program Endangered Species Act Integration

Pre-Implementation Compliance Measures Overview

Beginning this summer, FEMA will assist communities with coming changes to the National Flood Insurance Program (NFIP) in Oregon.

Why are the changes needed?

As the result of a Biological Opinion issued by the National Marine Fisheries Service, communities are required to demonstrate how floodplain development is compliant with the Endangered Species Act in Special Flood Hazard Areas. Changes are needed to protect the habitat of several species of fish and the Southern Resident killer whales to comply with the Endangered Species Act (ESA). FEMA outlined these changes in the [draft Oregon NFIP-ESA Implementation Plan](#).

Current status

FEMA is evaluating proposed changes to the NFIP outlined in the Implementation Plan through an environmental impact statement (EIS), in compliance with the National Environmental Policy Act (NEPA).



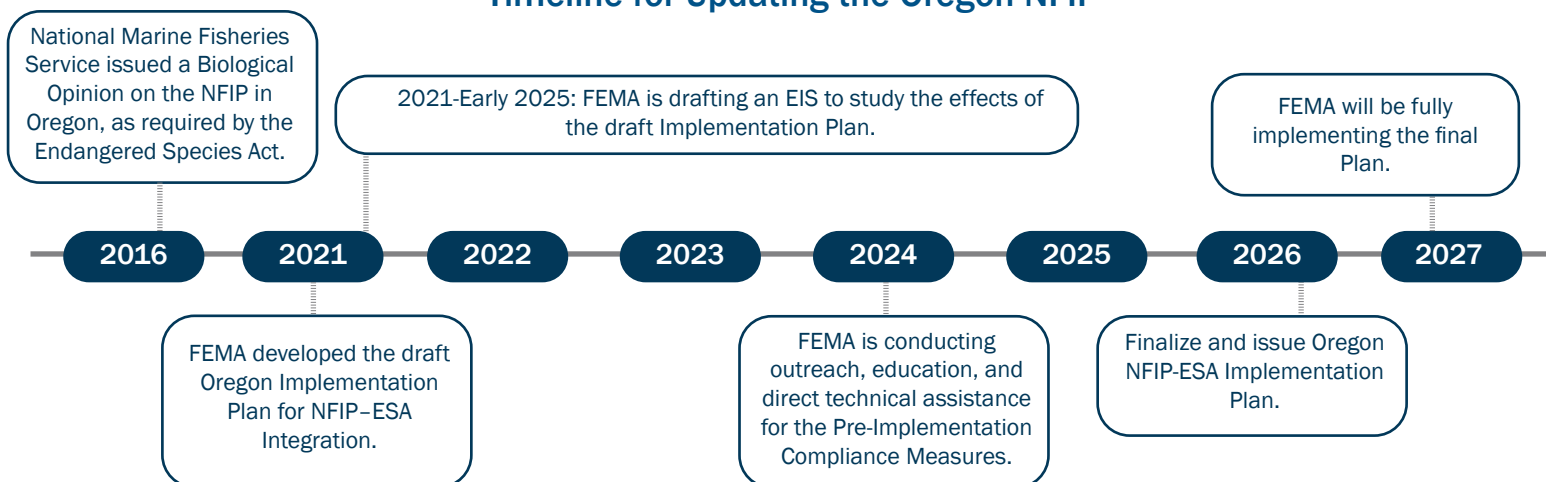
The National Flood Insurance Program serves to protect lives and property, while reducing costs to taxpayers due to flooding loss.

What is “no net loss”?

Any development action resulting in negative impacts to one or more key floodplain functions that are then mitigated or avoided to offset said impacts.

The Final Implementation Plan is anticipated by 2026 following the Record of Decision in the EIS process, then FEMA will fully implement the plan in 2027. Until then, communities need to begin taking action to protect habitat and achieve “no net loss.” FEMA is offering several resources for communities to learn more and implement interim measures, called Pre-Implementation Compliance Measures (PICMs).

Timeline for Updating the Oregon NFIP





What can communities do to comply with these changes?

Oregon communities participating in the NFIP can take short-term measures to comply with ESA requirements, known as PICMs. FEMA developed these measures in response to concerns from communities about the time and resources needed to meet requirements and ensure their future good standing in the NFIP. By implementing these measures now, communities will be better prepared for compliance audits, which will begin when the Final Implementation Plan is in place.

Communities can select one of the following three PICMs:

- Prohibit all new development in the floodplain.
- Incorporate the ESA into local floodplain ordinances.
- Require permit applicants to develop a Floodplain Habitat Assessment documenting that their proposed development in the Special Flood Hazard Area will achieve “no net loss.”

Communities must report to FEMA on their implementation of interim measures.

In addition to the above measures, as of August 1, 2024, FEMA is temporarily suspending processing applications for Letters of Map Revision based on Fill (LOMR-Fs) and Conditional Letters of Map Revision based on Fill (CLOMR-Fs) in NFIP communities to avoid potentially negative effects on ESA-listed species.

FEMA is here to support your community.

FEMA is offering several resources to assist communities in preparing for the Oregon NFIP-ESA Implementation Plan.

- **Informational Webinars (Summer 2024):** Learn about what FEMA is doing to revise the Implementation Plan and receive an introduction to the PICMs.
- **Questionnaire (Summer 2024):** Share what floodplain management measures your community is currently implementing to comply with the ESA, which PICMs you’re most interested in, and what support you need. Your feedback will help us plan the fall workshops and identify needs for technical assistance.
- **Workshops (Fall 2024):** Get an in-depth look at PICMs and talk through questions and concerns with FEMA staff.
- **Technical Assistance (Begins in Fall 2024):** Get support from FEMA to begin implementing PICMs.

Learn more and participate

Visit www.fema.gov/about/organization/region-10/oregon/nfip-esa-integration to read the latest information about NFIP-ESA Integration in Oregon.

You can also contact us at FEMA-R10-MIT-PICM@fema.dhs.gov

Attachment 4



TINA KOTEK
GOVERNOR

September 26, 2024

The Honorable Deanne Criswell, Administrator
Federal Emergency Management Agency
500 C Street SW
Washington, D.C. 20024

Dear Administrator Criswell:

I am writing to convey the State of Oregon's concerns related to FEMA's National Flood Insurance Program (NFIP) and Biological Opinion (BiOp) efforts in the State of Oregon. The BiOp has a long and storied history in our state, and we share FEMA's perspective on the importance of protecting public safety and threatened species. However, FEMA's lack of public process in the development and implementation of the current set of interim measures will cause more harm than benefit to our communities, in particular many coastal and rural communities. I have asked my natural resources agencies to identify possible pathways forward, and the State offers three recommendations:

First, FEMA's imposed deadline of December 1, 2024, for local decision-making is impractical because Oregon cities and counties engage their elected officials and constituents in transparent and fact-based decision-making processes. Those processes are impossible to align with a deadline of just a few months. **I respectfully request that FEMA pause its work on pre-implementation compliance measures (PICM) that it abruptly announced on July 15, 2024, and return to the work of crafting long-term measures to modernize the National Flood Insurance Program.**

Second, the State stands ready to assist our local partners in their compliance work and reiterates its May 5, 2023, offer to deploy already-existing state programs such as land use planning, stormwater permits, habitat restoration, wetlands mitigation programs, and technical assistance grants for these purposes. I recognize that federal partners, including FEMA, the National Marine Fisheries Service (NMFS), and the National Oceanic and Atmospheric Administration (NOAA) may view these State programs as helpful but not yet complete in their depth or coverage for purposes of the BiOp. **I invite FEMA to join our agencies for a discussion on how best to continue efforts that started in the implementation planning process to identify gaps in existing State programs and pathways for moving forward to address how the State of Oregon can effectively address those within a collaborative framework.**

254 STATE CAPITOL, SALEM OR 97301-4047 (503) 378-3111 FAX (503) 378-8970

WWW.GOVERNOR.OREGON.GOV

Administrator Criswell
September 26, 2024
Page 2

In Oregon, we place a premium on community engagement and collaborative design that is too often overlooked as an effective vehicle to support and assist with the implementation of federal program objectives if given the opportunity and time to contribute. **I respectfully ask that FEMA engage more fully in deliberative dialogue with my agencies in order to craft the best solutions possible for public safety and species protection. With your agreement, I will support the convening of such a process with the appropriate representatives of different interests so that together we can chart a durable and implementable path forward.**

Given the current timing of proposed implementation, my staff will be reaching out to discuss this approach with you next week. Thank you for your consideration of these recommendations.

Sincerely,

A handwritten signature in black ink, appearing to read "Tina Kotek", with a stylized, cursive script.

Governor Tina Kotek

cc: The Honorable Rick Spinrad, Administrator, NOAA
Members of the Oregon Congressional Delegation



Attachment 5

NFIP Oregon Implementation Program Guidance

Model Floodplain Management Ordinance

For Participating Communities in the
Implementation Plan Area



FEMA

Federal Emergency Management Agency
Region 10
Department of Homeland Security
130 – 228th Street SW
Bothell, WA 98021

Note to Communities: This document presents the draft model ordinance that for the Pre-Implementation Compliance Measures and is intended to closely represent most of the language that will be presented as Pathway A of the Draft Implementation Plan. It is built off the 2020 State of Oregon Model Flood Hazard Management Ordinance and the 2018 iteration of the Oregon Model ordinance for ESA Integration. It reflects the NMFS 2016 Biological Opinion (BiOp) (except where noted) and is informed by the 2023 NEPA Scoping effort.

Table of Contents

SECTION 1. Introduction	1-1
1.1. How to Use this Document.....	1-2
1.1.1. Ordinance Language Legend:	1-3
1.2. Changes from the 2020 Oregon Model Flood Hazard Management Ordinance	1-3
1.3. Community Rating System	1-4
SECTION 2. Regulatory Crosswalk	2-1
SECTION 3. Model Ordinance Language	3-1

Acronyms and Abbreviations

BiOp	Biological Opinion
CFR	Code of Federal Regulations
CLOMR	Conditional Letter of Map Revision
CRS	Community Rating System
dbh	diameter breast height
ESA	Endangered Species Act
FEMA	Federal Emergency Management Agency
LID	Low-Impact Development
LOMR	Letter of Map Revision
MHHW	Marine Higher-High Water line
NFIP	National Flood Insurance Program
NMFS	National Marine Fisheries Service
OHW	Ordinary High Water Mark
ORS	Oregon Revised Statutes
ORSC	Oregon Residential Specialty Code
OSSC	Oregon Structural Specialty Code
RBZ	Riparian buffer zone
SFHA	Special Flood Hazard Area
TB	Technical Bulletin

SECTION 1. Introduction

FEMA has developed this model flood hazard management ordinance (“2024 model ordinance”) to address the requirements outlined in the Draft Implementation Plan for National Flood Insurance Program (NFIP)-Endangered Species Act (ESA) Integration in Oregon (“Oregon Implementation Plan”). The Federal Emergency Management Agency (FEMA) consulted with the National Marine Fisheries Service (NMFS) on potential effects of the implementation of the NFIP in Oregon on listed species under NMFS authority. In 2016, NMFS issued a Biological Opinion (BiOp), which recommended changes to the implementation of the NFIP in Oregon within the plan area (see the 2024 Draft Oregon Implementation Plan for NFIP-ESA Integration [2024 Draft Implementation Plan] for a description of the plan area).

As a result of the BiOp issued by NMFS, communities are required to demonstrate how floodplain development is compliant with the Endangered Species Act in the SFHA while the 2024 Draft Implementation Plan undergoes an Environmental Impact Statement (EIS). The 2024 model ordinance provides the tools a community would need to implement “Path A” of the 2024 Draft Implementation Plan and serves as one of three actions a community can take under Pre-Implementation Compliance Measures (PICM).

The regulatory language contained within the 2024 model ordinance can be adopted verbatim and incorporated into local floodplain and land use regulations, or a community may select those sections that are missing from its current floodplain ordinance and adopt those sections. The State of Oregon’s Model Flood Hazard Management Ordinance (2020) was used as a starting point, with additions to provide compliance with the Oregon Implementation Plan. The additional sections are clearly noted with yellow highlighting to simplify implementation for Oregon communities in the plan area that have already adopted the Oregon Model Flood Hazard Management Ordinance (2020).

This 2024 model ordinance provides a set of provisions to protect the built environment from flood damage and to minimize potential impacts of construction and reconstruction on public health and safety, property, water quality, and aquatic and riparian habitats. The requirements pertain to new development in Special Flood Hazard Area (see definitions), which includes the maintenance, repair, or remodel of existing structures and utilities when the existing footprint is expanded and/or the floodplain is further encroached upon.

The Oregon Implementation Plan and this model ordinance do not change the definition of development in 44 Code of Federal Regulations [CFR] 59.1.

“Development” is defined as “any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.” (44 C.F.R. 59.1)

The 2024 model ordinance provides compliance with federal and state statutes and with the Oregon Implementation Plan. The 2024 model ordinance conforms to the following:

1. The requirements of the NFIP, as specified in 44 CFR 59 and 60.
2. Oregon State codes to protect structures from flood damage that are specified in Oregon Structural Specialty Code (OSSC), Section 1612 and Oregon Residential Specialty Code (ORSC), Section R322.
3. Oregon Statewide Land Use Planning Goals
4. Provisions needed to meet the requirements of the Oregon Implementation Plan for NFIP-ESA Integration. These sections are highlighted in yellow in the model ordinance.

This 2024 model ordinance provides communities with ordinance language that complies with the NFIP-ESA Integration Implementation Plan. Adoption of the ordinance language will ensure compliance with the minimum standards for participation in the NFIP in the plan area in Oregon. Prior to adoption of the ordinance language, communities must have their locally proposed draft language reviewed by FEMA and/or the Oregon Department of Land Conservation and Development.

The model flood hazard ordinance includes standards and provisions that encourage sound floodplain management. The language is based on the minimum requirements of the NFIP found in 44 CFR 59 and 60, Oregon's statewide land use planning Goal 7, and Oregon specialty codes. The new language added to the state model floodplain ordinance, highlighted in yellow, provides compliance with the ESA for floodplain development in the plan area.

Adherent to the NMFS 2016 Biological Opinion, mitigation is necessary to ensure a no net loss in floodplain functions. FEMA's 2024 Draft Oregon Implementation Plan identifies proxies that provide measurable actions that can prevent the no net loss of the parent floodplain functions. These proxies include undeveloped space, pervious surfaces, and trees to account for a no net loss in respective floodplain functions of floodplain storage, water quality, and vegetation. Mitigation of these proxies must be completed to ensure compliance with no net loss standards. No net loss applies to the net change in floodplain functions as compared to existing conditions at the time of proposed development and mitigation must be addressed to the floodplain function that is receiving the detrimental impact.

1.1. How to Use this Document

This 2024 model ordinance includes a Table of Contents and a Regulatory Crosswalk that identifies the federal and state standards that align to and are reflected in each section. Communities will need to review their ordinances and ensure that all the required components are included.

Please refer to [FEMA's website](#) for information on how to determine whether or not your community is within the plan area.

1.1.1. ORDINANCE LANGUAGE LEGEND:

The colors are used in the text in the model ordinance to denote specific actions or sections with specific applicability.

- **Black:** Represents the existing NFIP and current state minimum requirements that are found in the 2020 Oregon Model Flood Hazard Management Ordinance.
- **Red:** Represents language that must be replaced with community specific information. Only include the appropriate language for your community.
- **Purple:** Represents language required for communities with Coastal High Hazard Areas mapped by FEMA (V Zones or Coastal A Zones). *(DELETE ALL PURPLE LANGUAGE IF NOT A COASTAL COMMUNITY).*
- **Blue:** Represents hyperlinks to other sections of the document or external websites.
- **Yellow highlighting:** Represents new ordinance language not in the 2020 Oregon Model Flood Hazard Management Ordinance. Communities that have previously adopted the state model ordinance may focus on the yellow highlighted sections.

1.2. Changes from the 2020 Oregon Model Flood Hazard Management Ordinance

This 2024 version of the Oregon Model Flood Hazard Ordinance (to be referred to herein as the “2024 Model Ordinance”), varies from the 2020 Oregon Model Flood Hazard Management Ordinance. with the addition of new content to be included for ESA compliance for NFIP-participating communities in the plan area. If no part of the Special Flood Hazard Area (SFHA) in your NFIP-participating community is in the Oregon NFIP-ESA Integration plan area, your community may continue to use the 2020 Oregon Model Flood Hazard Management Ordinance.

In general, the ordinance was revised to ensure that the implementation of the NFIP-ESA integration no net loss standards avoids or offsets adverse impacts on threatened and endangered species and their critical habitat. A summary of the primary changes found in the 2024 model ordinance is provided below:

1. New language has been added to incorporate the following no net loss standards:
 - a. No net loss of undeveloped space (see Section 6.1.1).
 - b. No net loss of pervious surface. (see Section 6.1.2).
 - c. No net loss of trees equal to or greater than 6 inches dbh (i.e., tree diameter measured at 4.5 feet from the ground surface). (see Section 6.1.3).

2. Some definitions (see 2.0) have been added to provide context for the new no net loss standards from the Oregon Implementation Plan.
3. Language has been added:
 - a. (see 6.3) to address activities that may require a floodplain development permit but are exempt from the no net loss requirement per the BiOp.
 - b. (see 6.4) to address the specific requirements of the Riparian Buffer Zone (RBZ).
4. In general, the language in the 2024 model ordinance mirrors the language from the 2020 Oregon Model Flood Hazard Management Ordinance. Minor edits to the 2020 language have been made for clarity, punctuation, and grammar.

1.3. Community Rating System

Implementation of the new no net loss standards related to NFIP-ESA integration may be eligible for credit under the Community Rating System (CRS). The CRS is explained further in CRS Credit for Habitat Protection, available online at: <https://crsresources.org/files/guides/crs-credit-for-habitat-protection.pdf>, and the 2017 CRS Coordinators' Manual, available online at: https://www.fema.gov/sites/default/files/documents/fema_community-rating-system_coordinators-manual_2017.pdf, and the 2021 Addendum to the 2017 CRS Coordinator's Manual, available online at: https://www.fema.gov/sites/default/files/documents/fema_community-rating-system_coordinator-manual_addendum-2021.pdf. The Association of State Floodplain Managers' Green Guide, also provides useful information on development techniques that avoid impacts on natural functions and values of floodplains. This document is available at: www.floodsciencecenter.org/products/crs-community-resilience/green-guide/. Communities interested in CRS credits should contact their CRS specialist for additional information and review.

Implementation of the no net loss standards would most likely contribute to credits under the following CRS activities:

- Activity 430 Higher Regulatory Standards
 - Development Limitations
 - Prohibition of all fill (DL1a): This credit is for prohibiting all filling in the regulatory floodplain. To meet this standard, communities may NOT approve Conditional Letters or Letters of Map Revision based on Fill (CLOMR-F or LOMR-F). If a CLOMR-F or LOMR-F is issued for a property in a community, then DL1 credit will be denied. This applies to CLOMRs and LOMRs that include filling as part of the reason for requesting a map change. Minor filling may be allowed where needed to protect or restore natural floodplain functions, such as part of a channel restoration project.

- The CRS manual describes a number of regulatory approaches that do not warrant credit under DL1; however, because the Oregon NFIP-ESA integration no net loss standards exceed the approaches described in the manual, a community meeting the Oregon no net loss standards should qualify for credit under DL1.

- Compensatory storage (DL1b): This credit is for regulations that require new development to provide compensatory storage at hydraulically equivalent sites up to a ratio of 1.5:1. Credit is not provided for:

- Compensatory storage requirements in floodways only or in V Zones only, or

- Stormwater management regulations that require a developer to compensate for any increase in runoff created by the development. This is credited under Activity 450.

- Activity 450 Stormwater Management

- Stormwater management regulations (SMR – 452a): This credit is the sum of four sub-elements: Size of development (Section 452.a(1), SZ); design storm used (Section 452.a(2), DS); low-impact development (LID) regulations (Section 452.a(3), LID); and public agency authority to inspect and maintain, at the owner's expense, private facilities constructed to comply with the ordinance (Section 452.a.(4), PUB).

- LID credits the community's regulatory language that requires the implementation of LID techniques to the maximum extent feasible to control peak runoff when new development occurs. LID techniques can significantly reduce or eliminate the increase in stormwater runoff created by traditional development, encourage aquifer recharge, and promote better water quality.

SECTION 2. Regulatory Crosswalk

The following table presents a crosswalk of the model ordinance sections against the relevant federal and state laws, regulations, and policies. The new sections related to the Oregon NFIP-ESA integration implementation (yellow highlighted sections of the model ordinance) are not listed in this table and are related to compliance with the ESA.

Ordinance Section	44 CFR and Technical Bulletin (TB) Citation(s)	State of Oregon Citation(s) (Goal 7, Specialty Codes*, Oregon Revised Statutes [ORS])
1.1 Statutory Authorization	59.22(a)(2)	Goal 7; ORS 203.035 (Counties), ORS 197.175 (Cities)
1.2 Findings of Fact	59.22(a)(1)	Goal 7
1.3 Statement of Purpose	59.2; 59.22(a)(1) and (8); 60.22	Goal 7
1.4 Methods of Reducing Flood Losses	60.22	Goal 7
2.0 Definitions	59.1; 33 CFR 328.3(c)(7)	Goal 7
3.1 Lands to Which this Ordinance Applies	59.22(a)	Goal 7
3.2 Basis for Establishing the Special Flood Hazard Areas	59.22(a)(6); 60.2(h)	Goal 7
3.3 Coordination with Specialty Codes Adopted by the State of Oregon Building Codes Division		ORS 455
3.4.1 Compliance	60.1(b) – (d)	Goal 7
3.4.2 Penalties for Noncompliance	60.1(b) – (d)	Goal 7
3.5.1 Abrogation	60.1(b) – (d)	Goal 7
3.5.2 Severability		
3.6 Interpretation	60.1(b) – (d)	Goal 7
3.7.1 Warning		
3.7.2 Disclaimer of Liability		
4.1 Designation of the Floodplain Administrator	59.22(b)(1)	Goal 7
4.2.1 Permit Review	60.3(a)(1) – (3); 60.3(c)(10)	Goal 7
4.2.2 Information to be Obtained and Maintained	59.22(a)(9)(iii); 60.3(b)(5)(i) and (iii); 60.3(c)(4); 60.3(b)(3); 60.6(a)(6)	Goal 7; 105.9; 110.33; R106.1.4; R109.1.3; R109.1.6.1; R322.1.10; R322.3.6

Ordinance Section	44 CFR and Technical Bulletin (TB) Citation(s)	State of Oregon Citation(s) (Goal 7, Specialty Codes*, Oregon Revised Statutes [ORS])
4.2.3.1 Community Boundary Alterations	59.22(a)(9)(v)	Goal 7
4.2.3.2 Watercourse Alterations	60.3(b)(6) – (7), 65.6(12-13)	Goal 7
4.2.3.3 Requirement to Submit New Technical Data	65.3, 65.6, 65.7, 65.12	Goal 7
4.2.4 Substantial Improvement and Substantial Damage Assessments and Determinations	59.1; 60.3(a)(3); 60.3(b)(2); 60.3(b)(5)(i); 60.3(c)(1), (2), (3), (5) – (8), (10), (12); 60.3(d)(3); 60.3(e)(4), (5), (8)	Goal 7
4.3.1 Floodplain Development Permit Required	60.3(a)(1)	Goal 7
4.3.2 Application for Development Permit	60.3(a)(1); 60.3(b)(3); 60.3(c)(4)	Goal 7; Oregon Residential Specialty Code (R) 106.1.4; R322.3.6
4.4 Variance Procedure	60.6(a)	Goal 7
4.4.1 Conditions for Variances	60.6(a)	Goal 7
4.4.2 Variance Notification	60.6(a)(5)	Goal 7
5.1.1 Alteration of Watercourses	60.3(b)(6) and (7)	Goal 7
5.1.2 Anchoring	60.3(a)(3); 60.3(b)(1), (2), and (8)	Goal 7; R322.1.2
5.1.3 Construction Materials and Methods	60.3(a)(3), TB 2; TB 11	Goal 7; R322.1.3; R322.1.3
5.1.4.1 Water Supply, Sanitary Sewer, and On-Site Waste Disposal Systems	60.3(a)(5) and (6)	Goal 7; R322.1.7
5.1.4.2 Electrical, Mechanical, Plumbing, and Other Equipment	60.3(a)(3)	Goal 7; R322.1.6;
5.1.5 Tanks		R322.2.4; R322.3.7
5.1.6 Subdivision Proposals	60.3(a)(4)(i) – (iii); 60.3(b)(3)	Goal 7
5.1.7 Use of Other Base Flood Data	60.3(a)(3); 60.3(b)(4); 60.3(b)(3); TB 10-01	Goal 7; R322.3.2
5.1.8 Structures Located in Multiple or Partial Flood Zones		R322.1
5.2.1 Flood Openings	60.3(c)(5); TB 1; TB 11	Goal 7; R322.2.2;

Ordinance Section	44 CFR and Technical Bulletin (TB) Citation(s)	State of Oregon Citation(s) (Goal 7, Specialty Codes*, Oregon Revised Statutes [ORS])
		R322.2.2.1
5.2.2 Garages	TB 7-93	R309
5.2.3.1 Before Regulatory Floodway	60.3(c)(10)	Goal 7
5.2.3.2 Residential Construction	60.3(c)(2)	Goal 7
5.2.3.3 Non-residential Construction	60.3(c)(3) – (5); TB 3	Goal 7; R322.2.2; R322.2.2.1
5.2.3.4 Manufactured Dwellings	60.3(b)(8); 60.3(c)(6)(iv); 60.3(c)(12)(ii)	Goal 7; State of OR Manufactured Dwelling Installation Specialty Code (MDISC) and associated statewide Code Interpretation dated 1/1/2011
5.2.3.5 Recreational Vehicles	60.3(c)(14)(i) – (iii)	Goal 7
5.2.3.6 Appurtenant (Accessory) Structures	60.3(c)(5); TB 1; TB 7-93	Oregon Structural Specialty Code (S) 105.2; R105.2
5.2.4 Floodways	60.3(d); FEMA Region X Fish Enhancement Memo (Mark Riebau)	Goal 7
5.2.5 Standards for Shallow Flooding Areas	60.3(c)(7), (8), (11), and (14)	Goal 7
5.3 Specific Standards for Coastal High Hazard Flood Zones, and 5.3.1 Development Standards	60.3(e); TB 5; TB 8; TB 9	Goal 7; R322.3.1; R322.3.2; R322.3.3; R322.3.4; R322.3.5
5.3.1.1 Manufactured Dwelling Standards for Coastal High Hazard Zones	60.3(e)(8)(i) – (iii)	Goal 7; RR322.3.2; State of OR Manufactured Dwelling Installation Specialty Code (MDISC) and associated statewide Code Interpretation dated 1/1/2011

Ordinance Section	44 CFR and Technical Bulletin (TB) Citation(s)	State of Oregon Citation(s) (Goal 7, Specialty Codes*, Oregon Revised Statutes [ORS])
5.3.1.2 Recreational Vehicle Standards for Coastal High Hazard Zones	60.3(e)(9)(i)- (iii)	Goal 7
5.3.1.3 Tank Standards for Coastal High Hazard Zones		R322.2.4; R322.3.7

*[Link to Oregon Specialty Codes \(https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx\)](https://www.oregon.gov/bcd/codes-stand/Pages/adopted-codes.aspx)

SECTION 3. Model Ordinance Language

1.0 STATUTORY AUTHORITY, FINDINGS OF FACT, PURPOSE, AND METHODS

1.1 STATUTORY AUTHORIZATION

The State of Oregon has in **ORS 203.035 (COUNTIES) OR ORS 197.175 (CITIES)** delegated the responsibility to local governmental units to adopt floodplain management regulations designed to promote the public health, safety, and general welfare of its citizenry.

Therefore, the **COMMUNITY NAME** does ordain as follows:

1.2 FINDINGS OF FACT

- A. The flood hazard areas of **COMMUNITY NAME** **preserve the natural and beneficial values served by floodplains but** are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base, all of which adversely affect the public health, safety, and general welfare.
- B. These flood losses may be caused by the cumulative effect of obstructions in special flood hazard areas which increase flood heights and velocities, and when inadequately anchored, cause damage in other areas. Uses that are inadequately floodproofed, elevated, or otherwise protected from flood damage also contribute to flood loss.

1.3 STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote public health, safety, and general welfare, and to minimize public and private losses due to flooding in special flood hazard areas by provisions designed to:

- A. Protect human life and health;
- B. Minimize expenditure of public money for costly flood control projects;
- C. **Preserve natural and beneficial floodplain functions;**
- D. Minimize the need for rescue and relief efforts associated with flooding and generally undertaken at the expense of the general public;
- E. Minimize prolonged business interruptions;

- F. Minimize damage to public facilities and utilities such as water and gas mains; electric, telephone and sewer lines; and streets and bridges located in special flood hazard areas;
- G. Help maintain a stable tax base by providing for the sound use and development of flood hazard areas so as to minimize blight areas caused by flooding;
- H. Notify potential buyers that the property is in a special flood hazard area;
- I. Notify those who occupy special flood hazard areas that they assume responsibility for their actions;
- J. Participate in and maintain eligibility for flood insurance and disaster relief.

1.4 METHODS OF REDUCING FLOOD LOSSES

In order to accomplish its purposes, this ordinance includes methods and provisions for:

- A. Restricting or prohibiting development which is dangerous to health, safety, and property due to water or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities;
- B. Requiring that development vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction;
- C. Controlling the alteration of natural floodplains, stream channels, and natural protective barriers, which help accommodate or channel flood waters;
- D. Controlling filling, grading, dredging, and other development which may increase flood damage;
- E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or may increase flood hazards in other areas.
- F. Employing a standard of “no net loss” of natural and beneficial floodplain functions.

2.0 DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted so as to give them the meaning they have in common usage.

Appeal: A request for a review of the interpretation of any provision of this ordinance or a request for a variance.

Area of shallow flooding: A designated Zone AO, AH, AR/AO or AR/AH on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel

does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard: The land in the floodplain within a community subject to a 1 percent or greater chance of flooding in any given year. It is shown on the Flood Insurance Rate Map (FIRM) as Zone A, AO, AH, A1-30, AE, A99, AR (V, V1-30, VE). “Special flood hazard area” is synonymous in meaning and definition with the phrase “area of special flood hazard.”

Base flood: The flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE): The elevation to which floodwater is anticipated to rise during the base flood.

Basement: Any area of the building having its floor subgrade (below ground level) on all sides.

Breakaway wall: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system.

Coastal high hazard area: An area of special flood hazard extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources.

Development: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.

Fill: Placement of any materials such as soil, gravel, crushed stone, or other materials that change the elevation of the floodplain. The placement of fill is considered “development.”

Fish Accessible Space: The volumetric space available to fish to access.

Fish Egress-able Space: The volumetric space available to fish to exit or leave from.

Flood or Flooding:

- (a) A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - (1) The overflow of inland or tidal waters.
 - (2) The unusual and rapid accumulation or runoff of surface waters from any source.

(3) Mudslides (i.e., mudflows) which are proximately caused by flooding as defined in paragraph (a)(2) of this definition and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.

(b) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in paragraph (a)(1) of this definition.

Flood elevation study: an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Flood Insurance Rate Map (FIRM): The official map of a community, on which the Federal Insurance Administrator has delineated both the special hazard areas and the risk premium zones applicable to the community. A FIRM that has been made available digitally is called a Digital Flood Insurance Rate Map (DFIRM).

Flood Insurance Study (FIS): See "Flood elevation study."

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Also referred to as "Regulatory Floodway."

Functionally Dependent Use: A use which cannot perform its intended purpose unless it is located or carried out in proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

Green Infrastructure: Use of natural or human-made hydrologic features to manage water and provide environmental and community benefits. Green infrastructure uses management approaches and technologies that use, enhance, and/or mimic the natural hydrologic cycle processes of infiltration, evapotranspiration, and reuse. At a large scale, it is an interconnected network of green space that conserves natural systems and provides assorted benefits to human populations. At a local scale, it manages stormwater by infiltrating it into the ground where it is generated using vegetation or porous surfaces, or by capturing it for later reuse. Green infrastructure practices can be used to achieve no net loss of pervious surface by creating infiltration of stormwater in an amount equal to or greater than the infiltration lost by the placement of new impervious surface.

Habitat Restoration Activities: Activities with the sole purpose of restoring habitats that have only temporary impacts and long-term benefits to habitat. Such projects cannot include ancillary structures such as a storage shed for maintenance equipment, must demonstrate that no rise in the BFE would occur as a result of the project and obtain a CLOMR and LOMR, and have obtained any other required permits (e.g., CWA Section 404 permit).

Hazard Trees: Standing dead, dying, or diseased trees or ones with a structural defect that makes it likely to fail in whole or in part and that present a potential hazard to a structure or as defined by the community.

Highest adjacent grade: The highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure: Any structure that is:

- (a) Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- (c) Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of Interior; or
- (d) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - (1) By an approved state program as determined by the Secretary of the Interior or
 - (2) Directly by the Secretary of the Interior in states without approved programs.

Hydraulically Equivalent Elevation: A location (e.g., a site where no net loss standards are implemented) that is approximately equivalent to another (e.g., the impacted site) relative to the same 100-year water surface elevation contour or base flood elevation. This may be estimated based on a point that is along the same approximate line perpendicular to the direction of flow.

Hydrologically Connected: The interconnection of groundwater and surface water such that they constitute one water supply and use of either results in an impact to both.

Impervious Surface: A surface that cannot be penetrated by water and thereby prevents infiltration and increases the amount and rate of surface water runoff, leading to erosion of stream banks, degradation of habitat, and increased sediment loads in streams. Such surfaces can accumulate large amounts of pollutants that are then “flushed” into local water bodies during storms and can also interfere with recharge of groundwater and the base flows to water bodies.

Low Impact Development: An approach to land development (or redevelopment) that works with nature to manage stormwater as close to its source as possible. It employs principles such as preserving and recreating natural landscape features and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product. Low Impact Development refers to designing and implementing practices that can be employed at the site level to control stormwater and help replicate the predevelopment hydrology of the site. Low impact development helps achieve no net loss of pervious surface by infiltrating stormwater in an amount equal to or greater than the infiltration lost by the placement of new impervious surface. LID is a subset of green infrastructure.

Lowest floor: The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

Manufactured dwelling: A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured dwelling" does not include a "recreational vehicle" and is synonymous with “manufactured home.”

Manufactured dwelling park or subdivision: A parcel (or contiguous parcels) of land divided into two or more manufactured dwelling lots for rent or sale.

Mean Higher-High Water: The average of the higher-high water height of each tidal day observed over the National Tidal Datum Epoch.

Mean sea level: For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which Base Flood Elevations shown on a community's Flood Insurance Rate Map are referenced.

New construction: For floodplain management purposes, “new construction” means structures for which the “start of construction” commenced on or after the effective date of a floodplain management regulation adopted by **COMMUNITY NAME** and includes any subsequent improvements to such structures.

No Net Loss: A standard where adverse impacts must be avoided or offset through adherence to certain requirements so that there is no net change in the function

from the existing condition when a development application is submitted to the state, tribal, or local jurisdiction. The floodplain functions of floodplain storage, water quality, and vegetation must be maintained.

Offsite: Mitigation occurring outside of the project area.

Onsite: Mitigation occurring within the project area.

Ordinary High Water Mark: The line on the shore established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the bank; shelving; changes in the character of soil; destruction of terrestrial vegetation; the presence of litter and debris; or other appropriate means that consider the characteristics of the surrounding areas.

Qualified Professional: Appropriate subject matter expert that is defined by the community.

Reach: A section of a stream or river along which similar hydrologic conditions exist, such as discharge, depth, area, and slope. It can also be the length of a stream or river (with varying conditions) between major tributaries or two stream gages, or a length of river for which the characteristics are well described by readings at a single stream gage.

Recreational vehicle: A vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Riparian: Of, adjacent to, or living on, the bank of a river, lake, pond, or other water body.

Riparian Buffer Zone (RBZ): The outer boundary of the riparian buffer zone is measured from the ordinary high water line of a fresh waterbody (lake; pond; ephemeral, intermittent, or perennial stream) or mean higher-high water line of a marine shoreline or tidally influenced river reach to 170 feet horizontally on each side of the stream or 170 feet inland from the MHHW. The riparian buffer zone includes the area between these outer boundaries on each side of the stream, including the stream channel. Where the RBZ is larger than the special flood hazard area, the no net loss standards shall only apply to the area within the special flood hazard area.

Riparian Buffer Zone Fringe: The area outside of the RBZ and floodway but still within the SFHA.

Silviculture: The art and science of controlling the establishment, growth, composition, health, and quality of forests and woodlands.

Special flood hazard area: See "Area of special flood hazard" for this definition.

Start of construction: Includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, placement, or other improvement was within 180 days from the date of the permit. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured dwelling on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure: For floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured dwelling.

Substantial damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement: Any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- (a) Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- (b) Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Undeveloped Space: The volume of flood capacity and fish-accessible/egress-able habitat from the existing ground to the Base Flood Elevation that is undeveloped. Any form of development including, but not limited to, the addition of fill, structures, concrete

structures (vaults or tanks), pilings, levees and dikes, or any other development that reduces flood storage volume and fish accessible/egress-able habitat must achieve no net loss.

Variance: A grant of relief by **COMMUNITY NAME** from the terms of a floodplain management regulation.

Violation: The failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in this ordinance is presumed to be in violation until such time as that documentation is provided.

3.0 GENERAL PROVISIONS

3.1 LANDS TO WHICH THIS ORDINANCE APPLIES

This ordinance shall apply to all special flood hazard areas within the jurisdiction of **COMMUNITY NAME**.

3.2 BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS

The special flood hazard areas identified by the Federal Insurance Administrator in a scientific and engineering report entitled "The Flood Insurance Study (FIS) for **EXACT TITLE OF FLOOD INSURANCE STUDY FOR COMMUNITY**", dated **DATE (MONTH DAY, FOUR DIGIT YEAR)**, with accompanying Flood Insurance Rate Maps (FIRMs) **LIST ALL EFFECTIVE FIRM PANELS HERE (UNLESS ALL PANELS ARE BEING REPLACED THROUGH A NEW COUNTY_WIDE MAP THAT INCORPORATES ALL PREVIOUS PANELS/VERSIONS, IN THAT SITUATION PANELS DO NOT NEED TO BE INDIVIDUALLY LISTED)** are hereby adopted by reference and declared to be a part of this ordinance. The FIS and FIRM panels are on file at **INSERT THE LOCATION (I.E. COMMUNITY PLANNING DEPARTMENT LOCATED IN THE COMMUNITY ADMINISTRATIVE BUILDING)**.

3.3 COORDINATION WITH STATE OF OREGON SPECIALTY CODES

Pursuant to the requirement established in ORS 455 that the **COMMUNITY NAME** administers and enforces the State of Oregon Specialty Codes, the **COMMUNITY NAME** does hereby acknowledge that the Oregon Specialty Codes contain certain provisions that apply to the design and construction of buildings and structures located in special flood hazard areas. Therefore, this ordinance is intended to be administered and enforced in conjunction with the Oregon Specialty Codes.

3.4 COMPLIANCE AND PENALTIES FOR NONCOMPLIANCE

3.4.1 COMPLIANCE

All development within special flood hazard areas is subject to the terms of this ordinance and required to comply with its provisions and all other applicable regulations.

3.4.2 PENALTIES FOR NONCOMPLIANCE

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violations of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a (INFRACTION TYPE (I.E. MISDEMEANOR) AND PENALTIES PER STATE/LOCAL LAW ASSOCIATED WITH SPECIFIED INFRACTION TYPE (I.E. ANY PERSON WHO VIOLATES THE REQUIREMENTS OF THIS ORDINANCE SHALL UPON CONVICTION THEREOF BE FINED NOT MORE THAN A SPECIFIED AMOUNT OF MONEY...)) Nothing contained herein shall prevent the COMMUNITY NAME from taking such other lawful action as is necessary to prevent or remedy any violation.

3.5 ABROGATION AND SEVERABILITY

3.5.1 ABROGATION

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance, easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

3.5.2 SEVERABILITY

This ordinance and the various parts thereof are hereby declared to be severable. If any section clause, sentence, or phrase of the Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holding shall in no way effect the validity of the remaining portions of this Ordinance.

3.6 INTERPRETATION

In the interpretation and application of this ordinance, all provisions shall be:

- A. Considered as minimum requirements;
- B. Liberally construed in favor of the governing body; and
- C. Deemed neither to limit nor repeal any other powers granted under state statutes.

3.7 WARNING AND DISCLAIMER OF LIABILITY

3.7.1 WARNING

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. This ordinance does not imply

that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damages.

3.7.2 DISCLAIMER OF LIABILITY

This ordinance shall not create liability on the part of the **COMMUNITY NAME**, any officer or employee thereof, or the Federal Insurance Administrator for any flood damages that result from reliance on this ordinance or any administrative decision lawfully made hereunder.

4.0 ADMINISTRATION

4.1 DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR

The **INDIVIDUAL JOB TITLE** is hereby appointed to administer, implement, and enforce this ordinance by granting or denying development permits in accordance with its provisions. The Floodplain Administrator may delegate authority to implement these provisions.

[Additional Recommended Language Provided in Appendix B](#)

4.2 DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

Duties of the floodplain administrator, or their designee, shall include, but not be limited to:

4.2.1 PERMIT REVIEW

Review all development permits to:

- A. Determine that the permit requirements of this ordinance have been satisfied;
- B. Determine that all other required local, state, and federal permits have been obtained and approved;
- C. Determine if the proposed development is located in a floodway.
 - i. If located in the floodway assure that the floodway provisions of this ordinance in section **5.2.4** are met; and
 - ii. Determine if the proposed development is located in an area where Base Flood Elevation (BFE) data is available either through the Flood Insurance Study (FIS) or from another authoritative source. If BFE data is not available then ensure compliance with the provisions of sections **5.1.7**; and

- iii. Provide to building officials the Base Flood Elevation (BFE) (ADD FREEBOARD IF COMMUNITY HAS HIGHER ELEVATION STANDARDS) applicable to any building requiring a development permit.

- D. Determine if the proposed development qualifies as a substantial improvement as defined in section 2.0.
- E. Determine if the proposed development activity is a watercourse alteration. If a watercourse alteration is proposed, ensure compliance with the provisions in section 5.1.1.
- F. Determine if the proposed development activity includes the placement of fill or excavation.
- G. Determine whether the proposed development activity complies with the no net loss standards in Section 6.0.

4.2.2 INFORMATION TO BE OBTAINED AND MAINTAINED

The following information shall be obtained and maintained and shall be made available for public inspection as needed:

- A. The actual elevation (in relation to mean sea level) of the lowest floor (including basements) and all attendant utilities of all new or substantially improved structures where Base Flood Elevation (BFE) data is provided through the Flood Insurance Study (FIS), Flood Insurance Rate Map (FIRM), or obtained in accordance with section 5.1.7.
- B. The elevation (in relation to mean sea level) of the natural grade of the building site for a structure prior to the start of construction and the placement of any fill and ensure that the requirements of sections 4.2.1(B), 5.2.4, and 5.3.1(F), are adhered to.
- C. Upon placement of the lowest floor of a structure (including basement) but prior to further vertical construction, documentation, prepared and sealed by a professional licensed surveyor or engineer, certifying the elevation (in relation to mean sea level) of the lowest floor (including basement).
- D. Where base flood elevation data are utilized, As-built certification of the elevation (in relation to mean sea level) of the lowest floor (including basement) prepared and sealed by a professional licensed surveyor or engineer, prior to the final inspection.
- E. Maintain all Elevation Certificates (EC) submitted to the community.
- F. The elevation (in relation to mean sea level) to which the structure and all attendant utilities were floodproofed for all new or substantially improved floodproofed structures where allowed under this ordinance and where

Base Flood Elevation (BFE) data is provided through the FIS, FIRM, or obtained in accordance with section 5.1.7.

G. All floodproofing certificates required under this ordinance.

H. All variance actions, including justification for their issuance.

I. All hydrologic and hydraulic analyses performed as required under section 5.2.4.

J. All Substantial Improvement and Substantial Damage calculations and determinations as required under section 4.2.4.

K. Documentation of how no net loss standards have been met (see Section 6.0)

L. All records pertaining to the provisions of this ordinance.

4.2.3 REQUIREMENT TO NOTIFY OTHER ENTITIES AND SUBMIT NEW TECHNICAL DATA

4.2.3.1 COMMUNITY BOUNDARY ALTERATIONS

The Floodplain Administrator shall notify the Federal Insurance Administrator in writing whenever the boundaries of the community have been modified by annexation or the community has otherwise assumed authority or no longer has authority to adopt and enforce floodplain management regulations for a particular area, to ensure that all Flood Hazard Boundary Maps (FHBM) and Flood Insurance Rate Maps (FIRM) accurately represent the community's boundaries. Include within such notification a copy of a map of the community suitable for reproduction, clearly delineating the new corporate limits or new area for which the community has assumed or relinquished floodplain management regulatory authority.

4.2.3.2 WATERCOURSE ALTERATIONS

A. Notify adjacent communities, the Department of Land Conservation and Development, and other appropriate state and federal agencies, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Insurance Administration. This notification shall be provided by the applicant to the Federal Insurance Administration as a Letter of Map Revision (LOMR) along with either:

- i. A proposed maintenance plan to assure the flood carrying capacity within the altered or relocated portion of the watercourse is maintained; or

- ii. Certification by a registered professional engineer that the project has been designed to retain its flood carrying capacity without periodic maintenance.

- B. The applicant shall be required to submit a Conditional Letter of Map Revision (CLOMR) when required under section 4.2.3.3. Ensure compliance with all applicable requirements in sections 4.2.3.3 and 5.1.1.

4.2.3.3 REQUIREMENT TO SUBMIT NEW TECHNICAL DATA

- A. A community's base flood elevations may increase or decrease resulting from physical changes affecting flooding conditions. As soon as practicable, but not later than six months after the date such information becomes available, a community shall notify the Federal Insurance Administrator of the changes by submitting technical or scientific data in accordance with Title 44 of the Code of Federal Regulations (CFR), Section 65.3. The community may require the applicant to submit such data and review fees required for compliance with this section through the applicable FEMA Letter of Map Change (LOMC) process.
- B. The Floodplain Administrator shall require a Conditional Letter of Map Revision prior to the issuance of a floodplain development permit for:
 - i. Proposed floodway encroachments that increase the base flood elevation; and
 - ii. Proposed development which increases the base flood elevation by more than one foot in areas where FEMA has provided base flood elevations but no floodway.
- C. An applicant shall notify FEMA within six (6) months of project completion when an applicant has obtained a Conditional Letter of Map Revision (CLOMR) from FEMA. This notification to FEMA shall be provided as a Letter of Map Revision (LOMR).

[Additional Recommended Language Provided in Appendix B](#)

4.2.4 SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE ASSESSMENTS AND DETERMINATIONS

Conduct Substantial Improvement (SI) (as defined in section 2.0) reviews for all structural development proposal applications and maintain a record of SI calculations within permit files in accordance with section 4.2.2. Conduct Substantial Damage (SD) (as defined in section 2.0) assessments when structures are damaged due to a natural hazard event or other causes. Make SD determinations whenever structures within the special flood hazard area (as established in section 3.2) are damaged to the extent that the cost of restoring

the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

4.3 ESTABLISHMENT OF DEVELOPMENT PERMIT

4.3.1 FLOODPLAIN DEVELOPMENT PERMIT REQUIRED

A development permit shall be obtained before construction or development begins within any area horizontally within the special flood hazard area established in section 3.2. The development permit shall be required for all structures, including manufactured dwellings, and for all other development, as defined in section 2.0, including fill and other development activities.

4.3.2 APPLICATION FOR DEVELOPMENT PERMIT

Application for a development permit may be made on forms furnished by the Floodplain Administrator and may include, but not be limited to, plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing. Specifically, the following information is required:

- A. In riverine flood zones, the proposed elevation (in relation to mean sea level), of the lowest floor (including basement) and all attendant utilities of all new and substantially improved structures; in accordance with the requirements of section 4.2.2.
- B. In coastal flood zones (V zones and coastal A zones), the proposed elevation in relation to mean sea level of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all structures, and whether such structures contain a basement.
- C. Proposed elevation in relation to mean sea level to which any non-residential structure will be floodproofed.
- D. Certification by a registered professional engineer or architect licensed in the State of Oregon that the floodproofing methods proposed for any non-residential structure meet the floodproofing criteria for non-residential structures in section 5.2.3.3.
- E. Description of the extent to which any watercourse will be altered or relocated.
- F. Base Flood Elevation data for subdivision proposals or other development when required per sections 4.2.1 and 5.1.6.
- G. Substantial improvement calculation for any improvement, addition, reconstruction, renovation, or rehabilitation of an existing structure.

H. The amount and location of any fill or excavation activities proposed.

4.4 VARIANCE PROCEDURE

The issuance of a variance is for floodplain management purposes only. Flood insurance premium rates are determined by federal statute according to actuarial risk and will not be modified by the granting of a variance.

4.4.1 CONDITIONS FOR VARIANCES

- A. Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, in conformance with the provisions of sections **4.4.1 (C) and (E), and 4.4.2**. As the lot size increases beyond one-half acre, the technical justification required for issuing a variance increases.
- B. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
- C. Variances shall not be issued within any floodway if any increase in flood levels during the base flood discharge would result.
- D. Variances shall only be issued upon:
 - i. A showing of good and sufficient cause;
 - ii. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and,
 - iii. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing laws or ordinances.
- E. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that the criteria of section **4.4.1 (B) – (D)** are met, and the structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.
- F. Variances shall not be issued unless it is demonstrated that the development will not result in net loss of the following proxies for the three floodplain functions in the SFHA: undeveloped space; pervious surface; or trees 6 inches dbh or greater (see Section 6.0 and associated options in Table 1).

[Additional Optional Language Provided in Appendix B.](#)

4.4.2 VARIANCE NOTIFICATION

Any applicant to whom a variance is granted shall be given written notice that the issuance of a variance to construct a structure below the Base Flood Elevation will result in increased premium rates for flood insurance and that such construction below the base flood elevation increases risks to life and property. Such notification and a record of all variance actions, including justification for their issuance shall be maintained in accordance with section 4.2.2.

5.0 PROVISIONS FOR FLOOD HAZARD REDUCTION

5.1 GENERAL STANDARDS

In all special flood hazard areas, the **no net loss standards (see Section 6.0) and the** following standards shall be adhered to:

5.1.1 ALTERATION OF WATERCOURSES

Require that the flood carrying capacity within the altered or relocated portion of said watercourse is maintained. Require that maintenance is provided within the altered or relocated portion of said watercourse to ensure that the flood carrying capacity is not diminished. Require compliance with sections 4.2.3.2 and 4.2.3.3.

5.1.2 ANCHORING

- A. All new construction and substantial improvements shall be anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
- B. All manufactured dwellings shall be anchored per section 5.2.3.4.

5.1.3 CONSTRUCTION MATERIALS AND METHODS

- A. All new construction and substantial improvements shall be constructed with materials and utility equipment resistant to flood damage.
- B. All new construction and substantial improvements shall be constructed using methods and practices that minimize flood damage.

5.1.4 UTILITIES AND EQUIPMENT

5.1.4.1 WATER SUPPLY, SANITARY SEWER, AND ON-SITE WASTE DISPOSAL SYSTEMS

- A. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.

B. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the systems and discharge from the systems into flood waters.

C. On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding consistent with the Oregon Department of Environmental Quality.

5.1.4.2 ELECTRICAL, MECHANICAL, PLUMBING, AND OTHER EQUIPMENT

Electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall be elevated at or above the base flood level (ANY COMMUNITY FREEBOARD REQUIREMENT) or shall be designed and installed to prevent water from entering or accumulating within the components and to resist hydrostatic and hydrodynamic loads and stresses, including the effects of buoyancy, during conditions of flooding. In addition, electrical, heating, ventilating, air-conditioning, plumbing, duct systems, and other equipment and service facilities shall:

A. If replaced as part of a substantial improvement shall meet all the requirements of this section.

B. Not be mounted on or penetrate through breakaway walls.

5.1.5 TANKS

A. Underground tanks shall be anchored to prevent flotation, collapse and lateral movement under conditions of the base flood.

B. Above-ground tanks shall be installed at or above the base flood level (COMMUNITY FREEBOARD REQUIREMENT) or shall be anchored to prevent flotation, collapse, and lateral movement under conditions of the base flood.

C. In coastal flood zones (V Zones or coastal A Zones) when elevated on platforms, the platforms shall be cantilevered from or knee braced to the building or shall be supported on foundations that conform to the requirements of the State of Oregon Specialty Code.

5.1.6 SUBDIVISION PROPOSALS AND OTHER PROPOSED DEVELOPMENTS

A. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) greater than 50 lots or 5 acres, whichever is the lesser, shall include within such proposals Base Flood Elevation data.

B. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) shall:

- i. Be consistent with the need to minimize flood damage.
- ii. Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize or eliminate flood damage.
- iii. Have adequate drainage provided to reduce exposure to flood hazards.

iv. Comply with no net loss standards in section 6.0.

5.1.7 USE OF OTHER BASE FLOOD ELEVATION DATA

A. When Base Flood Elevation data has not been provided in accordance with section 3.2 the local floodplain administrator shall obtain, review, and reasonably utilize any Base Flood Elevation data available from a federal, state, or other source, in order to administer section 5.0. All new subdivision proposals and other proposed new developments (including proposals for manufactured dwelling parks and subdivisions) must meet the requirements of section 5.1.6.

B. Base Flood Elevations shall be determined for development proposals that are 5 acres or more in size or are 50 lots or more, whichever is lesser in any A zone that does not have an established base flood elevation. Development proposals located within a riverine unnumbered A Zone shall be reasonably safe from flooding; the test of reasonableness includes use of historical data, high water marks, FEMA provided Base Level Engineering data, and photographs of past flooding, etc... where available. (REFERENCE TO ANY OF THIS TYPE OF INFORMATION TO BE USED FOR REGULATORY PURPOSES BY YOUR COMMUNITY, I.E. BASE LEVEL ENGINEERING DATA, HIGH WATER MARKS, HISTORICAL OR OTHER DATA THAT WILL BE REGULATED TO. THIS MAY BE NECESSARY TO ENSURE THAT THE STANDARDS APPLIED TO RESIDENTIAL STRUCTURES ARE CLEAR AND OBJECTIVE. IF UNCERTAIN SEEK LEGAL ADVICE, AT A MINIMUM REQUIRE THE ELEVATION OF RESIDENTIAL STRUCTURES AND NON-RESIDENTIAL STRUCTURES THAT ARE NOT DRY FLOODPROOFED TO BE 2 FEET ABOVE HIGHEST ADJACENT GRADE). Failure to elevate at least two feet above grade in these zones may result in higher insurance rates.

5.1.8 STRUCTURES LOCATED IN MULTIPLE OR PARTIAL FLOOD ZONES

In coordination with the State of Oregon Specialty Codes:

A. When a structure is located in multiple flood zones on the community's Flood Insurance Rate Maps (FIRM) the provisions for the more restrictive flood zone shall apply.

B. When a structure is partially located in a special flood hazard area, the entire structure shall meet the requirements for new construction and substantial improvements.

[Additional Recommended Language Provided in Appendix B.](#)

5.2 SPECIFIC STANDARDS FOR RIVERINE (INCLUDING ALL NON-COASTAL) FLOOD ZONES

These specific standards shall apply to all new construction and substantial improvements in addition to the General Standards contained in section 5.1 of this ordinance **and the no net loss standards (see Section 6.0).**

5.2.1 FLOOD OPENINGS

All new construction and substantial improvements with fully enclosed areas below the lowest floor (excluding basements) are subject to the following requirements. Enclosed areas below the Base Flood Elevation, including crawl spaces shall:

A. Be designed to automatically equalize hydrostatic flood forces on walls by allowing for the entry and exit of floodwaters;

B. Be used solely for parking, storage, or building access;

C. Be certified by a registered professional engineer or architect or meet or exceed all of the following minimum criteria:

i. A minimum of two openings;

ii. The total net area of non-engineered openings shall be not less than one square inch for each square foot of enclosed area, where the enclosed area is measured on the exterior of the enclosure walls;

iii. The bottom of all openings shall be no higher than one foot above grade;

iv. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they shall allow the automatic flow of floodwater into and out of the enclosed areas and shall be accounted for in the determination of the net open area; and,

v. All additional higher standards for flood openings in the State of Oregon Residential Specialty Codes Section R322.2.2 shall be complied with when applicable.

5.2.2 GARAGES

- A. Attached garages may be constructed with the garage floor slab below the Base Flood Elevation (BFE) in riverine flood zones, if the following requirements are met:
- i. If located within a floodway the proposed garage must comply with the requirements of section **5.2.4**;
 - ii. The floors are at or above grade on not less than one side;
 - iii. The garage is used solely for parking, building access, and/or storage;
 - iv. The garage is constructed with flood openings in compliance with section **5.2.1** to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of floodwater;
 - v. The portions of the garage constructed below the BFE are constructed with materials resistant to flood damage;
 - vi. The garage is constructed in compliance with the standards in section **5.1**; and,
 - vii. The garage is constructed with electrical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.
- B. Detached garages must be constructed in compliance with the standards for appurtenant structures in section **5.2.3.6** or non-residential structures in section **5.2.3.3** depending on the square footage of the garage.

5.2.3 FOR RIVERINE (NON-COASTAL) SPECIAL FLOOD HAZARD AREAS WITH BASE FLOOD ELEVATIONS

In addition to the general standards listed in section **5.1** the following specific standards shall apply in Riverine (non-coastal) special flood hazard areas with Base Flood Elevations (BFE): Zones A1-A30, AH, and AE.

5.2.3.1 BEFORE REGULATORY FLOODWAY

In areas where a regulatory floodway has not been designated, no new construction, substantial improvement, or other development (including fill) shall be permitted within Zones A1-30 and AE on the community's Flood Insurance Rate Map (FIRM), unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community and will not

746 result in the net loss of flood storage volume. When determined that structural
747 elevation is not possible and where the placement of fill cannot meet the above
748 standard, impacts to undeveloped space must adhere to the no net loss
749 standards in section 6.1.C.

750 5.2.3.2 RESIDENTIAL CONSTRUCTION

- 751 A. New construction, conversion to, and substantial improvement of any
752 residential structure shall have the lowest floor, including basement,
753 elevated at or above the Base Flood Elevation (BFE) (ADDITIONAL
754 FREEBOARD FOR YOUR COMMUNITY – RECOMMEND MINIMUM OF 1FT
755 ABOVE BFE).
- 756 B. Enclosed areas below the lowest floor shall comply with the flood
757 opening requirements in section 5.2.1.

758 5.2.3.3 NON-RESIDENTIAL CONSTRUCTION

- 759 A. New construction, conversion to, and substantial improvement of any
760 commercial, industrial, or other non-residential structure shall:
- 761 i. Have the lowest floor, including basement elevated at or above
762 the Base Flood Elevation (BFE) (ANY ADDITIONAL FREEBOARD
763 REQUIREMENTS FOR YOUR COMMUNITY); or
- 764 ii. Together with attendant utility and sanitary facilities:
- 765 a. Be floodproofed so that below the base flood level the
766 structure is watertight with walls substantially
767 impermeable to the passage of water;
- 768 b. Have structural components capable of resisting
769 hydrostatic and hydrodynamic loads and effects of
770 buoyancy; and,
- 771 c. Be certified by a registered professional engineer or
772 architect that the design and methods of construction
773 are in accordance with accepted standards of practice
774 for meeting provisions of this section based on their
775 development and/or review of the structural design,
776 specifications and plans. Such certifications shall be
777 provided to the Floodplain Administrator as set forth
778 section 4.2.2.
- 779 B. Non-residential structures that are elevated, not floodproofed, shall
780 comply with the standards for enclosed areas below the lowest floor in
781 section 5.2.1.

- 782 C. Applicants floodproofing non-residential buildings shall be notified that
783 flood insurance premiums will be based on rates that are one (1) foot
784 below the floodproofed level (e.g. a building floodproofed to the base
785 flood level will be rated as one (1) foot below.

786 **5.2.3.4 MANUFACTURED DWELLINGS**

- 787 A. Manufactured dwellings to be placed (new or replacement) or
788 substantially improved that are supported on solid foundation walls
789 shall be constructed with flood openings that comply with section 5.2.1;
- 790 B. The bottom of the longitudinal chassis frame beam shall be at or above
791 Base Flood Elevation;
- 792 C. Manufactured dwellings to be placed (new or replacement) or
793 substantially improved shall be anchored to prevent flotation, collapse,
794 and lateral movement during the base flood. Anchoring methods may
795 include, but are not limited to, use of over-the-top or frame ties to
796 ground anchors (Reference FEMA's "Manufactured Home Installation in
797 Flood Hazard Areas" guidebook for additional techniques), and;
- 798 D. Electrical crossover connections shall be a minimum of twelve (12)
799 inches above Base Flood Elevation (BFE).

800 **5.2.3.5 RECREATIONAL VEHICLES**

801 Recreational vehicles placed on sites are required to:

- 802 A. Be on the site for fewer than 180 consecutive days, and
- 803 B. Be fully licensed and ready for highway use, on its wheels or jacking
804 system, is attached to the site only by quick disconnect type utilities and
805 security devices, and has no permanently attached additions; or
- 806 C. Meet the requirements of section 5.2.3.4, including the anchoring and
807 elevation requirements for manufactured dwellings.

808 **5.2.3.6 APPURTENANT (ACCESSORY) STRUCTURES**

809 Relief from elevation or floodproofing requirements for residential and non-
810 residential structures in Riverine (Non-Coastal) flood zones may be granted for
811 appurtenant structures that meet the following requirements:

- 812 A. Appurtenant structures located partially or entirely within the floodway
813 must comply with requirements for development within a floodway
814 found in section 5.2.4;
- 815 B. Appurtenant structures must only be used for parking, access, and/or
816 storage and shall not be used for human habitation;

- C. In compliance with State of Oregon Specialty Codes, appurtenant structures on properties that are zoned residential are limited to one-story structures less than 200 square feet, or 400 square feet if the property is greater than two (2) acres in area and the proposed appurtenant structure will be located a minimum of 20 feet from all property lines. Appurtenant structures on properties that are zoned as non-residential are limited in size to 120 square feet;
- D. The portions of the appurtenant structure located below the Base Flood Elevation must be built using flood resistant materials;
- E. The appurtenant structure must be adequately anchored to prevent flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy, during conditions of the base flood;
- F. The appurtenant structure must be designed and constructed to equalize hydrostatic flood forces on exterior walls and comply with the requirements for flood openings in section 5.2.1;
- G. Appurtenant structures shall be located and constructed to have low damage potential;
- H. Appurtenant structures shall not be used to store toxic material, oil, or gasoline, or any priority persistent pollutant identified by the Oregon Department of Environmental Quality unless confined in a tank installed in compliance with section 5.1.5; and,
- I. Appurtenant structures shall be constructed with electrical, mechanical, and other service facilities located and installed so as to prevent water from entering or accumulating within the components during conditions of the base flood.

5.2.4 FLOODWAYS

Located within the special flood hazard areas established in section 3.2 are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of the floodwaters which carry debris, potential projectiles, and erosion potential, the following provisions apply:

- A. Prohibit encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless:
 - i. Certification by a registered professional civil engineer is provided demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment shall not result in any increase in flood levels within the community during the occurrence of the base flood discharge; or

ii. A community may permit encroachments within the adopted regulatory floodway that would result in an increase in base flood elevations, provided that conditional approval has been obtained by the Federal Insurance Administrator through the Conditional Letter of Map Revision (CLOMR) application process, all requirements established under 44 CFR 65.12 are fulfilled, and the encroachment(s) comply with the no net loss standards in section 6.0.

B. If the requirements of section 5.2.4 (A) are satisfied, all new construction, substantial improvements, and other development shall comply with all other applicable flood hazard reduction provisions of section 5.0 and 6.0.

5.2.5 STANDARDS FOR SHALLOW FLOODING AREAS

Shallow flooding areas appear on FIRMs as AO zones with depth designations or as AH zones with Base Flood Elevations. For AO zones the base flood depths range from one (1) to three (3) feet above ground where a clearly defined channel does not exist, or where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is usually characterized as sheet flow. For both AO and AH zones, adequate drainage paths are required around structures on slopes to guide floodwaters around and away from proposed structures.

5.2.5.1 STANDARDS FOR AH ZONES

Development within AH Zones must comply with the standards in sections 5.1, 5.2, and 5.2.5.

5.2.5.2 STANDARDS FOR AO ZONES

In AO zones, the following provisions apply in addition to the requirements in sections 5.1 and 5.2.5:

A. New construction, conversion to, and substantial improvement of residential structures and manufactured dwellings within AO zones shall have the lowest floor, including basement, elevated above the highest grade adjacent to the building, at minimum to or above the depth number specified on the Flood Insurance Rate Maps (FIRM) (COMMUNITY FREEBOARD REQUIREMENT) (at least two (2) feet if no depth number is specified). For manufactured dwellings the lowest floor is considered to be the bottom of the longitudinal chassis frame beam.

B. New construction, conversion to, and substantial improvements of non-residential structures within AO zones shall either:

i. Have the lowest floor (including basement) elevated above the highest adjacent grade of the building site, at minimum to or above the depth number specified on the Flood Insurance Rate

Maps (FIRMS) (**COMMUNITY FREE BOARD REQUIREMENT**) (at least two (2) feet if no depth number is specified); or

- ii. Together with attendant utility and sanitary facilities, be completely floodproofed to or above the depth number specified on the FIRM (**COMMUNITY FREEBOARD REQUIREMENT**) or a minimum of two (2) feet above the highest adjacent grade if no depth number is specified, so that any space below that level is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy. If this method is used, compliance shall be certified by a registered professional engineer or architect as stated in section **5.2.3.3(A)(4)**.

C. Recreational vehicles placed on sites within AO Zones on the community's Flood Insurance Rate Maps (FIRM) shall either:

- i. Be on the site for fewer than 180 consecutive days, and
- ii. Be fully licensed and ready for highway use, on its wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions; or
- iii. Meet the elevation requirements of section **5.2.5.2(A)**, and the anchoring and other requirements for manufactured dwellings of section **5.2.3.4**.

D. In AO zones, new and substantially improved appurtenant structures must comply with the standards in section **5.2.3.6**.

E. In AO zones, enclosed areas beneath elevated structures shall comply with the requirements in section **5.2.1**.

5.3 SPECIFIC STANDARDS FOR COASTAL HIGH HAZARD FLOOD ZONES

Located within special flood hazard areas established in section **3.2** are Coastal High Hazard Areas, designated as Zones V1-V30, VE, V, or coastal A zones as identified on the FIRMs as the area between the Limit of Moderate Wave Action (LiMWA) and the Zone V boundary. These areas have special flood hazards associated with high velocity waters from surges and, therefore, in addition to meeting all provisions of this ordinance and the State of Oregon Specialty Codes, the following provisions shall apply in addition to the general standards provisions in section **5.1**.

5.3.1 DEVELOPMENT STANDARDS

A. All new construction and substantial improvements in Zones V1-V30 and VE, V, and coastal A zones (where base flood elevation data is available) shall be elevated on pilings and columns such that:

i. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated a minimum of one foot above the base flood level; and

ii. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Water loading values used shall be those associated with the base flood. Wind loading values used shall be those specified by the State of Oregon Specialty Codes;

B. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of this section.

C. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures and whether or not such structures contain a basement. The floodplain administrator shall maintain a record of all such information in accordance with section **4.2.2**.

D. Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice-work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement, or other structural damage to the elevated portion of the building or supporting foundation system.

For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than 10 and no more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

i. Breakaway wall collapse shall result from water load less than that which would occur during the base flood; and

ii. Such enclosed space created by breakaway walls shall be useable solely for parking of vehicles, building access, or storage. Such space shall not be used for human habitation.

iii. Walls intended to break away under flood loads shall have flood openings that meet or exceed the criteria for flood openings in section 5.2.1.

E. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum water loading values to be used in this determination shall be those associated with the base flood. Maximum wind loading values used shall be those specified by the State of Oregon Specialty Codes.

F. Prohibit the use of fill for structural support of buildings.

G. All new construction shall be located landward of the reach of mean high tide.

H. Prohibit man-made alteration of sand dunes which would increase potential flood damage.

I. All structures, including but not limited to residential structures, non-residential structures, appurtenant structures, and attached garages shall comply with all the requirements of section 5.3.1 Floodproofing of non-residential structures is prohibited.

5.3.1.1 MANUFACTURED DWELLING STANDARDS FOR COASTAL HIGH HAZARD ZONES

All manufactured dwellings to be placed (new or replacement) or substantially improved within Coastal High Hazard Areas (Zones V, V1-30, VE, or Coastal A) shall meet the following requirements:

A. Comply with all of the standards within section 5.3

B. The bottom of the longitudinal chassis frame beam shall be elevated to a minimum of one foot above the Base Flood Elevation (BFE); and

C. Electrical crossover connections shall be a minimum of 12 inches above the BFE.

5.3.1.2 RECREATIONAL VEHICLE STANDARDS FOR COASTAL HIGH HAZARD ZONES

Recreational Vehicles within Coastal High Hazard Areas (Zones V, V1-30, VE, or Coastal A) shall either:

- A. Be on the site for fewer than 180 consecutive days, and
- B. Be fully licensed and ready for highway use, on wheels or jacking system, is attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached additions.

5.3.1.3 TANK STANDARDS FOR COASTAL HIGH HAZARD ZONES

Tanks shall meet the requirements of section 5.1.5 and 6.0.

6.0 STANDARDS FOR PROTECTION OF SFHA FLOODPLAIN FUNCTIONS

The standards described below apply to all special flood hazard areas as defined in Section 2.0.

6.1 NO NET LOSS STANDARDS

- A. No net loss of the three proxies for the floodplain functions mentioned in Section 1 is required for development in the special flood hazard area that would reduce undeveloped space, increase impervious surface, or result in a loss of trees that are 6-inches dbh or greater. No net loss can be achieved by first avoiding negative effects to floodplain functions to the degree possible, then minimizing remaining effects, then replacing and/or otherwise compensating for, offsetting, or rectifying the residual adverse effects to the three floodplain functions. Prior to the issuance of any development authorization, the applicant shall:
 - i. Demonstrate a legal right by the project proponent to implement the proposed activities to achieve no net loss (e.g., property owner agreement);
 - ii. Demonstrate that financial assurances are in place for the long-term maintenance and monitoring of all projects to achieve no net loss;
 - iii. Include a management plan that identifies the responsible site manager, stipulates what activities are allowed on site, and requires the posting of signage identifying the site as a mitigation area.
- B. Compliance with no net loss for undeveloped space or impervious surface is preferred to occur prior to the loss of habitat function but, at a minimum, shall occur concurrent with the loss. To offset the impacts of delay in implementing no net loss, a 25 percent increase in the required minimum area is added for each year no net loss implementation is delayed.
- C. No net loss must be provided within, in order of preference: 1) the lot or parcel that floodplain functions were removed from, 2) the same reach of the waterbody where the development is proposed, or 3) the special flood hazard area within the same hydrologically connected area as the proposed development. Table 1 presents the no net loss ratios, which increase based on the preferences listed above.

6.1.1 UNDEVELOPED SPACE

A. Development proposals shall not reduce the fish-accessible and egress-able undeveloped space within the special flood hazard area.

B. A development proposal with an activity that would impact undeveloped space shall achieve no net loss of fish-accessible and egress-able space.

C. Lost undeveloped space must be replaced with fish-accessible and egress-able compensatory volume based on the ratio in Table 1 and at the same flood level at which the development causes an impact (i.e., plus or minus 1 foot of the hydraulically equivalent elevation).

i. Hydraulically equivalent sites must be found within either the equivalent 1-foot elevations or the same flood elevation bands of the development proposal. The flood elevation bands are identified as follows:

(1) Ordinary High Water Mark to 10-year,

(2) 10-year to 25-year,

(3) 25-year to 50-year,

(4) And 50-year to 100-year

ii. Hydrologically connected to the waterbody that is the flooding source;

iii. Designed so that there is no increase in velocity; and

iv. Designed to fill and drain in a manner that minimizes anadromous fish stranding to the greatest extent possible.

6.1.2 IMPERVIOUS SURFACES

Impervious surface mitigation shall be mitigated through any of the following options:

A. Development proposals shall not result in a net increase in impervious surface area within the SFHA, or

B. use low impact development or green infrastructure to infiltrate and treat stormwater produced by the new impervious surface, as documented by a qualified professional, or

C. If prior methods are not feasible and documented by a qualified professional stormwater retention is required to ensure no increase in peak volume or flow and to maximize infiltration, and treatment is required to

1072 minimize pollutant loading. See section 6.2.C for stormwater retention
1073 specifications.

1074 **6.1.3 TREES**

1075 A. Development proposals shall result in no net loss of trees 6-inches dbh or
1076 greater within the special flood hazard area. This requirement does not
1077 apply to silviculture where there is no development.

1078 i. Trees of or exceeding 6-inches dbh that are removed from the RBZ,
1079 Floodway, or RBZ-fringe must be replaced at the ratios in Table 1.

1080 ii. Replacement trees must be native species that would occur naturally
1081 in the Level III ecoregion of the impact area.

1082 **6.2 STORMWATER MANAGEMENT**

1083 Any development proposal that cannot mitigate as specified in 6.1.2(A)-(B) must include
1084 the following:

1085 A. Water quality (pollution reduction) treatment for post-construction
1086 stormwater runoff from any net increase in impervious area; and

1087 B. Water quantity treatment (retention facilities) unless the outfall discharges
1088 into the ocean.

1089 C. Retention facilities must:

1090 i. Limit discharge to match the pre-development peak discharge rate
1091 (i.e., the discharge rate of the site based on its natural groundcover
1092 and grade before any development occurred) for the 10-year peak
1093 flow using a continuous simulation for flows between 50 percent of
1094 the 2-year event and the 10-year flow event (annual series).

1095 ii. Treat stormwater to remove sediment and pollutants from impervious
1096 surfaces such that at least 80 percent of the suspended solids are
1097 removed from the stormwater prior to discharging to the receiving
1098 water body.

1099 iii. Be designed to not entrap fish and drain to the source of flooding.

1100 iv. Be certified by a qualified professional.

1101 D. Stormwater treatment practices for multi-parcel facilities, including
1102 subdivisions, shall have an enforceable operation and maintenance
1103 agreement to ensure the system functions as designed. This agreement will
1104 include:

i. Access to stormwater treatment facilities at the site by the
COMMUNITY TYPE (e.g., city, county) for the purpose of inspection
and repair.

ii. A legally binding document specifying the parties responsible for the
proper maintenance of the stormwater treatment facilities. The
agreement will be recorded and bind subsequent purchasers and
sellers even if they were not party to the original agreement.

iii. For stormwater controls that include vegetation and/or soil
permeability, the operation and maintenance manual must include
maintenance of these elements to maintain the functionality of the
feature.

iv. The responsible party for the operation and maintenance of the
stormwater facility shall have the operation and maintenance
manual on site and available at all times. Records of the
maintenance and repairs shall be retained and made available for
inspection by the **COMMUNITY TYPE (e.g., city, county)** for five years

6.3 ACTIVITIES EXEMPT FROM NO NET LOSS STANDARDS

The following activities are not subject to the no net loss standards in Section 6.1;
however, they may not be exempt from floodplain development permit requirements.

A. Normal maintenance of structures, such as re-roofing and replacing siding,
provided there is no change in the footprint or expansion of the roof of the
structure;

B. Normal street, sidewalk, and road maintenance, including filling potholes,
repaving, and installing signs and traffic signals, that does not alter
contours, use, or alter culverts. Activities exempt do not include expansion
of paved areas;

C. Routine maintenance of landscaping that does not involve grading,
excavation, or filling;

D. Routine agricultural practices such as tilling, plowing, harvesting, soil
amendments, and ditch cleaning that does not alter the ditch configuration
provided the spoils are removed from special flood hazard area or tilled into
fields as a soil amendment;

E. Routine silviculture practices that do not meet the definition of
development, including harvesting of trees as long as root balls are left in
place and forest road construction or maintenance that does not alter
contours, use, or alter culverts;

F. Removal of noxious weeds and hazard trees, and replacement of non-native
vegetation with native vegetation;

G. Normal maintenance of above ground utilities and facilities, such as replacing downed power lines and utility poles provided there is no net change in footprint;

H. Normal maintenance of a levee or other flood control facility prescribed in the operations and maintenance plan for the levee or flood control facility. Normal maintenance does not include repair from flood damage, expansion of the prism, expansion of the face or toe or addition of protection on the face or toe with rock armor.

I. Habitat restoration activities.

6.4 RIPARIAN BUFFER ZONE (RBZ)

A. The Riparian Buffer Zone is measured from the ordinary high-water line of a fresh waterbody (lake; pond; ephemeral, intermittent, or perennial stream) or mean higher-high water of a marine shoreline or tidally influenced river reach to 170 feet horizontally on each side of the stream or inland of the MHHW. The riparian buffer zone includes the area between these outer boundaries on each side of the stream, including the stream channel.

B. Habitat restoration activities in the RBZ are considered self-mitigating and are not subject to the no net loss standards described above.

C. Functionally dependent uses are only subject to the no net loss standards for development in the RBZ. Ancillary features that are associated with but do not directly impact the functionally dependent use in the RBZ (including manufacturing support facilities and restrooms) are subject to the beneficial gain standard in addition to no net loss standards.

D. Any other use of the RBZ requires a greater offset to achieve no net loss of floodplain functions, on top of the no net loss standards described above, through the beneficial gain standard.

E. Under FEMA's beneficial gain standard, an area within the same reach of the project and equivalent to 5% of the total project area within the RBZ shall be planted with native herbaceous and shrub vegetation and designated as open space.

Table 1 No Net Loss Standards

Basic Mitigate Ratios	Undeveloped Space (ft ³)	Impervious Surface (ft ²)	Trees (6" < dbh ≤ 20")	Trees (20" < dbh ≤ 39")	Trees (39" < dbh)
RBZ and Floodway	2:1*	1:1	3:1*	5:1	6:1
RBZ-Fringe	1.5:1*	1:1	2:1*	4:1	5:1

<u>Mitigation multipliers</u>					
Mitigation onsite to Mitigation offsite, same reach	100%	100%	100%	100%	100%
Mitigation onsite to Mitigation offsite, different reach, same watershed (5 th field)	200% *	200% *	200% *	200%	200%

Notes:

1. Ratios with asterisks are indicated in the BiOp
2. Mitigation multipliers of 100% result in the required mitigation occurring at the same value described by the ratios above, while multipliers of 200% result in the required mitigation being doubled.
 - a. For example, if only 500 ft² of the total 1000 ft² of required pervious surface mitigation can be conducted onsite and in the same reach, the remaining 500 ft² of required pervious surface mitigation occurring offsite at a different reach would double because of the 200% multiplier.
3. RBZ impacts must be offset in the RBZ, on-site or off-site.
4. Additional standards may apply in the RBZ (See 6.4 Riparian Buffer Zone)

STAFF REPORT

DATE: October 8, 2024
TO: Mayor and City Councilors
FROM: Heather Richards, Community Development Director
Evan Hietpas, Associate Housing Planner
SUBJECT: Transitional Housing Code Amendments

STRATEGIC PRIORITY & GOAL:



HOUSING OPPORTUNITIES (ACROSS THE INCOME SPECTRUM)
Create diverse housing opportunities that support great neighborhoods.

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

Report in Brief:

This is a work session to discuss proposed municipal code amendments that would support the development of transitional housing in McMinnville.

The work session will consist of a presentation from Rogue Retreat in Medford, owner and operator of several successful transitional housing projects, followed by a staff presentation and discussion of the proposed code amendments under discussion in McMinnville. These amendments were originally drafted by the Affordable Housing Committee for purpose and intent, and then the Affordable Housing Committee elected to recommend the code amendments to the Planning Commission for further code refinement.

Staff is seeking guidance from the City Council the DRAFT code amendments. (Attachment #1 to this staff report). Feedback received will be brought back to the Planning Commission as they continue to review proposed code amendments at future work sessions. Additional work sessions and public outreach efforts will be scheduled before a final draft is prepared for consideration through the public hearing process.

Please note that this proposal and work session is regarding a legislative amendment to the Zoning Ordinance regarding regulation of Transitional Housing. This is not to discuss any potential projects that may pursue transitional housing developments in the future. The City Council and Planning Commission review is to address public policy for proposed regulation of transitional housing in the context of the greater community need that has been recognized.

Background:

Regulatory Framework

Oregon Revised Statutes (ORS) [197.746](#)¹ sets the parameters for how a local government may choose to authorize the establishment of transitional housing accommodations used as individual living units by one or more individuals, inside an urban growth boundary. This statute states in part, “Transitional housing is intended to house individuals and families experiencing homelessness, or at imminent risk of homelessness, and is paired with on-site or off-site supportive services designed to eventually transition the residents to permanent independent living arrangements.” The provisions of ORA 197.746 are enabling, not mandatory, for local governments, and allows local governments to adopt their own standards for transitional housing development.

Considerations for discussion:

- what type of housing units can be proposed under the “transitional housing” land use, and how do they differ from what is currently allowed in the city’s code;
- what design and development standards should be required to ensure neighborhood compatibility;
- what required facilities and services should be provided to support this type of housing’s success; and
- whether or not any operational standards need to be established.

An important distinction to make is that transitional housing implies a longer stay than emergency shelter and would be subject to local standards. This is differentiated from any proposal which is identified as a “qualifying emergency shelter” under ORS 197.782 reviewed for compliance with State law and approved accordingly. State law exempts qualifying emergency shelters that meet requirements of state law from local land-use regulations.

Oregon law does not exempt transitional housing from local land-use regulations but does provide an opportunity to review transitional housing developments through a different lens of compliance at the local level.

Affordable Housing Committee’s Discussions

The McMinnville Affordable Housing Committee is currently working from their Action Plan, which was approved by City Council under Resolution [2020-08](#)². The discussion on transitional housing developed from the following action plan item, “*1. Review emergency shelter zoning ordinance provisions and revise as necessary to provide allowance for tiny homes or temporary shelter to residents suffering from homelessness.*”

The Affordable Housing Committee (AHC) discussed Transitional Housing regulations at four separate meetings from February to May 2024. The AHC reviewed examples of transitional housing programs from other communities, regulatory frameworks, and draft code amendments. Staff prepared background information regarding transitional housing regulations from five jurisdictions. The “Code Regulations Comparison Matrix” (Attachment #2) outlines different approaches to Transitional Housing regulations and shows if they were less (light green) or more (dark green) restrictive than what is being proposed for the City of McMinnville.

¹ https://www.oregonlegislature.gov/bills_laws/ors/ors197.html

² https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/ordinance/15881/res_2020-08.pdf

Affordable Housing Committee's Recommendations

The Affordable Housing Committee recommendations for Transitional Housing regulations included:

1. Application Review Process:
 - Transitional Housing developments should be processed through a Director's (Administrative) Review Process. Proposals should not be required to have neighborhood meetings, public noticing, or a public hearing process.
2. Land Use Allowance: Permitted outright in all Residential zones, O/R zone, and C-3 zone.
3. Housing Types:
 - Unique and unconventional construction types should be allowed as transitional housing (residential units that do not qualify as "dwelling units" under the Building Code). This includes structures that may be prefabricated or modular buildings. Allowing non-traditional housing types may promote lower-cost options for service providers looking for creative solutions for people experiencing homelessness.
 - Yurts, tents, and temporary fabric structures should be prohibited as part of the transitional housing program. Although these provide shelter from the elements, they are not aligned with the goal of transitioning people into permanent, stable housing.
4. Common Shared Facilities. For residential structures that lack private bathrooms and kitchens, common shared facilities must be required. This includes kitchen areas, full bathrooms with showers, and secure storage. Laundry facilities are not required.
5. Management and Operational Standards. Similar to the emergency shelter state critiers, management and operational standards are necessary to ensure success of transitional housing project and mitigate any perceived negative impact to the community. Specific regulations would be required for:
 - Qualifications for Eligible Operational Agency to manage the transitional housing;
 - Qualifications for Eligible Residents who can benefit from transitional housing;
 - Requirements for supportive services;
 - Management Plan, to be approved by Director;
 - Resident Code of Conduct, to be approved by Director;
 - Annual Agency Reporting Requirement.
6. Neighborhood Compatibility. (The Committee recommended that the Planning Commission investigate the following items further):
 - Planning Commission to help determine appropriate "scale" of development to be allowed in different zoning districts. Development should be less intensive in lower-density neighborhoods and more intensive in high-density areas.
 - Planning Commission to help determine the appropriate design and development standards that should be required for transitional housing.

In the context of local land use regulations, it is also important to note that although the residency of transitional housing is meant to be temporary, the recommendation of the AHC is that transitional housing development itself would be permitted as a permanent land use. However, there has also been interest expressed that the site development requirements of certain types of transitional housing development should not be considered permanent

improvements allowing for the future reuse/redevelopment of a site to incentivize short-term interest by property owners to help meet the immediate needs for transitional housing.

Joint Work Session with the Affordable Housing Committee and Planning Commission

On July 18, 2024, the Planning Commission and Affordable Housing Committee (AHC) held a joint work session regarding code amendments for regulation of Transitional Housing. At that work session, there was discussion and feedback provided about key topics and issues, and the Planning Commission had an opportunity for questions and answers with the Affordable Housing Committee members about their recommendations. Additionally, Planning Commissioners brought up several key areas of focus for more discussion.

1. Review Process

- Administrative Review and Decision without Notice or Review and Decision with Public Notice (Public Notice and/or Neighborhood Meeting and/or Public Hearing)

2. Proposed Regulations and Requirements

- Development Standards and Site Improvements
 - Minimum Parking Requirements
 - Privacy Fencing
- Development Intensity/Building Bulk Regulations in the different zones, especially low density residential zones.
- Residential Design Standards Applicability
- Landscaping Requirements

3. Enforcement and Compliance

- Opportunity to revoke permit if minimum standards are not being met
- Regulations for habitual occurrences/calls for service

4. Time Limitation

- Concerns related to land capacity needed for other types of housing
- Concerns related to more “temporary” structures being in place for a long time
 - Should also consider that these structures typically have limited warranties that the parts are good for, which also limits the lifespan.
- Possibility of limiting the amount of time that Transitional Housing development is allowed on a site before the agency is required to re-apply.

Presentation:

At this work session, a representative from Rogue Retreat will facilitate a presentation to share more information about Rogue Retreat’s work and the following topics:

- Purpose of transitional housing and the need for it in Oregon
- Differences between temporary shelters solutions and transitional housing
- Hope Village tiny house community and other projects
- Operational standards and management
- Experience working in different jurisdictions
- Successes and lessons learned along the way

Rogue Retreat is a nonprofit organization based out of Medford, Oregon focused on serving houseless and unsheltered people in Southern Oregon. More information can be found [on their website](https://www.rogueretreat.org/).³

³ <https://www.rogueretreat.org/>

“Rogue Retreat’s mission is to meet individuals experiencing homelessness right where they are, offering immediate stabilization through our shelter and housing-first approach. This foundational step ensures that people have a safe place to stay, allowing us to then focus on providing the comprehensive supportive services necessary for a successful transition back into the community.

Our operations are characterized by a full spectrum of innovative and creative housing solutions designed to address immediate needs while paving the way for long-term stability. We understand that temporary housing alone is not enough; that’s why our approach integrates a range of supportive services, including access to healthcare, job training, and other essential resources. This support system is crucial for helping individuals restore their lives and regain their independence.

By combining innovative housing strategies with tailored support services, Rogue Retreat aims to empower those we serve to build a stable future. Our commitment is to help individuals move beyond homelessness and re-establish their place in the community, fostering a more inclusive and supportive environment for everyone.”

It is worth noting that not all of Rogue Retreat’s housing developments would be considered “transitional housing” in the context of the proposed code amendments (ie tent and yurt villages). However, the organization is well-regarded in Southern Oregon, and will provide insight into the operations and management of housing services.

Discussion:

Public Outreach and Awareness

The Planning Commission felt that it was important to do more public education, engagement and outreach on the proposed code amendments. The public engagement should focus on describing the need, how these housing projects would respond to the need, and the case studies from around the state that demonstrate success. The Planning Commission also requested more opportunity for public input during this code adoption process to inform people about what is being proposed and to allow an opportunity for public input and questions to occur prior to finalizing a public hearing draft proposal or conducting formal public hearings for adoption of proposed amendments.

A Transitional Housing Subcommittee has been formed to assist in the public messaging and outreach component of this work. The Subcommittee may conduct future presentations to the Planning Commission and City Council on topics such as:

- Community need for transitional housing (data, testimonies, stories, etc.)
- Transitional housing in the context of the entire housing spectrum/continuum
- Operating agencies approach to management of transitional housing

Proposed Code Amendments

The proposed regulations are intended to respond to the community’s needs for transitional housing accommodations. Key topics and areas of the DRAFT code amendments needing further direction and refinement from the Planning Commission have been highlighted in purple. (Attachment #1).

Attachments:

1. DRAFT Code Amendment Language
2. Code Amendment Research Matrix
3. Examples of Other Programs

Recommendation:

No formal recommendation is anticipated at this time.

DRAFT Transitional Housing Regulations
(August 8, 2024 version)

October 8, 2024, City Council Work Session

Permitted Use

R-1	R-2	R-3	R-4	R-5	O-R	C-1
Permitted	Permitted	Permitted	Permitted	Permitted	Permitted	Prohibited
C-2	C-3	M-L	M-1	M-2	A-H	F-P
Prohibited	Permitted	Prohibited	Prohibited	Prohibited	Prohibited	Prohibited

17.11.085 Transitional Housing.

- A. Purpose. Transitional housing is intended to house individuals and families experiencing homelessness, or at imminent risk of homelessness, and is paired with on-site or off-site supportive services designed to eventually transition the residents to permanent independent living arrangements.
- B. Guiding Principles. These transitional housing regulations are in addition to the regulations of the underlying zoning districts where transitional housing development is permitted.
1. Transitional housing shall comply with all of the applicable standards of this Chapter.
 2. Transitional housing shall comply with the standards of the applicable zoning district including height, setbacks, and other standards of the zoning district.
 3. Transitional housing shall comply with the standards of the respective Chapters of the Zoning Ordinance for signs, fences, solid waste enclosures, and other applicable general provisions.
 4. Transitional housing shall provide adequate utilities to serve the development.
 5. Transitional housing may be located in one building or multiple buildings on the site, subject to the provisions of this Chapter.
 6. Transitional housing may include accessory uses and structures which are customary to residential development subject to the regulations of the Zoning Ordinance.
 7. Transitional housing shall comply with all applicable local, state, and federal laws, rules, and regulations unrelated to land use, unless waived by the appropriate approving authority/official.
 - a. Applicant shall obtain all building permits deemed necessary by the Building Official.
 - b. All residential structures shall comply with International Property Maintenance Code (IPMC) regulations for habitable and occupiable buildings.

C. Housing Types.

1. Dwelling units¹, sleeping units², or congregate living facilities³, as defined by the Oregon State Building Code, are **permitted** as transitional housing types.
 - a. Various types of permitted housing may be collocated on one site. All structures must be sited with adequate separation. Spacing will vary depending on housing type, fire-separation requirements, ADA compliance, emergency egress pathways, and emergency access for first responders.
2. Designated temporary campsites are permitted, consistent with Chapter 8.36.
3. Yurts, huts, cabins, fabric structures, tents, and similar accommodations are **prohibited**.

D. Solid Waste and Recycling Enclosures. Waste collection service is required for all transitional housing developments. Solid waste and recycling receptacles and enclosures shall be provided as required by Chapter 17.61 of the Zoning Ordinance.

E. Resident Storage. All residents must have access to personal secure storage space.

1. This shall be provided as a private closet in a sleeping unit or bedroom, or as a lockable dedicated storage space located in a shared building.
2. The dedicated storage area must be at least thirty-six (36) cubic feet with an unobstructed height of at least four feet.

F. Domestic Animals. If the managing agency allows residents to have domestic animals, a dedicated open space for animals must be provided, and a pet waste disposal station is required. Compliance with Chapter 8.10: Public Nuisances, is required.

G. Common Shared Facilities.

1. Transitional housing development that includes sleeping units or congregate living facilities shall provide common shared facilities. Common areas shall be accessible to all residents and include:
 - a. A common kitchen and dining area with adequate provisions for food storage, cooking, eating, and sanitation.
 - b. A common bathroom area with adequate provisions for handwashing and sanitation, toilets, and showers.

¹ **Dwelling Unit** - A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

² **Sleeping Unit** - A single unit that provides rooms or spaces for one or more persons, includes permanent provisions for sleeping and can include provisions for living, eating and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

³ **Congregate Living Facility** - A building or part thereof that contains sleeping units where residents share bathroom or kitchen facilities, or both.

2. Common shared areas may include additional amenities for residents that the managing agency deems necessary, such as laundry facilities, exercise equipment, or workstations.
3. Clearly defined and illuminated pathways between common shared facility buildings and sleeping units shall be provided.
4. Common shared facility buildings shall have clearly marked and illuminated entrances.

H. Development Standards. The following development standards shall be met for all transitional housing.

1. Site Lighting.

- a. Lighting shall be installed in areas where safety or security concerns exist.
- b. Lighting shall be directed or shielded to place light on the intended target, and not result in skyward glare or light pollution onto adjacent properties.

2. Security and Safety. The City may require specific security measures that are deemed necessary.

3. Privacy Fencing.

- a. A sight-obscuring fence (*17.06.015*)⁴ shall be constructed to provide privacy.
 - 1) The fence shall be constructed or planted around the perimeter of the property, or the perimeter of the area in which residents are living.
 - a) No fence is required within the front yard setback of a property or the exterior side yard of a corner lot.
 - 2) The fence shall be maintained, and the long-term maintenance of the fence shall be described in the Management Plan.
 - 3) Fencing shall comply with all underlying zoning district requirements.

4. Minimum Parking Requirements. *(May amend 17.60.060: Spaces Required, instead of including detailed requirements in this section)*

- a. Off-Street Parking and Loading shall be provided as required by Chapter 17.60 of the Zoning Ordinance.
- b. Off-Street Parking Spaces Required.

I. Development Intensity/Building Bulk Regulations. (Less units in R-1, R-2, R-3, more in other zones)

J. Design Standards. (MMC 17.11)

⁴ A continuous fence, wall, evergreen planting or combination thereof, constructed and/or planted so as to effectively screen the particular use from view.

K. Management of Transitional Housing.

1. Qualified Organization or Agency. Transitional Housing developments shall be operated by one of the following:
 - a. A local government as defined in ORS 174.116 ("Local government" and "local service district" defined);
 - b. An organization with at least two years' experience operating an emergency shelter using best practices that is:
 - 1) A local housing authority as defined in ORS 456.375 (Definitions for ORS 456.375 to 456.390);
 - 2) A religious corporation as defined in ORS 65.001 (Definitions); or
 - 3) A public benefit corporation, as defined in ORS 65.001 (Definitions), whose charitable purpose includes the support of homeless individuals, that has been recognized as exempt from income tax under section 501(a) of the Internal Revenue Code on or before January 1, 2018; or
 - c. A nonprofit corporation partnering with any other entity described in this subsection.
2. Qualified Residents. (further refinement needed)
 - a. Transitional housing is intended individuals and families experiencing homelessness, or at imminent risk of homelessness. When accepting new residents, managing agencies shall only accept individuals or families who meet the following criteria:
 - 1) Households earning incomes of 60 percent or less of the area median income,
 - 2) Physical disability preventing employment,
 - 3) Experiencing mental or emotional health crisis,
 - 4) Recovering from substance abuse and addiction,
 - 5) Facing personal health and safety concerns, such as fleeing domestic violence and abuse.
3. Management Plan.
 - a. All transitional housing projects shall submit a Management Plan. The Management Plan must be approved by the Community Development Director. The Management Plan shall contain:
 - 1) Evidence of complying with the Qualified Organization or Agency requirements.
 - 2) Agency management policies.
 - 3) Required facilities proposal (garbage collection, storage, bathrooms, kitchens).
 - 4) On-going site maintenance plan.
 - 5) Summary of supportive services provided.
 - 6) Rental procedures.
 - 7) Security and privacy procedures.
 - 8) Management policies, maintenance plans, rental procedures, tenant rules, and security procedures.

- b. 24-Hour Contact. Transitional housing developments shall have a manager available on call 24 hours per day and shall provide contact information to residents and the City.
- 4. Resident Code of Conduct.
 - a. All transitional housing projects shall submit a Resident Code of Conduct. The Resident Code of Conduct must be approved by the Community Development Director. The Code of Conduct shall contain policies and information regarding:
 - 1) How individuals will be selected for available residential units.
 - 2) How the managing agency will work with residents to ensure that progress is being made to find permanent housing.
 - 3) Identification of the supportive services or case management to be provided.
 - 4) Location and expected use of all common area facilities.
 - 5) What structures or other items may be placed or stored on the premises, and where they may be placed or stored.
 - 6) Rules regarding noise disturbance and pets. (Quiet hours, designated areas, pet waste disposal)
 - 7) Rules for guests and visitation.
 - 8) Rules for on-site parking.
 - 9) Prohibition of open flames on the premises, or within vehicles.
 - 10) Other information or policies the managing agency feels necessary to include.
 - b. The managing agency shall ensure that the Code of Conduct is provided to residents in a language that they understand.
 - c. The managing agency shall not authorize a resident without providing them with a code of conduct form to review and sign.
- 5. Reporting.
 - a. The operator shall submit an annual report to the Community Development Department. The report may include the following information regarding the applicable operational period:
 - 1) Number of residents housed.
 - 2) Number of people who were provided with more permanent or transitional housing and the timeframe to achieve permanent housing.
 - 3) Number of residents connected to employment.
 - 4) Number of residents connected to medical care.
 - 5) Number of residents connected to dental care.
 - 6) Results of satisfaction and feedback surveys from residents.
 - 7) Number of nights spent at full capacity (if applicable)
 - 8) Number of public service calls to the shelter and reason for each call
 - 9) Work accomplished collaboratively with surrounding businesses and neighbors to monitor and proactively respond to any public safety emerging concerns to ensure safety for all residents in the community.

- 10) Include metrics demonstrating partnerships and engagement from the community (i.e. volunteer hours, community meetings, in-kind donation values, monetary donations.)
- 11) Additional information requested by the Community Development Director.

L. Enforcement. **(further refinement needed)**

1. The City Manager, Community Development Director, Building Official, or designee may visit and inspect a transitional housing development periodically to ensure compliance with all applicable regulations, with reasonable notice.
2. Approval of a transitional housing site shall not be construed to abrogate or limit the jurisdiction or authority of the McMinnville Police Department or any other law enforcement agency. The City Manager or designee may:
 - a. Revoke authorization of a transitional housing site for violations of the requirements of this Section.
 - b. Prohibit a transitional housing site on a property if the City finds that any activity related to the site on that property constitutes a nuisance or other threat to the public welfare.
 - c. Nothing in this Section of this code creates any duty on the part of the City or its agents to ensure the protection of persons or property with regard to permitted transitional housing sites.

Transitional Housing						
Updated based on the July 18th discussion						
Topic	McMinnville	Bend ¹	Redmond ²	Medford ³	Grants Pass ⁴	Bellevue, WA ⁵
Land Use Processing						
Type Allowed	- Dwelling Unit - Sleeping Unit -Congregate Living Facility	-Group shelter, outdoor shelter, multi-room shelter. -Multiple types can be collocated. -Overnight camping allowed	- Shelter Unit (tents, RVs, prefab structures)	- Tents, yurts, and similar temporary structures are not allowed to be used.	-Stick-built or temporary structures, existing or new structures, tents, RVs, camp trailers, and purpose-built shelters such as “Pallet Shelters.”	- Tents, yurts, and similar temporary structures are not allowed to be used.
Zoning Districts Allowed	All Residential zones, C-3 zones, and Office/Residential zone	Residential, Commercial, Mixed-Use and Public Facilities Zoning Districts and in the Light Industrial (IL) District	Allowed outright in all Residential zones, and in most of commercial and mixed-use zones.	Allowed through CUP in most zones	Mid-density residential zones and General Commercial zone.	Permitted use in all Residential zones and in most commercial/ business/ office zoning districts.
Review Process	Administrative Review	Administrative Review	Administrative Review	Conditional Use Permit, Planning Commission decision	Special Use Permit (SUP)- City Council decision. Valid for 4 years only	“Registration” Process, Administrative Review
Public Hearing	No Public Hearing	No Public Hearing	No Public Hearing (Planning Commission may request one)	Public Hearing	Public Hearing	No Public Hearing
Neighborhood Noticing	Notice not required	Notice not required	Notice Required, if Public Hearing Requested	Notice Required	Notice Required	Notice Required
Maximum Density/Size	TBD <i>Suggestion: Limited by building size/ bulk standards in zones</i>	Outdoor - One unit per every 1,000 square feet of land Group - maximum number of shelter beds allowed will be determined by the building code standards for occupancy Multi-Room – 24 rooms to 258 rooms per acre, depending on zone	25 shelter units per net acre	Not set standards, because of discretion through CUP process.	Discretionary because of Special Use Permit process	Limited by building size/ bulk standards in zones

Topic	McMinnville	Bend	Redmond	Medford	Grants Pass	Bellevue, WA
<u>Facilities</u>						
Toilets/Handwashing Station	Required	Required (at least one)	Required (at least one)	Required	Required	Required
Showers/ Bathing Facilities	Required	Not Required	Not Required	Not Required	Not Required	Not Required
Trash Collection	Required	Required	Required	Required	Required	Required
Secure Storage	Required	Required	Required	Required	Not specified	Not specified
Kitchen/Food Preparation	Required	Not required	Not required	Not required	Not required	Required
Laundry	Not Required	Not Required	Not Required	Not Required	Not required	Not Required
Kennel/ Pet Area	Not Required	Not Required	Not Required	Not Required	Not required	Not Required
<u>Development Regulations/ Site Improvements</u>						
Potable Water and Sewer Service	Required	Required	Required	Required	Required	Required
Building Height and Setbacks	Required	Required	Required	Required	Required	Required
Signage	Comply with Zone	Signage Required	Signage Required	Comply with Zone	Discretionary because of Special Use Permit process	Comply with Zone
Parking/ Vehicular Circulation	Required (reduced)	Exempt	Required	Required		Requires “Early Community Notification” to work through proposed development
Residential Design Standards	Exempt	Exempt	Exempt	Not specified		
Landscaping	Exempt, except for screening purposes	Exempt	Exempt	Not Required (could be conditioned with CUP)		
Perimeter Fencing/ Screening	Required	Required	Required		Required	Not Required
Site Lighting	Required	Not Required	Not Required	Required	Required	Not Required
<u>Management and Operations</u>						
Supportive Services	Required	Not Required	Required	Not Required	Not Required	Required
Qualifying Operating Agency	Required	Management Required, but not specific qualifications	Required	Required	Required	Management Required, but not specific qualifications
Management Plan	Required	Not Required	Required	Required	Required	Required
Code of Conduct	Required	Required	Required	Required	Required	Required
Financial Security	Not Required	Not required	Required	Not required	Not required	Not required
Time Limitation of Residents	No time limit enforced	No time limit enforced	No time limit enforced	24 months (2 years)	No time limit enforced	24 months (2 years), per WA State Law definition
Agency Reporting Requirement	Required	Not required	Not required	Required	Not required, but a bi-annual City review is required	Not required

1. City of Bend Development Code Chapter 3.6: Special Standards and Regulations for Certain Uses, <https://bend.municipal.codes/BDC/3.6>
2. City of Redmond Chapter 8: Development Regulations, https://library.municode.com/or/redmond/codes/code_of_ordinances?nodeId=CH8DERE
3. City of Medford Section 10.819A: Temporary and Non-Temporary Shelters, <https://medford.municipal.codes/Code/10.819A>
4. City of Grants Pass Article 12: Zoning Districts, <https://www.grantspassoregon.gov/DocumentCenter/View/1279/Article-12-Zoning-Districts-PDF?bidId=>
5. City of Bellevue Section 20.20.845: Supportive Housing. <https://bellevue.municipal.codes/LUC/20.20.840>

Examples of Transitional Housing Programs

Project Name	Population Served	Location
Opportunity Village	Unsheltered singles and couples	Eugene, OR
Organization Name	Program Capacity/ Size	Hyperlink
Square One Villages	30 units on 1.0 acres	www.squareonevillages.org/opportunity
Additional Details		
<ul style="list-style-type: none"> • Transitional Tiny Home Village • A collaboration between the housed and unhoused that provides stable and safe places to be through cost-effective approaches for transitioning the unhoused to more sustainable living situations. • The 30 micro-homes range from 60-80 square feet in size • Supported by common cooking, gathering, restroom, and laundry facilities. • Village is self-managed by its residents with oversight and support provided by SquareOne Villages. 		

Project Name	Population Served	Location
Oasis Village Partners	Adult-only community	Redmond, OR
Organization Name	Program Capacity/Size	Hyperlink
MANY partners coming together for the project (over 20 organizations)	Fifteen 100 square foot "tiny bedrooms" increasing to approximately 30 units.	www.oasisvillageor.org/
Additional Details		
<ul style="list-style-type: none"> • <u>Community Building includes:</u> showers, restrooms (1 ADA accessible), laundry, kitchen facilities, internet service, and space for meetings, classes, case management, and peer support. • Mailboxes and personal storage provided on-site. • Clients may participate in community management and maintenance and, as able, provide a financial contribution to defray costs of services. • Length of stay depends upon the personal situation of each resident as well the availability of permanent housing opportunities. After an initial stabilization period, each guest must make progress towards housing stability to continue residency in the village. 		

Project Name	Population Served	Location
Faith House	Women and Children	Grants Pass, OR
Organization Name	Program Capacity/Size	Hyperlink
Grants Pass Gospel Rescue Mission	5-bedroom home	https://faithhousegp.org/
Additional Details		
<ul style="list-style-type: none"> • NOT low barrier– must participate in a program while staying at a rescue mission. Qualify for transitional housing when: <ul style="list-style-type: none"> ○ Good standing of more than 120 days (4 months) ○ Have more than \$3500 in savings ○ Debt demonstrably managed ○ Own a vehicle ○ Has held full time employment for no less than 60 days and maintains good relationship with employer. 		

Project Name	Population Served	Location
Peel Youth Village	16-24 year olds	Peel Region in Ontario, Canada
Organization Name	Program Capacity/Size	Hyperlink
Peel Region (Regional Municipality)	48 bedrooms, clustered into groups of four, called "houses."	https://www.peelregion.ca/housing/peel-youth-village/
Additional Details		
<ul style="list-style-type: none"> • Provide safe, stable, and transitional housing. Our goal is to provide you with a temporary place to live and help you transition into independent living. You can stay here for up to one year. • Private bedroom, shared kitchen, gymnasium, meeting room • Specialists on site (health and wellness, therapy, education, employment resources and job training, etc.) 		



PROCLAMATION

Domestic violence is a complex and pervasive problem in our community that affects individuals across all economic, racial, gender, educational, and religious backgrounds. Domestic violence is not just physical; it can also be verbal, psychological, and financial.

Whereas, each year in McMinnville more than 1,000 residents request services due to domestic or sexual violence they are experiencing, including: emergency shelter, protection order assistance, safety planning, transportation, emergency room and court accompaniment; and

Whereas, 80% of women with children who are experiencing homelessness were previously victims of domestic violence, according to the Institute for Children, Poverty, and Homelessness, and 57% of all women experiencing homelessness stated domestic violence was the primary cause of their homelessness, according to Safe Housing Partnerships; and

Whereas, domestic violence disproportionately impacts people from marginalized groups at disproportionate rates, including people with disabilities, members of the LGBTQ community, immigrants, older adults, and women of color. These are often a direct result of systemic barriers, inequities, and inherent racism, sexism, homophobia, ableism, ageism, and other oppressions in our society and service systems; and

Whereas, the City of McMinnville joins with others across Oregon and the nation in supporting victims of domestic violence, as well as local programs, state coalitions, national organizations, and other agencies nationwide who are committed to increasing public awareness of domestic violence and sending a clear message to abusers that domestic violence is not tolerated in McMinnville.

NOW, THEREFORE, I, Remy Drabkin, Mayor of the City of McMinnville do hereby proclaim **October 2024** to be

Domestic Violence Awareness Month

We urge all City of McMinnville community members to actively work towards the elimination of domestic violence by supporting and believing in survivors and promoting healthy, respectful relationships.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the OFFICIAL Seal of the City of McMinnville to be affixed this 8th day of October, 2024.

Remy Drabkin, Mayor



PROCLAMATION

Whereas, manufacturing companies significantly contribute to national, state, and local economies and are celebrated annually on the first Friday in October with Manufacturing Day; and

Whereas, manufacturing in Oregon represents 13.76% of the state's total economic output and supports 9.83% of the workforce; and

Whereas, in 2021, the manufacturing sector generated \$36.21 billion in output employing approximately 187,000 people in Oregon, with an average annual salary of \$91,467; and

Whereas, the Oregon Employment Department forecasts a 7% growth in the state's manufacturing sector from 2022 to 2032, with the primary metals manufacturing sector anticipated to grow the fastest at 19%; and

Whereas, our community boasts 106 outstanding manufacturing companies in the City of McMinnville that produce a diverse range of products, and a total of 360 manufacturers throughout Yamhill County; and

Whereas, these companies add to the vitality and prosperity of our community by employing 2,216 people in McMinnville and 5,786 employees throughout Yamhill County; and

Whereas, manufacturing has a revenue impact of \$338M in the City of McMinnville and nearly \$956M in revenue throughout Yamhill County.

Now, therefore, I, Remy Drabkin, by the virtue of the authority vested in me as the Mayor of the City of McMinnville, do hereby proclaim October 2024, as

McMinnville | MADE Month in conjunction with The National Manufacturing Day

In Witness Whereof, I have hereunto set my hand and caused the Official Seal of the City of McMinnville to be affixed this 8th day of October 2024.

Remy Drabkin, Mayor

Data Sources:

1. [Business Oregon via Data Axle-GIS Planning integration. September, 2024.](#)
2. [Oregon Business and Industry and ECONorthwest Manufacturing Sector Report, 2021](#)
3. [National Association of Manufacturers, Oregon Manufacturing Facts](#)

McMinnville | ECONOMIC DEVELOPMENT
PARTNERSHIP

ANNUAL REPORT

2023-2024



Dear Friends & Partners,

As we conclude another successful year at the McMinnville Economic Development Partnership (MEDP), we're pleased to present our 2023-2024 Annual Report. Our mission—to advance strategies that support businesses in McMinnville in creating GREAT, living-wage jobs—has driven our efforts and achievements.

Celebrating Our Growth

This year, we've seen extraordinary private investment in business expansions and our businesses continue to lead with resilience, creativity, and a commitment to excellence. Notable highlights include the expansion of EMPWR and New Energy Works that have not only created jobs but also invested in innovation. We've also welcomed new businesses that chose McMinnville as their home.

Workforce Investment

In partnership with the Workforce Integration Network, we are tackling the shortage of trained workers with initiatives such as a specialized resource directory, training programs, mentorships, internships, and an employment fair. Funded by the City of McMinnville's ARPA-backed Business Recovery and Resiliency Plan, secured by Rep. Ron Noble (HD-24) in the 2021 Oregon Legislative Session, these efforts aim to enhance access to skilled workers and engage with local businesses, aligning with the MacTown 2032 Strategic Plan for economic prosperity.

Strengthening Partnerships

Collaboration remains central to our work. We have continued to build our partnerships with the Chamber of Commerce, Downtown Business Association, Visit McMinnville, and Unidos Bridging Communities to support business growth and advance our strategic community goals. We also partnered with Linfield University on support for entrepreneurs through the LAUNCH Mid Valley coffee club and with SEDCOR on the Mid-Willamette Valley Innovation Hub.

Looking Ahead

As we approach 2025, our focus on community and growth remains strong. We are committed to being a trusted resource and leader in supporting businesses that create great jobs in McMinnville.

Thank you for your essential role in our journey. Together, we're building a brighter future for McMinnville.

With gratitude,

John C. Dietz **Patty Herzog**
Board Chair **Executive Director**

McMinnville | ECONOMIC DEVELOPMENT
PARTNERSHIP

OUR MISSION VISION VALUES

Advancing strategies
that support business
in McMinnville to
create GREAT, living
wage, jobs

Following McMinnville’s
future-focused legacy,
MEDP will be a recognized
leader who serves as a
one-stop shop for
businesses and fosters the
growth of Great
Living-Wage Jobs.



- Community
- Trusted-Resource
- Intentional–Growth
- Connected
- Adaptable

*Supporting
Business to
Create Great
Jobs*

BOARD OF DIRECTORS



John Dietz

Title: General Manager

Organization: McMinnville Water and Light

Years on MEDP Board: Since 2018 (6 years)

Other Boards/Community Involvement: Public Power Council, McMinnville Economic Vitality Leadership Council, Oregon Municipal Electric Utilities Association, McMinnville Urban Renewal Advisory Committee, Innovation Campus Project Advisory Committee, Yamhill Regional Water Authority

Passion for Economic Development:

"Economic development is a key to creating a thriving community. By providing a welcoming environment for business, we can continue to build a business community that provides family-wage jobs for our community's future."



Heather Richards

Title: Community Development Director

Organization: City of McMinnville

Years on MEDP Board: Since 2016 (8 years)

Other Boards/Community Involvement: McMinnville Downtown Association, Yamhill County Transit Advisory Committee, Yamhill County Affordable Housing Corporation, and various state boards including Oregon Association of Redevelopment Agencies

Passion for Economic Development:

"Economic development is the pulse of the community. It provides the opportunity for people to live and work in the same community, support and provide a quality of life for their families that is so important to McMinnville. I am passionate about expanding our job base in McMinnville, increasing wages, and allowing for upward mobility locally."



Teresa Smith

Title: Vice President & Commercial Loan Officer

Organization: Citizens Bank

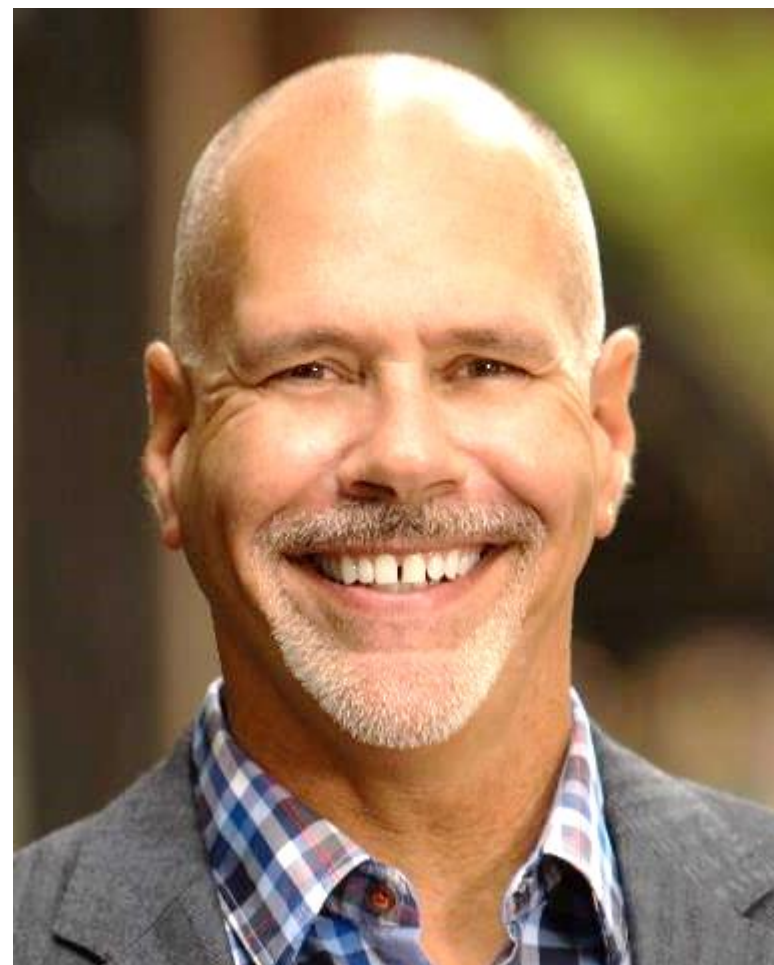
Years on MEDP Board: Since 2017 (7 years)

Other Boards/Community Involvement: McMinnville Industrial Promotions, Visit McMinnville, McMinnville Noon Rotary, Founder & Board President of Community Home Builders, Woman of the Year 2023

Passion for Economic Development:

"I'm passionate about economic development because it makes a real difference in our community. As a local commercial lender and serving on the boards of MEDP and MIP, I help businesses find the funding they need to invest in McMinnville. Seeing those investments create great jobs and strengthen our local economy is incredibly rewarding and motivates me every day."

BOARD OF DIRECTORS



Mike Morris

Title: Board Member, Former Board Chair

Organization: McMinnville Area Chamber of Commerce

Years on MEDP Board: Since 2020 (4 years)

Other Boards/Community Involvement: Chamber, McMinnville Community Task Force, Vice-Chair McMinnville Urban Renewal Advisory Committee, Vice-Chair McMinnville Economic Vitality Leadership Council, Third Street Public Advisory Committee, McMinnville High School Hall of Fame Committee

Passion for Economic Development:

"Supporting the growth of our local businesses and watching them grow organically from startups to major economic drivers in our community."



Deven Paolo

Title: President

Organization: Solid Form

Years on MEDP Board: Since 2021 (3 years)

Other Boards/Community Involvement: McMinnville Industrial Promotions, McMinnville Economic Vitality Leadership Council, Associated General Contractors, Innovation Campus Project Advisory Committee

Passion for Economic Development:

"I'm interested in building on a long tradition of bringing great jobs to McMinnville. We need diversity in local businesses and employment opportunities to keep the local economy resilient. Economic development doesn't happen without workforce development. It gets exciting when the people in our community find great local employment opportunities that help them achieve their career goals."

STAFF



Patty Herzog

Title: Executive Director

Organization: MEDP

Years with MEDP: Since 2022 (2 years)

Other Boards/Community Involvement: McMinnville Airport Commission, Innovation Campus Project Advisory Committee, Willamette Workforce Partnership Board, Oregon Entrepreneurs Network Awards Judge, Yamhill County Broadband Grant Review Committee

Passion for Economic Development:

"I'm passionate about economic development because it has the power to transform communities. It is about supporting businesses to grow and create meaningful, living-wage jobs in our community. I am inspired to help businesses innovate and support local entrepreneurs in reaching their goals."



Heather Hadley Blank

Title: Deputy Director

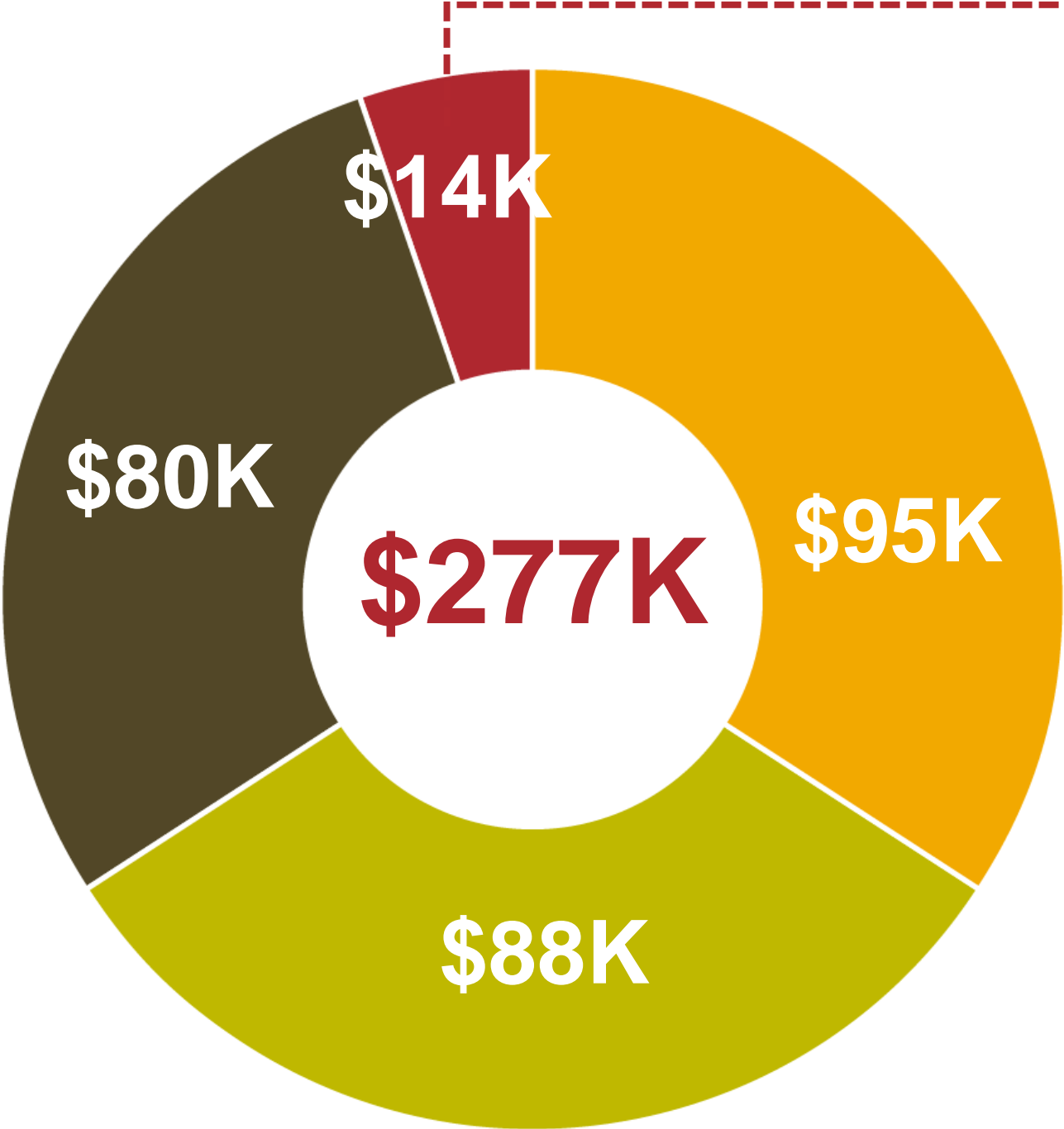
Years with MEDP: Since 2015 (9 years)

Other Boards/Community Involvement: Launch Mid Valley Initiative, Workforce Integration Network, Oregon WORKS Network, Yamhill County Business Grant Review Committee, McMinnville High School Grad Night Fundraising Committee, McMinnville High School Cross Country/Track & Field Parent Committee, Area Events Volunteer (City Club, Bounty of the County, Family Place, and more)

Passion for Economic Development:

"I am passionate about economic development as it is all about building community and supporting the people within to find the connections and resources to support their success."

MEDP ANNUAL BUDGET



- McMinnvill Industrial Promotions
- City of McMinnvill*
- McMinnvill Water & Light
- Investor Circle

*\$13K in-kind contribution

100%
GROWTH
IN
INVESTOR
CIRCLE

 **2** FULL TIME STAFF

1 FULL-TIME CONTRACTOR

1 PART-TIME CONTRACTOR

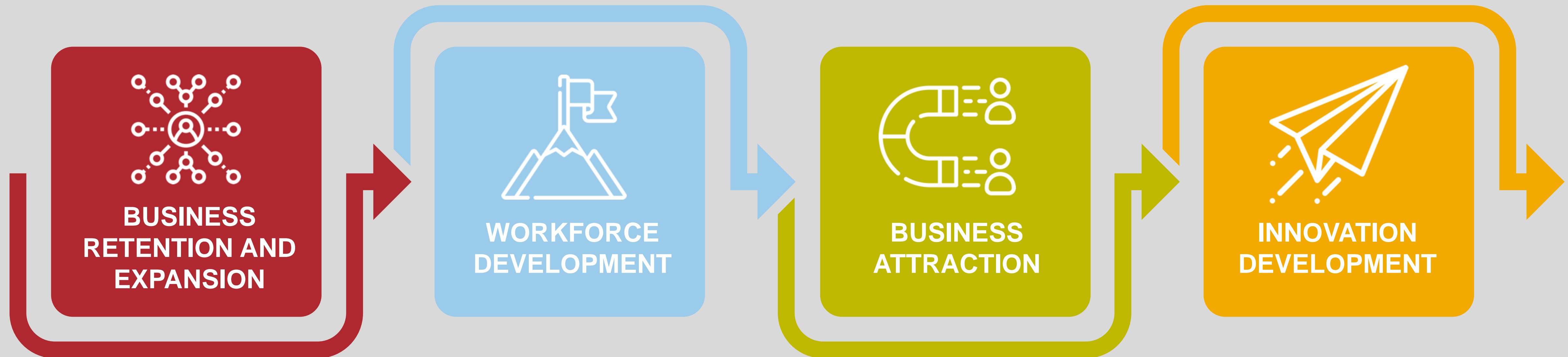
1 PT & 1 FT
McMinnvill WORKS
Seasonal Interns

*Additional contracted staff paid through grant funds

MEDP FOUNDING PARTNERS



MEDP STRATEGIC INITIATIVES



MEDP



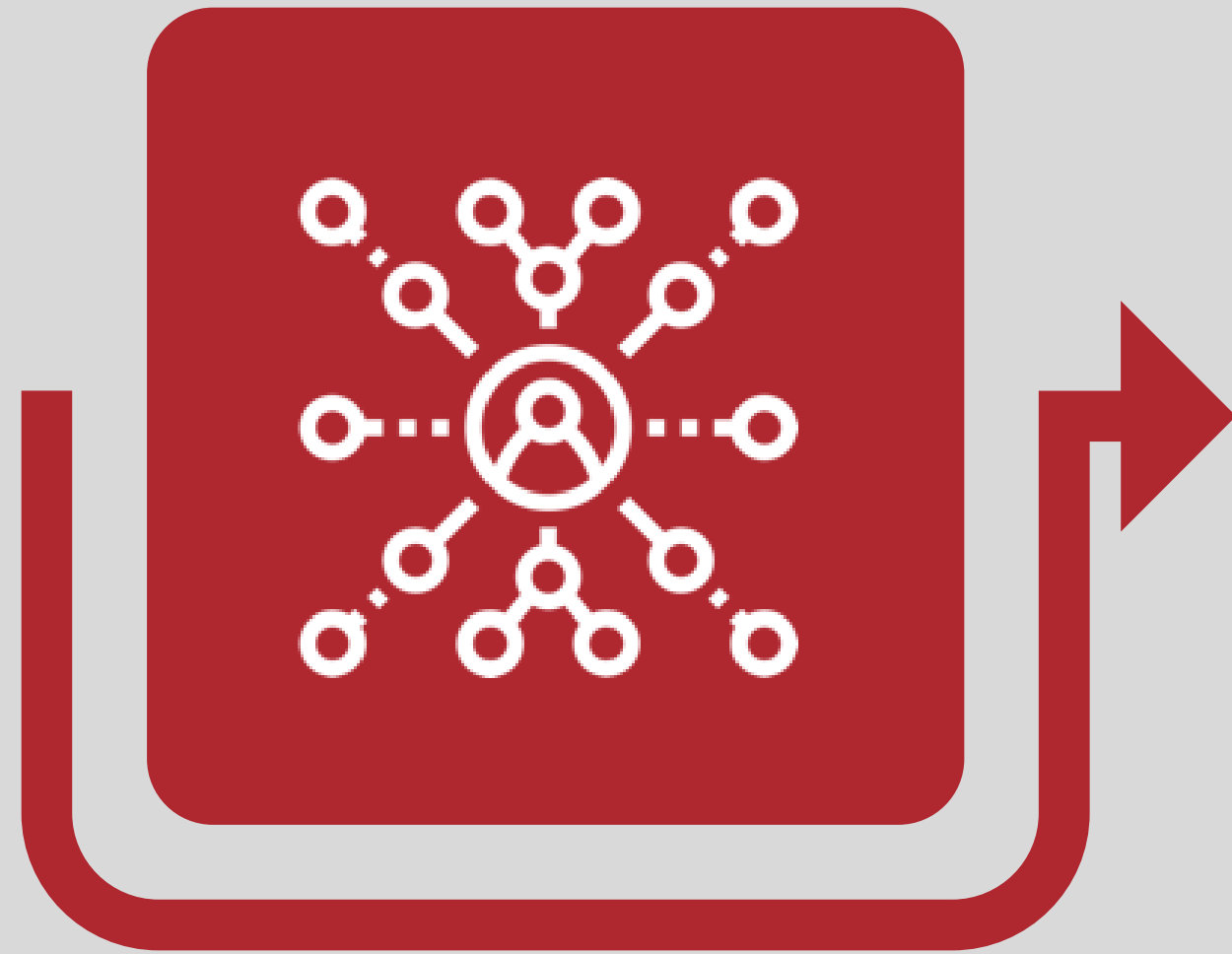
SOLVE

CONNECT



CELEBRATE

OUR BUSINESS COMMUNITY



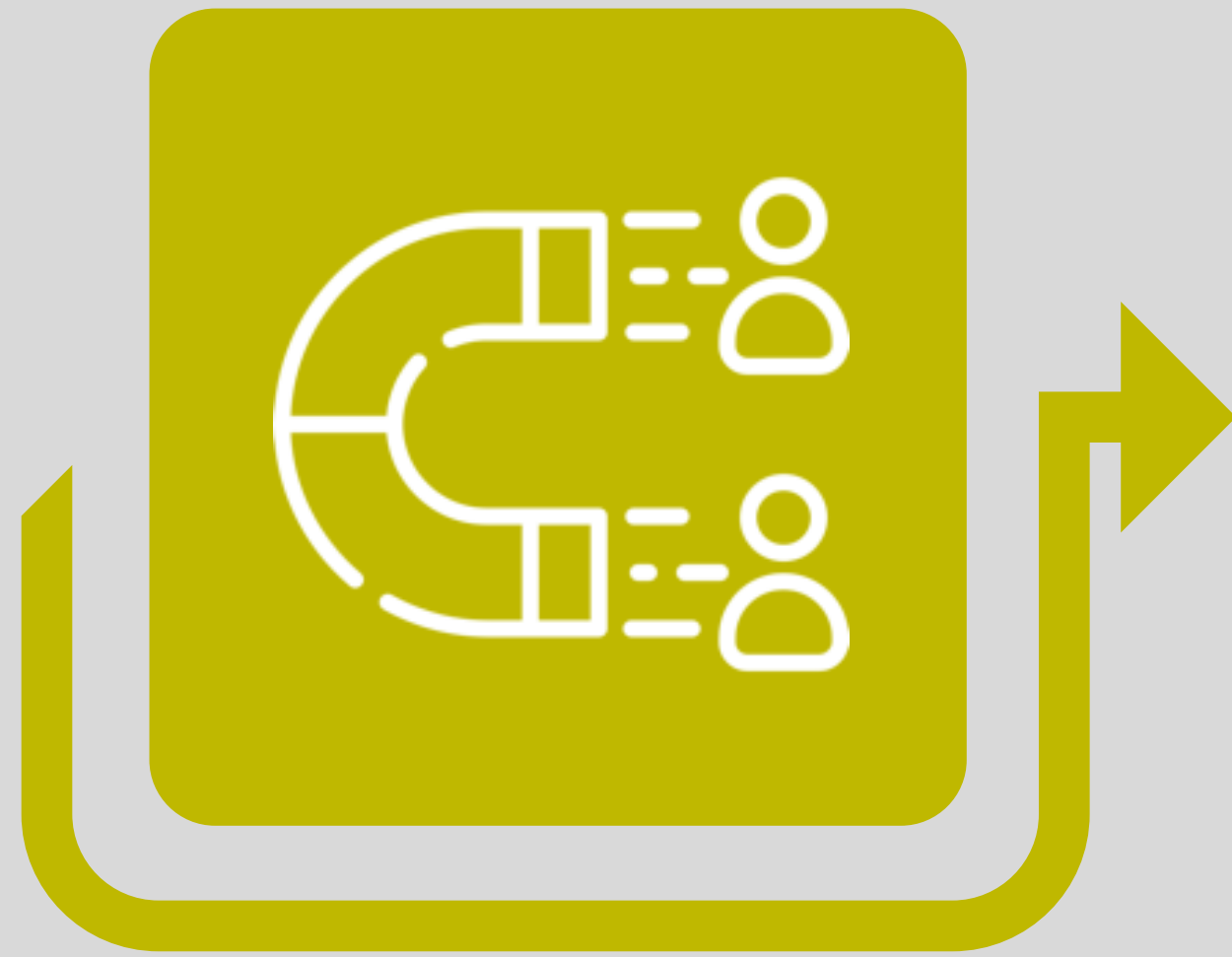
BUSINESS RETENTION AND EXPANSION (BR&E)

- Focus on supporting local businesses to stay and grow in McMinnville
- Convene quarterly Business Leader Forums
- Connect to local, regional, state, and federal programs for our business community



WORKFORCE DEVELOPMENT

- McMinnville WORKS Internship Program (11th season)
- City of McMinnville's American Rescue Plan Act funded Workforce Development Initiatives implemented (Feb 2023 to Dec 2025)
- Workforce Integration Network engagements (convened monthly)



BUSINESS ATTRACTION

- Help businesses locate in McMinnville
- Identify available properties
- Assist with applying for state and federal programs
- Connect businesses with the community for success



INNOVATION DEVELOPMENT

- Support local entrepreneurs and start-ups
- Connect businesses to resources and networking opportunities
- Partner on long range innovation initiatives, including:
 - Launch Mid Valley
 - Linfield Launch Lab
 - Future McMinnville Innovation Campus
 - Mid-Willamette Valley Regional Innovation Hub

ECONOMIC DEVELOPMENT LANDSCAPE

Resource Partners:

- Chemeketa
- Linfield University
- McMinnville School District
- Willamette Workforce Partnership
- Oregon Manufacturing Extension Partnership
- Small Business Development Center

State Programs & Departments

- Regional Solutions
- Department of Agriculture
- Department of Transportation
- Department of Aviation
- Oregon Employment Department - WorkSource



City Partners

- Stable Table
 - Chamber of Commerce
 - Downtown Business Association
 - MEDP
 - Visit McMinnville
- Urban Renewal Advisory Committee (MURAC)
- Economic Vitality Leadership Council (MEVCL)
- MacTown 2032
- Workforce Integration Newtwork (WIN)

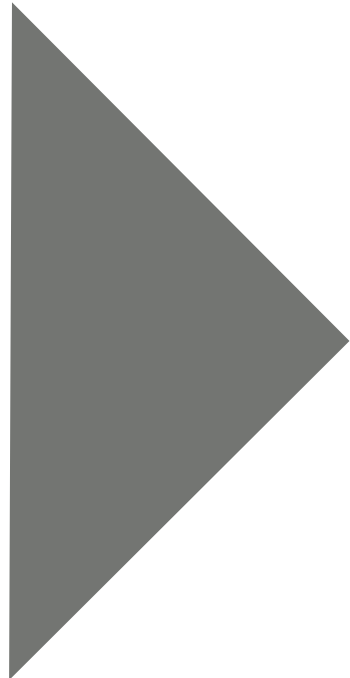
Yamhill County Regional Partners

- Launch Mid Valley
- Regional innovation Hub
- County Economic Development Manager

CITY OF MCMINNVILLE 8212 GRANT – BUSINESS DATA

ISSUE:

Insufficient trained workforce to support local businesses.



STRATEGY:

Invest in **data-driven** workforce development programs, including specialized training, scholarships, apprenticeships, and internships.

Grant Funding Statement:

The McMinnville Business Recovery and Resiliency Plan (“Plan”) is a State American Rescue Plan Act (“ARPA”) funded project secured by Rep. Ron Noble (HD-24) in the 2021 Oregon Legislative Session. The Plan addresses the ongoing issues related to the impacts of the COVID-19 pandemic. In addition, the Plan supports the community’s MacTown 2032 strategic plan goal of Economic Prosperity. This Plan is intended to have enduring value.

Database Development:

Challenge: Lack of a comprehensive McMinnville business registry hindered effective communication.

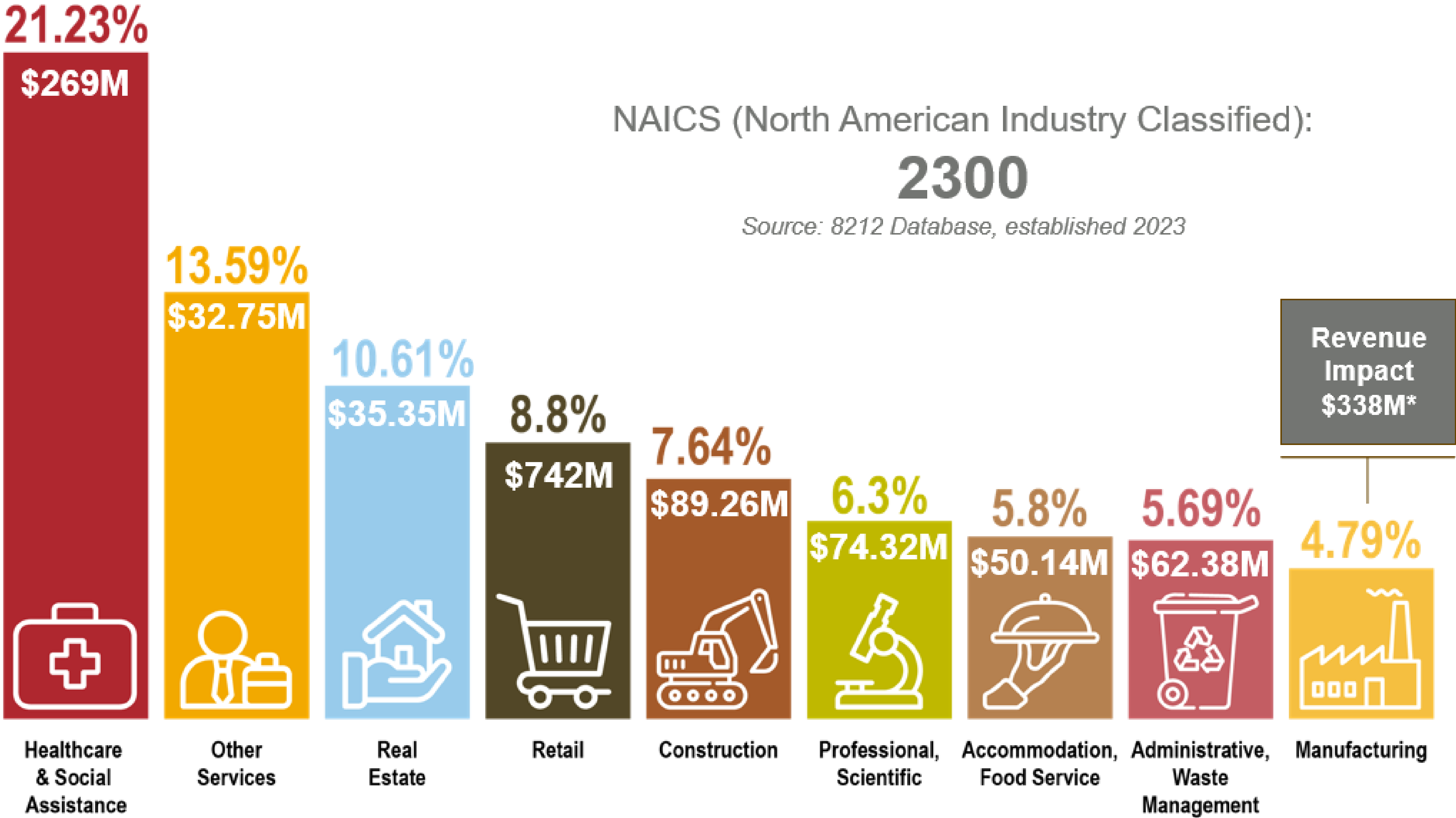
Solution: Implemented a Customer Relationship Management system in March 2023 to consolidate business data in McMinnville and improve equitable engagement.

Features: Consolidated business data including contact details, industry sector to provide a community wide database to meet the needs of the entire business community.

CITY OF MCMINNVILLE 8212 GRANT – BUSINESS DATA

- MEDP utilizes Salesforce as an “in progress” dashboard and database to keep a real-time pulse on the needs of the business community.
- The business database helps us track interactions, manage relationships, and gather critical data about local businesses.
- This system allows us to analyze ongoing projects, identify trends, and respond proactively to serve business partners.
- By using a business database, we can ensure that our actions are data-driven, allowing us to make informed decisions that support the growth and sustainability of McMinnville's economy.

MCMINNVILLE BUSINESS BREAKDOWN



* Business Oregon via Data Axle-GIS Planning integration. September 2024

BUSINESS ENGAGEMENT

We had **187 business consultations** with a variety of industries from October 2023 - 2024



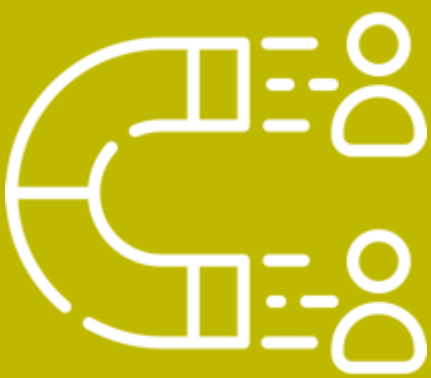
BUSINESS RETENTION AND EXPANSION

Alchemist Jam • Aliza's Almond Cookies • Alpine Crossing/Loft & Lies • APT • Betty Lou’s, Inc. • Blue Raeven Pie • Buchanan Cellers • Buildable • Cascade Steel, a Radius Recycling Co. • Celestial Hill Vineyard • Chapul Farms Innovation Center • Cutting Edge Metals Inc • Elk Creek Forest Products • EMPWR Nutrition • Ether Form • Evasion Brewing • Evergreen Museum • ExcelTech • Fackler Construction • Flag & Wire • Freelin-Wade • Genessee & Wyoming Railroad • GLI Logistics • Heater Allen • HelloCare • Hunter Communications • Innova • Local Flow • MCM 11 • New Energy Works • NW Rapid Mfg. • NWUAV • Oregon Mutual Insurance • Organic Valley • Pacific Pattern Technology • Parker Meggitt • Phenix Solutions • Precision Analytical • Precision Aviation • RPAMS • S&S Electric • Skyline Champion Homes • Solid Form Fabrication • Sustainable Rituals • Suzy's Chocolates • SwedeMom • Tainable Labs • Universal Forest Products • Willamette Valley Medical Center • World Class Technology • William Henry



WORKFORCE DEVELOPMENT

1882 Grille • Aliza Cooks • Alpine Crossing • Atticus Hotel • Branch Geary • Builders First Source • Cascade Steel, a Radius Recycling Co. • Cellar Ridge Construction • City of McMinnville Engineering • Cutting Edge Metals • Cypress Restaurant • Domain Construction • Dominguez Construction • EMPWR Nutrition • Ether Form • Evergreen Museum • Express Employment • Franz/US Bakery • Fusion Drinking Fountains • Golden Valley Brewery & Restaurant • Gormley Plumbing • HelloCare • Hunter Fiber • Knife River • Life Care Center • McMinnville Water & Light • Memory Care • Michelbook • Miller Technologies • MV Advancements • Nathan Young Construction • New Energy Works • Parker Concrete • Phenix Solutions • Physicians Medical Center • Pure Light Botanical Beauty • Pizza Capo • Serendipity Ice Cream • Simpson Electric • Skyline Champion Homes • Solid Carbon • Solid Form Fabrication • Soter Vineyards • Swedemom Center of Giving/MacHub • Tanoshi, Inc • The Allison Inn • The Ground • The Springs Living • Troon Vineyard Tasting Room • Vineyard Heights Assisted Living • Virginia Garcia Helath Center • Wagner Advisory Group • Visit McMinnville • Willamette Valley Medical Center • William Henry • Wings & Waves



BUSINESS ATTRACTION

Allison Inn & Spa • Alpine Hospitality • Chameleon Industries • DC Structures • GS Hospitality • Holt Ag • Innovation Campus • McMinnville Properties • Project Ace Battery • Project Apollo • Project Cooler • Project Dolomite • Project Fabrik • Project Firepower • Project HAL • Project Hedron • Project Hyperscale • Project Illuminate • Project Jerky • Project Kuma • Project Light Speed • Project Magic Sponge • Project Q Data • Project Q Distribution • Project ReCircle • Project Spice • Project Sunday • Project Table • Northwest Rubber Site • Revino



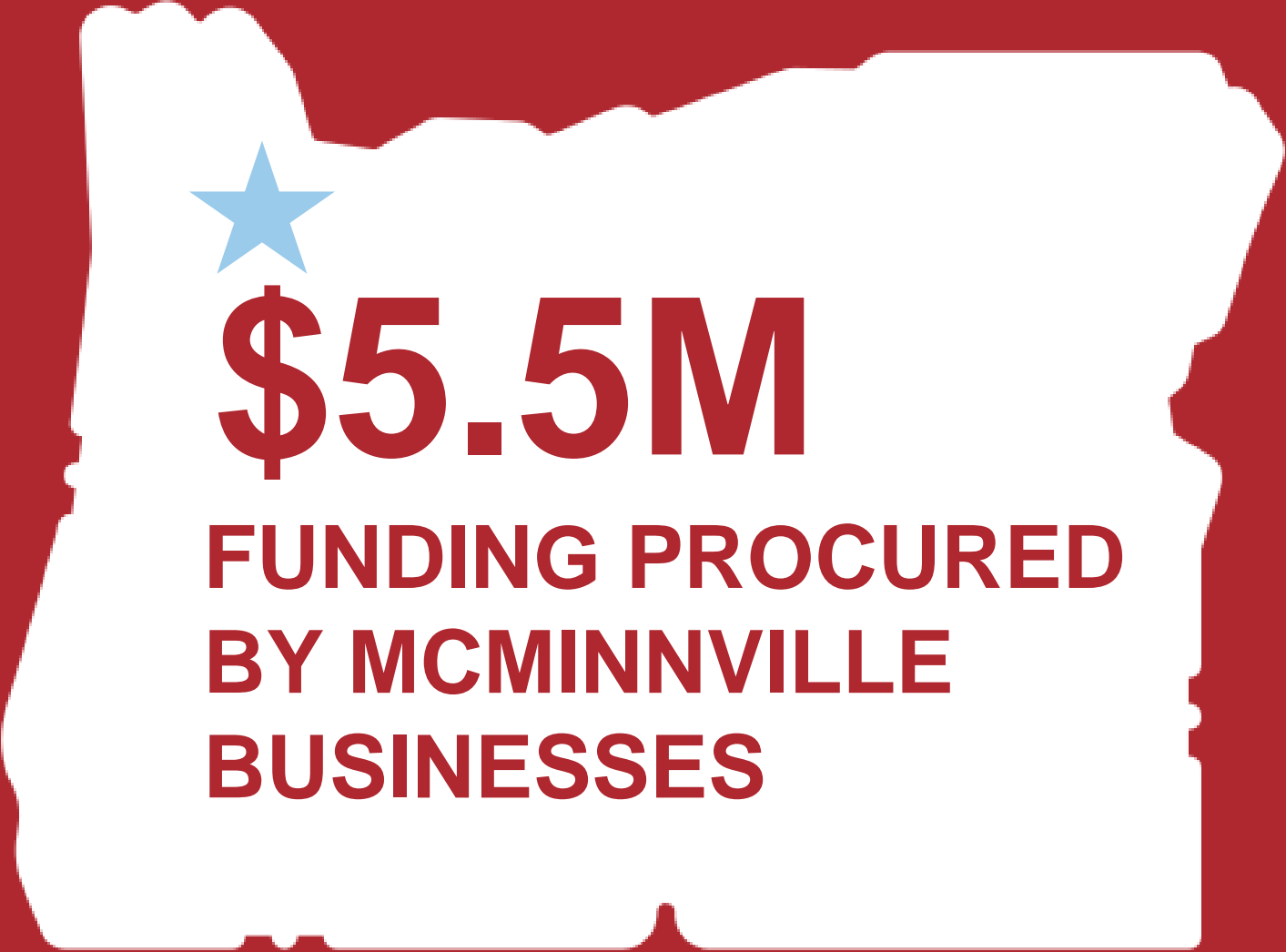
INNOVATION DEVELOPMENT

Alchemist Jam • Aliza's Almond Cookies • Aris Hydrronics Inc. • ASAP Vision AWB Consulting • Bad Dog Bakery • BCC Business Consulting • Berry Creek Garden • Bierly Brewing • Bunny Belly Bagels • Casa de Flores Events • Cascade Movement Center • Chemeketa Project Kitchen • Creations by BG • Educated Evolution • Ether Form • Evergreen Aviation & Space Museum • Excel Tech • Free Wild She • Fusion Drinking Fountains • GLI Logistics • Hey Let’s Play • Holfert Consulting • Innova • Lateral Systems • Libonati Graphic Design • Linfield University • Mac Contractors LLC • Motor Control Technology • Mac Plaza • Navarra Gardens • Occam Associates • Pure Light Botanical Beauty • Regal Transportation • Renegade Catering • Solid Carbon • Soup To Soul • St. Bezzies Art Collab • Summon Coffee • Tanoshi Inc. • Threshold Yoga • VertueLab • Wagner Advisory Group • Willamette Valley Imaging and Diagnostics LLC

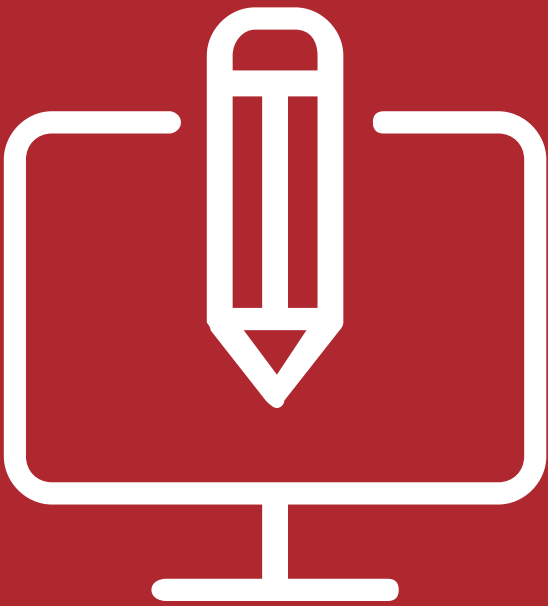


BUSINESS RETENTION & EXPANSION

BUSINESS RETENTION, EXPANSION & ATTRACTION



187
BUSINESSES
CONSULTED

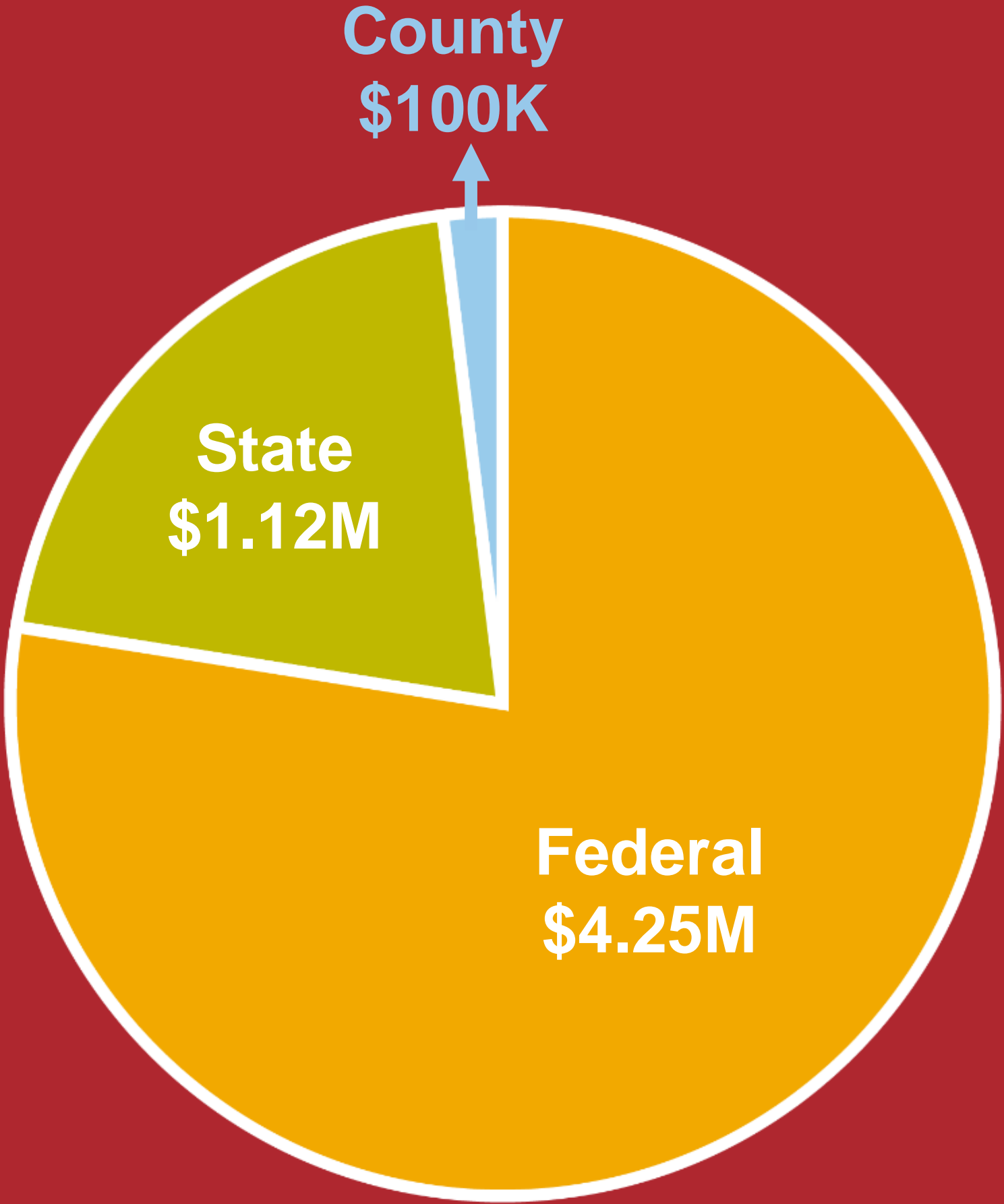


48 NEW BUSINESS
LEADS



- 18 STATE LEADS
- 15 EVENT LEADS
- 15 OTHER SOURCES

Fund Awards to McMinnville Businesses





EMPWR Nutrition



EMPWR Nutrition has continued to evolve since acquiring the former Noble Foods facility in McMinnville in 2022. Over the past year, the company has made significant strides in expanding its operations and enhancing production capabilities at its U.S. headquarters. Here are some key highlights:

Investment

EMPWR has invested \$400,000 in facility expansion and remodeling for lean processing efficiencies.

Increased Production

By adding a third production line, EMPWR has increased its capacity to produce up to 600-700 million snack bars annually.

Job Creation

The company plans to hire over 200 more skilled employees over the next few years, building on the 75 new employees added last year.

Expansion

EMPWR broke ground in January 2024 on an 85,000 sq. ft. expansion, further boosting production capabilities.

Trade Visit

In May 2024, trade officials from Belgium, including the Consul General of Belgium to Los Angeles, visited McMinnville to mark the expansion. The visit highlighted EMPWR's commitment to strengthening its U.S. operations and its significant role in the local economy.

Local Collaboration

EMPWR has benefited from partnerships with Business Oregon, the McMinnville Economic Development Partnership, the City of McMinnville, and SEDCOR, receiving a Strategic Reserve Fund grant to support expansion.

EMPWR

Jobs
200

Additional
Indirect Jobs:
125

Total Compensation
(i.e. wages & benefits)
\$26,000,000

Total Sales and
Output
\$144,700,000



NEW ENERGY WORKS

Sustainable Expansion

New Energy Works broke ground on their new sustainable manufacturing facility on December 21, 2023.

- **Facility Expansion:** The new 20,000-square-foot production facility will enhance New Energy Works' capabilities with cutting-edge CNC equipment, additional office space, and expanded production areas.
- **Regional Growth:** The expansion is expected to boost regional growth and create new employment opportunities within the McMinnville community.
- **Community Involvement:** The groundbreaking ceremony featured local leaders, including State Representative Lucetta Elmer and Mayor Remy Drabkin, who joined New Energy Works Founder & CEO Jonathan Orpin in celebrating the project's potential impact on the region.

New Energy Works continues to lead in sustainable timber frame construction, and this new facility will further its mission of providing high-performance, environmentally responsible buildings across North America. The company's expansion in McMinnville underscores its dedication to innovation, community growth, and sustainability.





APT

High Tech Expansion

APT, a small but growing high-tech manufacturer in Oregon, recently completed a significant expansion of its facility with the addition of a 2,670 square-foot, ISO 7-rated cleanroom. This \$2.5 million project, which does not include the cost of new cleanroom equipment, was made possible with the support of a \$1.2 million Emerging Opportunity Fund Grant from Business Oregon, alongside \$1.3 million in investment from APT itself.

APT's leadership emphasized the importance of the support received during the expansion. The \$1.2 million grant from Business Oregon was a cornerstone of the project. Additionally, the McMinnville Economic Development Partnership (MEDP) and the Oregon Manufacturing Extension Partnership (OMEP) played vital roles in ensuring the project's success by fostering a supportive business environment and providing essential operational guidance.

APT's expansion is not only a testament to the company's growth but also a significant contribution to the regional economy, reinforcing Oregon's position as a leader in the high-tech manufacturing sector.

“APT is very much on track. This year, we are forecasting growth in the neighborhood of 31%. As a result, we have numerous projects aimed at increasing capacity. I have every confidence that we will meet or exceed our 2027 projections.”

Marcus Straw, President and CEO, APT

**EXPANSION
PROJECT:
2,670 sq ft,
ISO 7-rated
clean room**

Added on 10.10.2024
22 of 46

**PROJECT COST:
\$2.5M
(not including new
cleanroom
equipment)**

**FUNDING:
Business Oregon Emerging
Opportunity Grant:
\$1.2M
APT: \$1.3M**

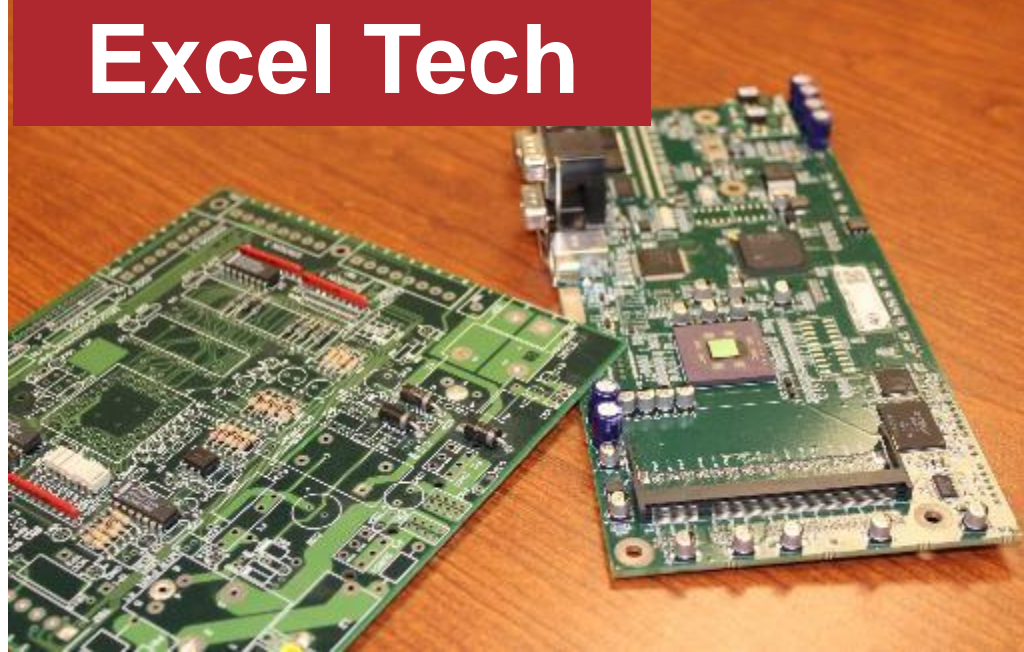
**JOBS
RETAINED:
25**

Amended on 10.10.2024
105 of 189





BUSINESS SUPPORT TOURS (BRE)



Excel Tech



Blue Raeven Pies



Chapul Farms



Buildable



Cascade Steel



Freelin Wade



Flag & Wire



Buchanan
Cellars



Heater Allen
Brewing



William Henry



LEGISLATIVE/ PARTNER TOURS

**EMPWR Nutrition with Director
Cheang, Business Oregon**



**McMinnville Water & Light
Infrastructure Tour with local,
regional and state partners**

**Belgium Consulate with
Rep. Elmer and Mayor Drabkin**



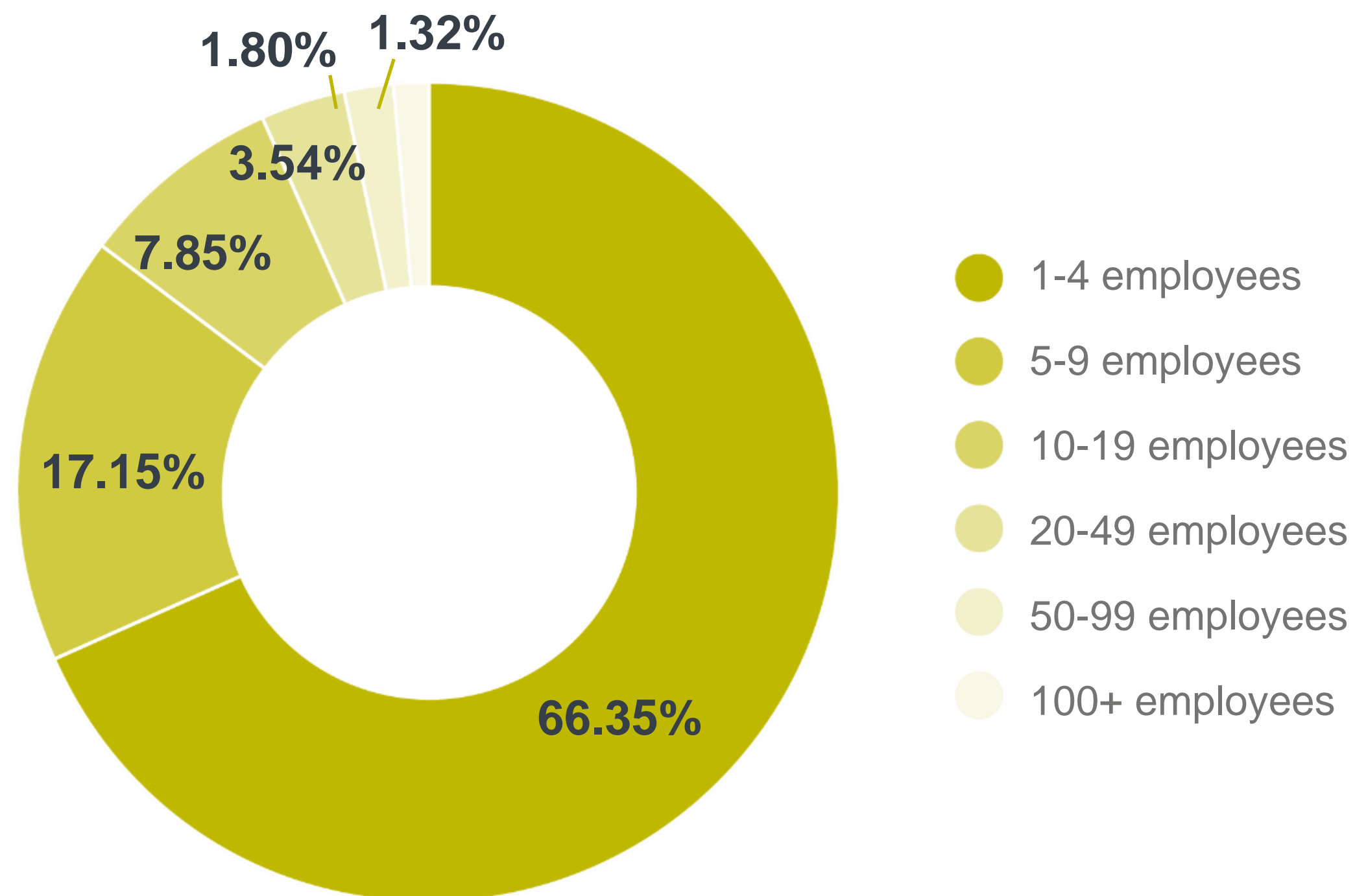
**Remy Wines, Chapul Farms,
Solid Carbon with
Tobias Read, State Treasurer**



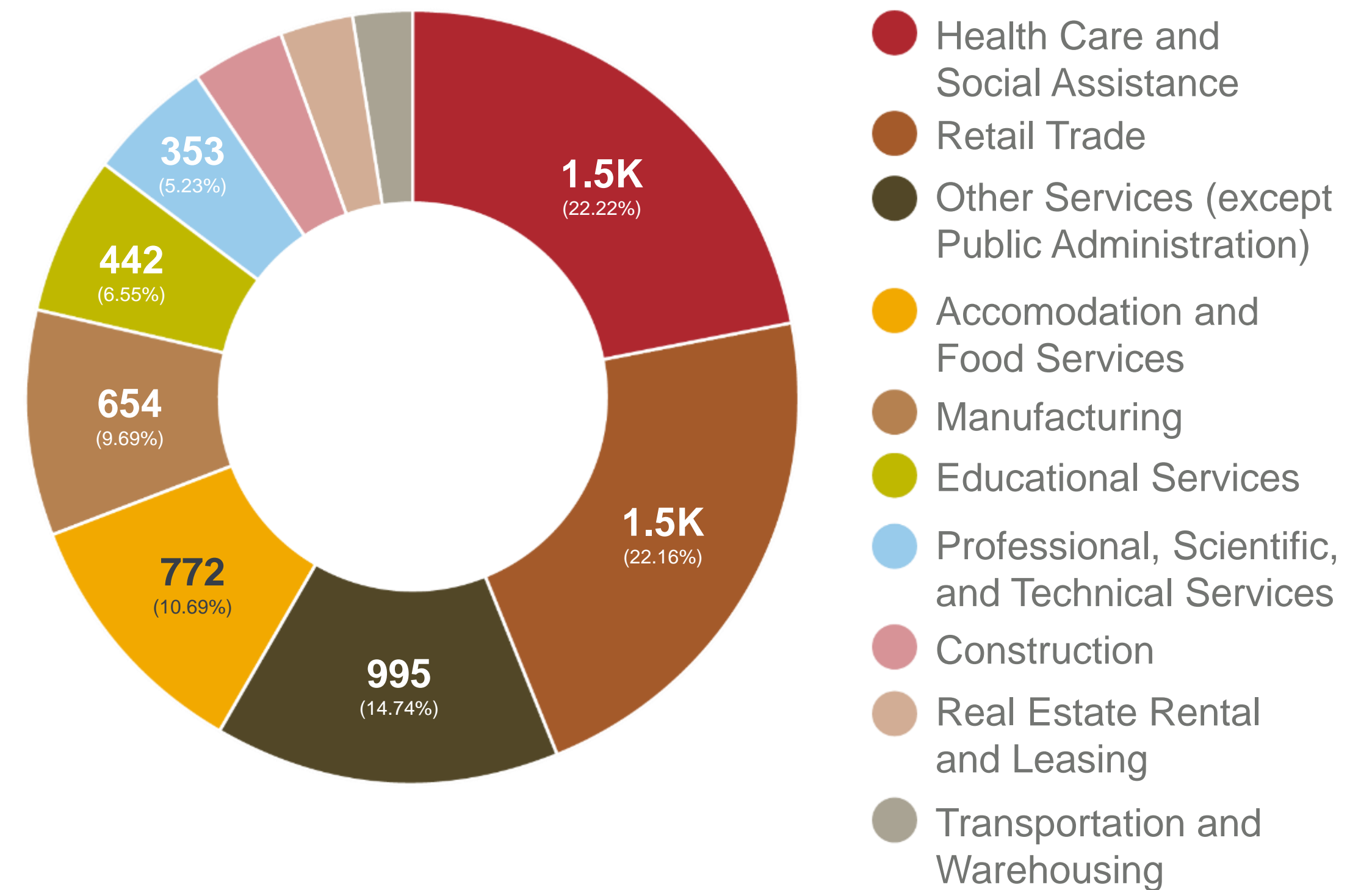
WORKFORCE DEVELOPMENT

MCMINNVILLE WORKFORCE

Number of Employees by Business



Number of Employees per Industry



Data Source: Applied Geographic Solutions and GIS Planning 2024, TaxFoundation.Org 2021 and GIS Planning research.

MCMINNVILLE WORKS INTERNSHIP PROGRAM 2024



14

INTERNS



10

HOST SITES



13

MENTORS



348

APPLICATIONS

WORKFORCE

WORKFORCE INTEGRATION NETWORK (WIN)



12

MONTHLY
MEETINGS



53

PARTNERS

MEMBER BREAKDOWN

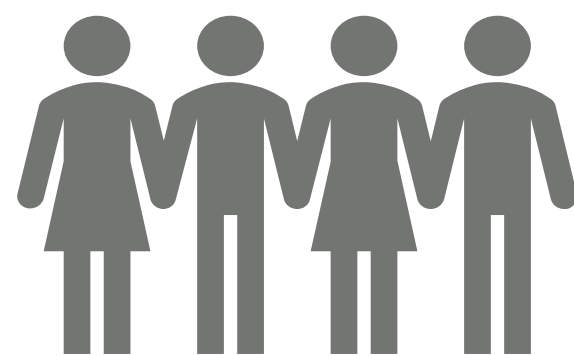


49% Resource Agencies
28% Industry Partners
23% Educational Institutions

GROWING OUR OWN WORKFORCE

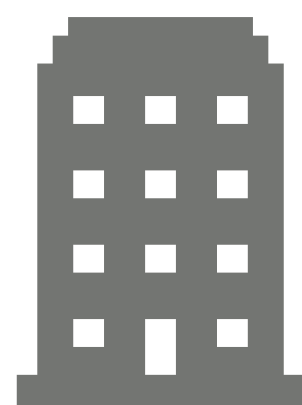
120

TOTAL
CONNECTIONS
MADE



74

PEOPLE



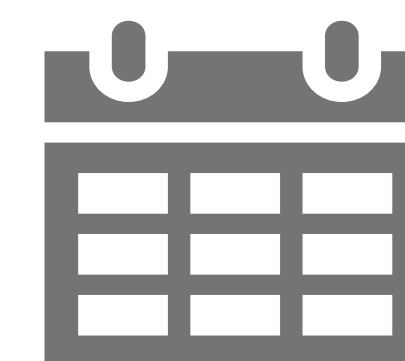
31

COMPANIES



11

EVENTS



3

MONTHS

Source: Madison Aradine, 2024 Summer Internship Program Coordinator

MEDP | McMINNVILLE
WORKS

348

APPLICANTS

14

INTERNS PLACED
IN 10 DIFFERENT
COMPANIES

7

OFFERED POSITIONS AT
PROGRAM COMPLETION

FIELDS OF INTEREST:

- Engineering
- IT
- Data Entry
- Project Management
- Marketing

INTERNS' TOP SCHOOLS:

- Oregon State University
- Linfield University
- University of Oregon
- Chemeketa Community College
- Amity High School
- McMinnville High School
- Boston University
- Biola University
- George Fox University

241

ENGINEERING
APPLICATIONS

HOST SITES

City of McMinnville Engineering • Cutting Edge Metals • EMPWR Nutrition • Ether Form •
McMinnville Water & Light • MEDP • Miller Technologies • Solid Carbon •
Solid Form Fabrication • Swedemom Center of Giving



BUSINESS RECOVERY & RESILIENCY

Coordination of Sustainable
Localized Workforce Programs



DELIVERABLES:

- Yamhill Valley Careers Resource Directory and Jobs Board (YVCareers.com)
- Workforce Integration Network (WIN) restructured for data driven action plans
- Mentorship Program for the Skilled Trades developed with McMinnville High School
- Hospitality & Tourism Seasonal Hiring Event
- Healthcare Paid Internship Program developed with Willamette Valley Medical Center
- Cultural Agility in the Workplace training



Seasonal Hospitality Hiring Event

.....

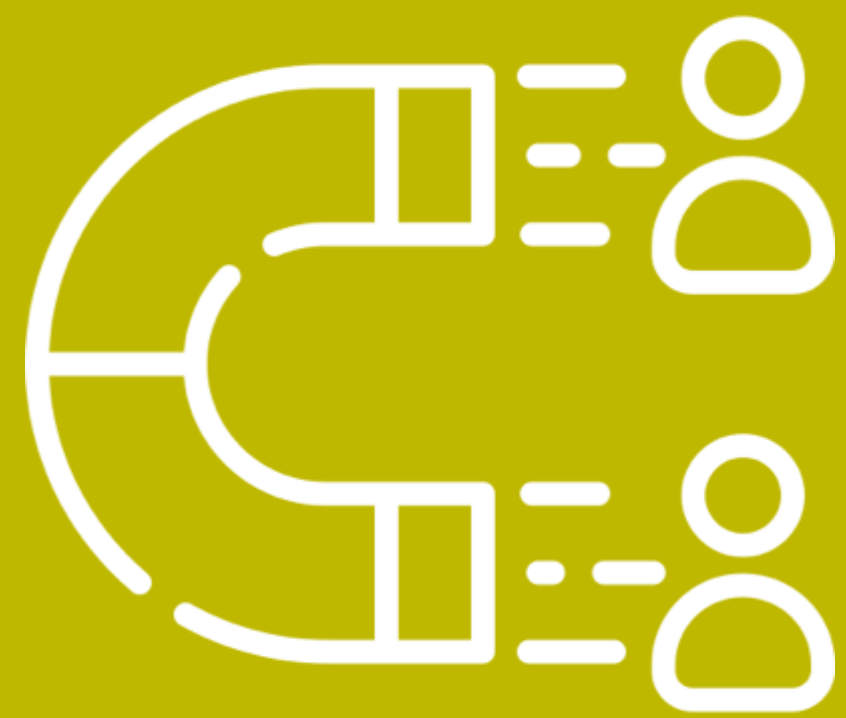
The City of McMinnville's 8212 Grant has moved into the implementation stage, focusing on connecting qualified job seekers with local employers through sustainable systems. A key initiative was the Seasonal Hospitality Hiring Event, launched in response to the critical need for seasonal workers post-COVID-19. This event, organized by a task force including MEDP, the McMinnville School District, and the Workforce Innovation Network (WIN) Advisory Council, successfully connected over 40 applicants, aged 16 to 60, with 18 job postings across six local businesses. The initiative aimed to address immediate hiring needs while laying the groundwork for future events.



Willamette Valley Medical Center Internship Program

.....

Willamette Valley Medical Center (WVMC), part of Lifepoint Health, has launched a paid internship program in collaboration with the McMinnville Economic Development Partnership. This innovative eight-week program offers individuals interested in the medical field the opportunity to explore careers within the hospital, providing guidance, skill development, and valuable insights into healthcare. Interns work 15 hours per week across various hospital departments, supporting quality care and patient outcomes while fostering a lasting enthusiasm for healthcare careers.



BUSINESS ATTRACTION

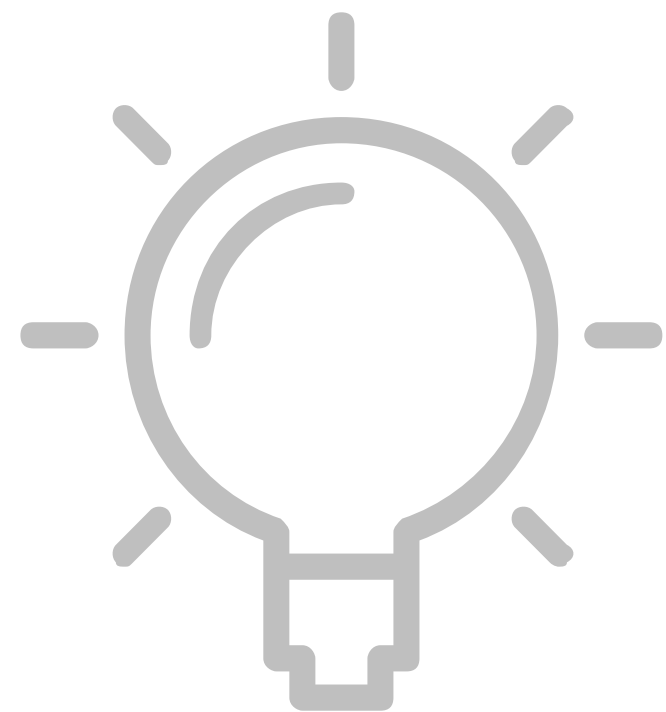


**HIGH DENSITY/
HIGH WAGE**
7-11 JOBS PER ACRE



**VALUES COMPANY
CULTURE AND
EMPLOYEE GROWTH**

ATTRACTING THE RIGHT BUSINESS



**INNOVATION
FOCUSED**
WITH RESEARCH &
DEVELOPMENT



**LEADERSHIP THAT
ENGAGES WITH
THE COMMUNITY**

ATTRACTION HIGHLIGHTS

60 site connections made

INDUSTRIAL DISTRICT:



Holt Industries

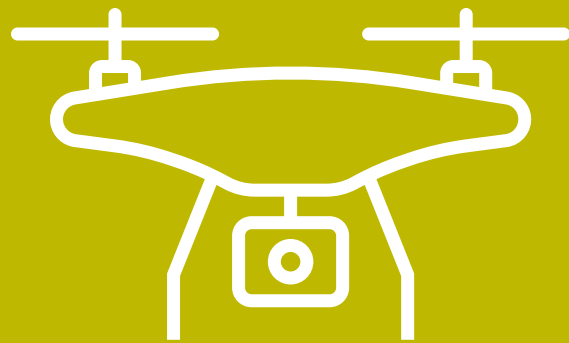


Chameleon Industries, Inc.

NE Alpha Dr.



NE Colvin Ct.



Ether Form

Added on 10.10.2024
33 of 46

HIGHWAY 18 / THREE MILE LANE:



McMinnville
Airport



Innovation
Campus



Amended on 10.10.2024
116 of 189

ATTRACTION: Available Large Industrial Sites in McMinnville

26 ACRES

3100 NE Orchard Ave.



28 ACRES

1500 NE Colvin Court



90 ACRES

3310 SE Three Mile Lane / Oregon Highway 18



140 ACRES

Innovation Campus





Airport Master Plan Tour with Potcake Aviation

A photograph of an aircraft hangar. In the foreground, a small white propeller plane with blue and black stripes is visible. In the background, a large white private jet is parked. An American flag is hanging on the wall in the background. The hangar has a high ceiling with exposed beams and lights.

Northwest Rubber RFQ Tour



Chapul Farms



Innovation Campus Tours

An aerial photograph of a campus area. In the foreground, there are several large, open fields, some green and some brown, separated by a road. A large, dark-roofed building is visible in the middle ground, surrounded by trees and parking lots. In the background, there are rolling hills and mountains under a blue sky with scattered clouds. The overall scene depicts a rural or semi-rural campus environment.A photograph of a large, long, grey industrial building with a red roof, situated behind a grassy field. A red text box in the foreground reads "Future Home of Ether Form". The building has several windows and doors. The field is green with some dry leaves. The sky is overcast.

MIP 26

MAYNARDVILLE
INDUSTRIAL PROMOTIONS
ALICE, TERRY BOULEVARD, W-40 474-9007
OFFICE: 474-9007
5100 MAYNARDVILLE, KY 40507
FACILITY: 474-9007
FOR: 474-9007

Added on 10.10.2024
35 of 46



Rivergate 28 Site

Amended on 10.10.2024



INNOVATION & ENTREPRENEURSHIP

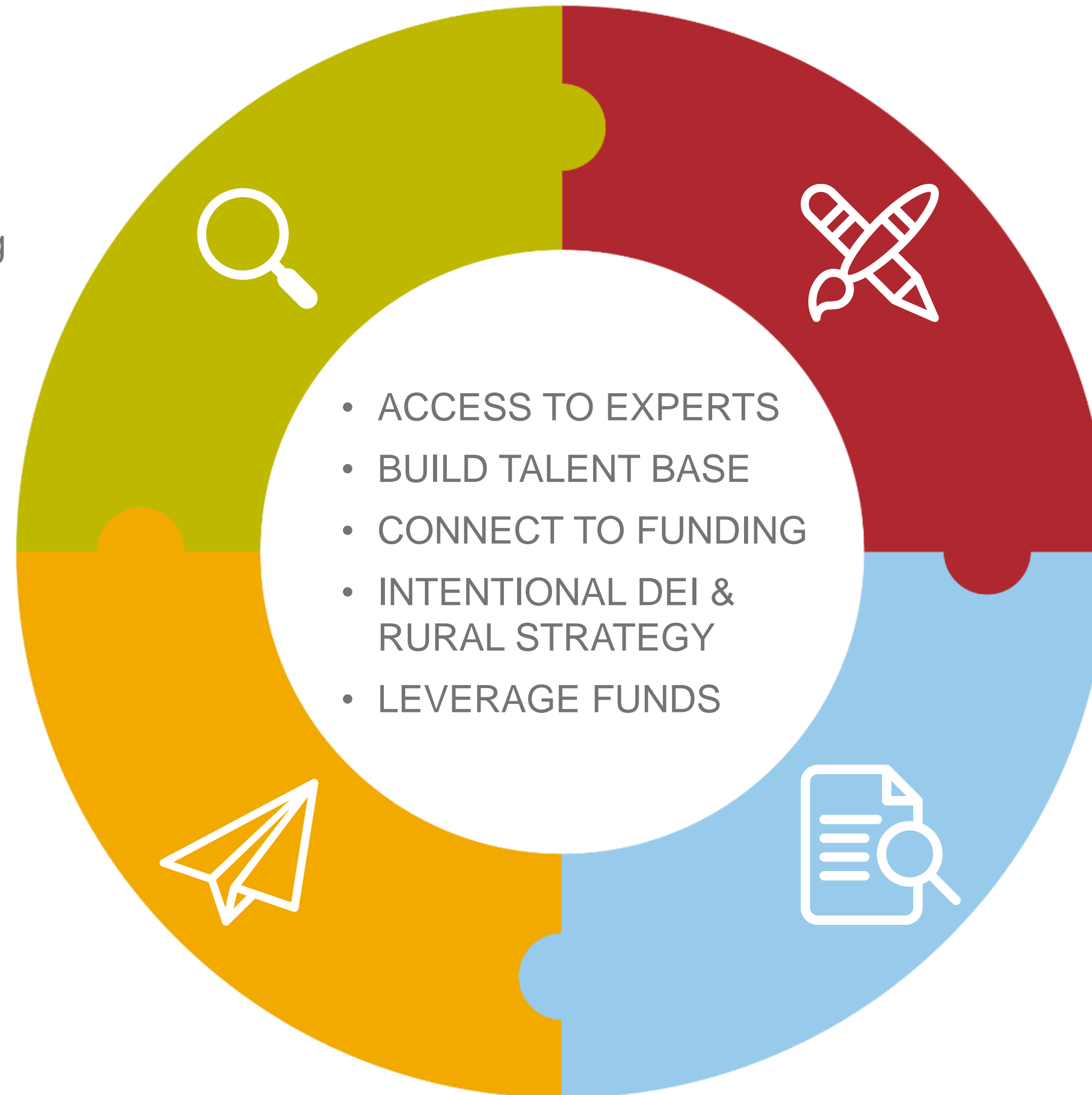
ENTREPRENUERSHIP STARTUP ECOSYSTEM

LOCAL LAUNCH MCMINNVILLE

- Linfield Entrepreneurship Center and Launch Lab
- Access to networks, capital, training
- Focus: Early stage
- Grow local businesses

LOCAL REGIONAL LAUNCH MID-VALLEY

- Support startups and entrepreneurs in the Mid-Valley region
- Build regional ecosystem
- Leverage regional assets and expertise
- Aligned with regional hubs
- Build professional capacity



STATE CENTERS OF INNOVATION EXCELLENCE

- OTRADI (bioscience)
- Pendleton (UAS)
- ONAMI (materials science & chemistry)
- Hillsboro (semiconductors)
- OMIC R&D (additive manufacturing)

STATE REGIONAL REGIONAL INNOVATION HUBS

- Regional ecosystem growth & development
- Industry agnostic
- Technical assistance
- Entrepreneurial expertise to innovation based companies



Mid-Willamette Valley Innovation Hub Plan Funded

Business Oregon has established nine Regional Innovation Hubs across the state to foster sector-agnostic partnerships aimed at developing programs, strategies, and connections for innovation-based entrepreneurs in high-growth, traded-sector industries. MEDP is a member of the core planning team along with Chehalem Valley Innovation Accelerator, Chemeketa College, and George Fox University.

Funding Award to: SEDCOR

Awarded Amount: Up to \$270,000

Date of Award: April 11, 2024

Implementation Plan Includes:

Outreach Efforts: Ensuring regional inclusivity, with a focus on historically underserved communities

Best Practice Research: Identifying elements of success

Gap Analysis: Assessing innovation-based entrepreneurial activities in the region

Asset Mapping: Identifying partner entities and programs

Service Area: Marion, Polk, and Yamhill Counties

Additional Partners:

- Small Business Development Center (SBDC)
- Willamette Workforce Partnership
- Oregon Manufacturing Extension Partnership (OMEP)
- Mid-Willamette Valley COG
- OSU Advantage Accelerator
- Linfield University
- Indy Idea Hub
- Latino Business Alliance
- Willamette University
- Western Oregon University

MCMINNOVATION AT WORK



2023 OEN Entrepreneurship Awards

In the 2023 Oregon Entrepreneurs Network (OEN) Entrepreneurship Awards, two standout McMinnville companies have been recognized for their exceptional contributions to innovation and growth. **Chapul Farms**, founded by Patrick Crowley, won the **Growth Stage Award** for its pioneering work in sustainable agriculture through insect-based bioconversion, helping transform waste into regenerative farming systems.

Precision Analytical, led by Mark Newman, Andy Tyssen, and Katie Newman, received the **Trailblazer Award** for their groundbreaking work in medical diagnostics. Their DUTCH Test has set a new standard in hormone analysis, empowering healthcare providers and patients with critical insights.



Solid Carbon Intrepid Fund

Solid Carbon, in partnership with the McMinnville Economic Development Partnership (MEDP), has achieved significant milestones since securing the High Impact Opportunity Project (HIOP) grant from Business Oregon in 2022. The company has relocated to a new facility in Oregon's wine country, expanded its team, and enhanced its research and development capabilities. **Solid Carbon** recently secured investment from the \$4 million Intrepid Oregon Fund, managed by the **Portland Seed Fund**, to advance their carbon-negative concrete products. Recognized with the **2023 McMinnville Innovator of the Year Award**, Solid Carbon continues to collaborate with MEDP and regional partners on projects like the New Beamery factory slab, furthering their mission of sustainability and innovation in the construction industry.

Added on 10.10.2024
39 of 46



2024 Yamhill County Grant Program, supporting local innovation and growth through strategic investments.

Start-Up Grant Winners (\$25,000 each):

- 1) Pure Light Botanical (McMinnville)

Small Grant Winners (\$10,000 each):

- 1) Excel Tech (McMinnville)
- 2) Alchemist's Jam (McMinnville)
- 3) Bad Dog Bakery (McMinnville)
- 4) Heater Allen Brewing (McMinnville)

Congratulations to all the winners! We look forward to seeing your success stories!

Amended on 10.10.2024
122 of 189

LAUNCH MID VALLEY - MCMINNVILLE



Annual Attendance
323

Coffee Club for Startups & Entrepreneurs



Pub Talk: People, Planet, Profits



MicroWorkshops: Leveraging AI for Your Business



MEDP EVENTS AND ACTIVITIES

Quarterly Business Leader Forums
Workforce Development
Business Attraction
Business Retention & Expansion
Innovation & Entrepreneurship

Annual
Attendance
275

**Access to
Capital Panel
Event**

**Annual Event &
McMinnovation Awards**

Boards, Commissions, Industry Initiatives

- City of McMinnville: Airport Commission & Masterplan, Economic Vitality Leadership Council, Commercial Property Assessed Clean Energy Program (CPACE), Sustainability Summit (2025), Innovation Campus PAC, Public Arts Council
- Linfield Innovation & Launch Lab
- Willamette Workforce Partnership Board of Directors
- Pacific NW Aerospace Alliance
- Yamhill County: Business Grants, Broadband Grant,
- Oregon Entrepreneurs Network: Growth Stage Award Committee

**Pacific NW Aerospace
Alliance Summer
Networking Event**

THE WORK BEHIND THE SCENES

Behind the scenes, there's a tremendous amount of work that often goes unwritten in our annual report. Collaboration, connecting businesses to resources, attracting new businesses, and developing workforce programs all require significant relationship-building and effort to keep progress moving forward.

We're proud of the work we do every day to improve McMinnville for current and future generations, knowing that it's the hard work behind the scenes that enables our local businesses to thrive.





We invite you to join MEDP in our mission by becoming an Investor Circle member.

As a public/private partnership (501c6), MEDP is funded through the generous support of our sustaining founders:

- McMinnville Industrial Promotions
- McMinnville Water & Light
- City of McMinnville
- AND our dedicated Investor Circle members



THANK YOU for those who have supported MEDP in 2023-2024

Baker Street Real Estate • Bernards CPA • BCC Consulting •
Cascade Capital Funding • Cascade Steel, a Radius Recycling Company •
Chemeketa Community College • Citizens Bank • Express Employment •
First Federal • Granary District • Keller Williams Realty • McMinnville Area
Chamber • Miller Consulting Group • Organic Valley • Precision Analytical •
R&H Construction • Solid Form Fabrication

LEARN MORE



McMinnvilleBusiness.com/
Investor-Circle

MCMINNVILLE
DEMOGRAPHICS

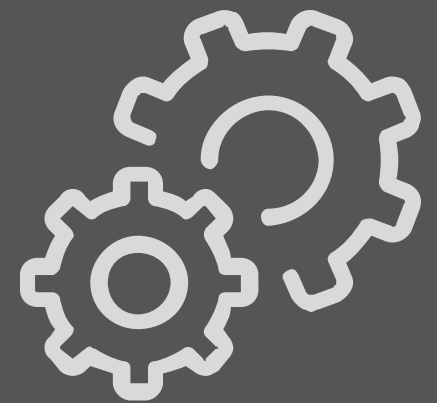
35K
POPULATION



MEDIAN AGE
38

\$68K

MEDIAN HOUSEHOLD
INCOME



LABOR FORCE

15K

1,688

TOTAL BUSINESSES

68%

HAVE 1-5 EMPLOYEES

*Data Source: Applied Geographic Solutions and GIS Planning 2024, TaxFoundation.Org 2021 and GIS Planning research

DEMOGRAPHICS and STATS

OUR LOCAL ECONOMY



MCMINNVILLE

1,668
BUSINESSES

\$2.6B

REVENUE

13,824 Employees

YAMHILL COUNTY

4,899
BUSINESSES

\$5.9B

REVENUE

34,961 Employees



McMinnville

ECONOMIC DEVELOPMENT
PARTNERSHIP



Supporting Business to Create Great Jobs



McMinnville | ECONOMIC DEVELOPMENT
PARTNERSHIP

ANNUAL REPORT

2023-2024



Scan the code for
MEDP's Annual Report



Public Safety Questionnaire - Off Leash Dogs

43 responses

[Publish analytics](#)

ENTERED INTO THE RECORD

DATE RECEIVED: [10/08/2024](#)

SUBMITTED BY: [Erin Lawler](#)

SUBJECT: [Public Comment](#)



Full name

43 responses

Angela Linck

Vanessa Caudel

Jeremiah Gerber

Wendy Hackman

Charity Becker

Lisa Watne

Autumn Mariah Lunsford

Miranda Karson

David Dummer

Dayna Gilbert

Carrissia Keeling

CasAnndra Heath

Halley Moore-Duncan

Jamie Akers

Meg Stanko

Melissa Cochran

Monze parra

Shaik Ismail

Melissa Davis

Tanya Reid



Jill

Raven Anderson

Kayleigh Butters

Zenya Mode

Elizabeth Stapish

Anastasiya DeWolf

Cassandra sue gentzler

Gracie Bercier

Arianna bello

Laura Molin

Alex M

Claudia Hamilton

Aliyah Dunn

Megan Lopez

Pamela Almeida

Maria Mihm

Paul R Martinis

Hannah Wilder

Norm Ordaz

Melanie Barnes

Ashley Carter

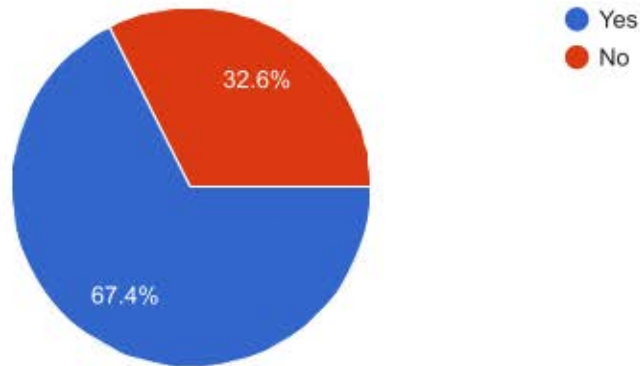
Lu Ann Anderson



I would like to receive further information regarding joining or supporting a committee dedicated to resolving the issue of off leash dogs in McMinnville

 Copy

43 responses



Preferred email to receive information if applicable

26 responses

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



[Redacted]

[Redacted]

[Redacted]

[Redacted]

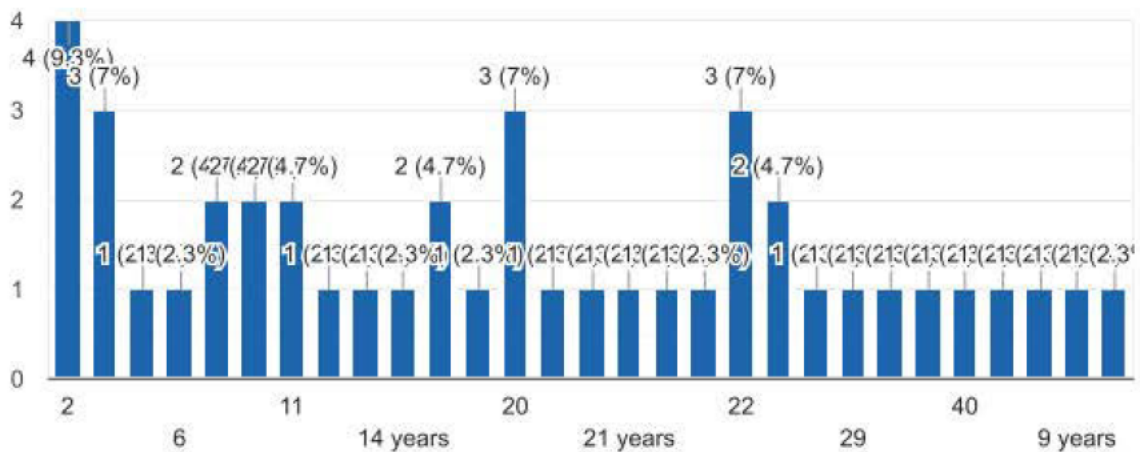
[Redacted]

[Redacted]

Number of years you have been a McMinnville resident

 Copy

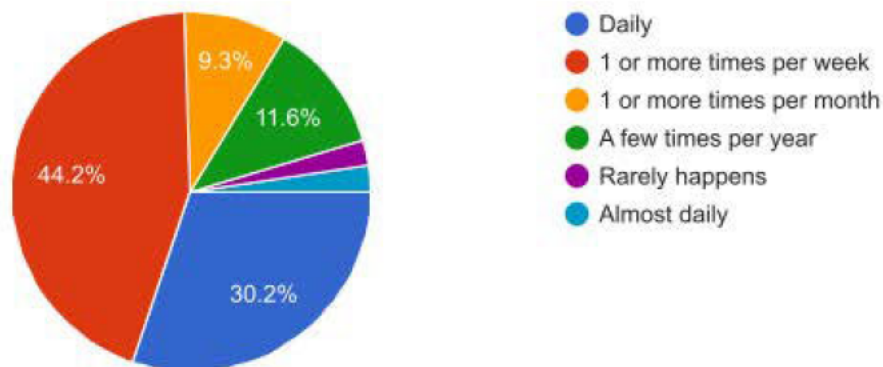
43 responses



How often do you encounter off leash dogs in McMinnville?

 Copy

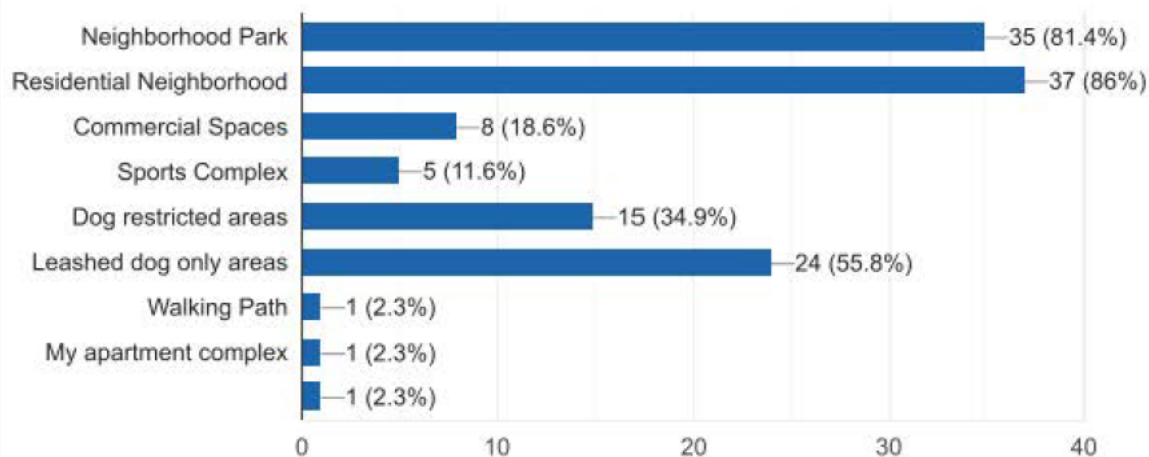
43 responses



Where have these encounters taken place? (Check all that apply)

 Copy

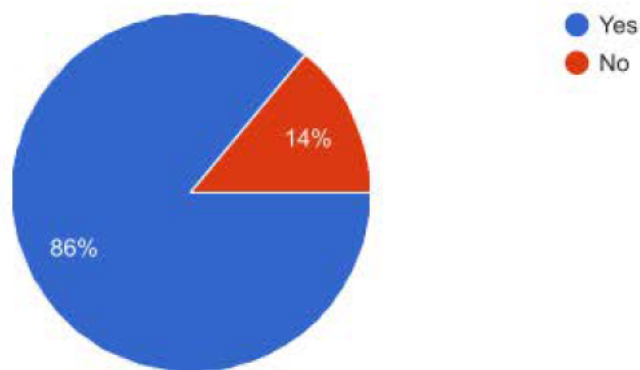
43 responses



Do you feel off leash dogs in McMinnville are a growing problem?

 Copy

43 responses



Please explain why

43 responses

It makes me fearful to walk my own neighborhood.

I feel as though i can't bring my kids or dog to any public space without feeling as though it can turn into an unsafe situation and more and more that we go anywhere, someone has an unleashed dog.

More and more frequently we are unable to walk our dogs or try to take our dogs for a walk when we believe we will not encounter an off leash dog.

My dog is leashed. Other dogs run up to him, causes issues.

I have often see owners of off-leash dogs not pick up their dogs waste when walking them. Also, not every dog is friendly and when an off leash dog approaches them, the owner has no control of their dog.

It used to be an occasional thing. Lately it seems to happen almost regularly.

It hinders my ability to work on training my own dogs who can be reactive; I try and trust the community to follow the same curtesy rules if they can't control their own dogs but when I have a dog rush my dogs and try to bite them for the owner to just yell that he's friendly is extremely frustrating.

I've never lived anywhere where it is so common for filks to just let their dogs wander neighborhoods, not worrying what might happen

Off leash Dog owners don't have anything to fear so they do it anyway. Police don't do anything about it so they keep doing it.

I feel it's always been an unaddressed problem.

I don't feel like this is a growing problem because McMinnville and Yamhill county as a whole are not dog-friendly spaces. There are very few (read less than a handful) local green spaces where dogs are allowed, let alone where dogs are allowed off leash.

I was attacked by an off leash dog near my home, ever since then, I have had problems w/ anxiety due to the attack. I walk 2 dogs on leash and it's hard to control them when other dogs approach unleashed and unmanaged.

Off leash is an issue because you cannot predict the behavior of dogs for the off leash or the on leash dog. We have a leash reactive rescue dog that would have many behaviors and it would be unsafe for an unleashed dog to come up to us.



I personally have not encountered an issue with an off leash dog.

When we first moved here, I rarely saw off leash dogs. Now, it's a regular occurrence. It's getting worse, clearly, I carry a stick and my husband carries pepper spray whenever we're out now.

As a mother with younger children, whom I also homeschool, it would be nice to feel like playgrounds are for KIDS again. Everytime we try to visit our local parks, there are either too many loose dogs on or near the play structures, or some other safety hazard (ex: homeless) that prevents us from going.

There are dogs where they go way in to my yard and people sometimes don't pick up the poop

Too many dog owners don't seem to care, and we don't see any enforcement

As I said I see unleashed dogs on a daily basis. Also, my dog was attacked by an unleashed dog in Discovery Meadows Park. The dog's owner stood there and did nothing while their dog had its mouth around my dog's neck and my dog was screaming. My dog has recovered physically but not completely emotionally. The dog owner only reached in and grabbed their dog's collar and pulled it away after I screamed at them. They still walk their new dog in Discovery Meadows Park on a daily basis. Also, I live next to Discovery Meadows Park and have full view from my front window of one of the park's accesses. I see multiple dogs walking by everyday with no leash and not controlled by the owner.

It's a safety issue when a dog runs up on another dog or human individual. Dogs are suppose to be leashed to keep everyone safe.

I've encountered off leash dogs at parks but they've all been friendly. The bigger concern I have is the number of loose, lost pets I've found roaming the streets where they're at danger of getting hit by cars. People need to be more responsible in making sure their dogs can't get loose from their homes.

My dog is unsocialized and very protective of me and my children. Everytime I try to take him out we are charged by unleashed dogs. It's only a matter of time before this situation doesn't end well for either a dog, myself, or one of my children. We are trying to get him trained, but he is highly reactive and we can't predict when and where an unleashed dog might show up.

I dont take my dog downtown or near areas that I think he would be unsafe. We dont go to areas where homeless are frequently seen.

I have a dog who is very skittish, she does not like other dogs at all because we did not socialize her a lot when she was a puppy. That being said it is not okay for someone's pitbull to rush up towards my 10 pound puppy and that pit doesn't have a leash on. Maybe it would be easier to acclimate her to new dogs if they didn't run up to her off leash.



I have to reactive rescue dogs that I cannot take for a walk because we often have dogs off leash rushing up to us in our neighborhood. These off leash dogs have also attacked my chickens and gotten into my yard/house many times. Code enforcement has required that we get pictures with a time stamp and send it to them before they will give a citation. It has become our responsibility to enforce the law. This has made it incredibly uncomfortable with our neighbors.

There's more dogs off leash and often they are trained for recall. It's making other dogs reactive to other dogs

Off leash dogs are a danger to themselves and others, including other dogs, people, especially kids, cats and other pets. However people think that their dog is cute and special or "friendly" so they don't need to be considerate of other people. Dogs are animals and people need to remember that

Some of them are nice

I am a dog walker in town and normally I don't mind but more recently I've noticed dogs not listening to pet parents or come off slightly aggressive even when we are trying to walk away.

Unleashed dog owners admit they are exercising their dog(s) but this needs to take place at dog parks where unleashed dogs is appropriate

Not all dogs are friendly, and even at kids soccer games people bring dogs and sometimes they growl or poop in the fields.

I have a service dog, and are worried she will be in danger

I personally do not have a issue with dogs off leash that are UNDER CONTROL. 99 percent of the time, these dogs are NOT under control and will go straight up to other dogs without permission, jump all over other people without permission, and often have little to no recall. Having your dog off leash is a privilege and should be a reward for proper extensive training. Dogs approaching people or dogs without permission can easily cause dog fights, bites, and physical and psychological damage to both other dogs and people. If somebody wants to work with off-leash manners they can use a long line or work in a private space.

Every time I walk my dog recently we've encountered off leash dogs in places they're not allowed.

There has been 3x in the summer that I have taken my Golden Retriever for a walk. We live by the high school. I will turn a corner and there is an owner with their dog. The dog isn't on a leash. I turn and go in the other direction.

I am afraid of some dogs. Even though I have one. I know how my dog is. I don't know how someone else's is.



See more of them as time goes by and a lot aren't being paid attention to to make sure they are behaving

My dog is excitable and just wants to play. I keep him leashed for his protection.

I am a former dog trainer and vet tech. I've seen countless AVOIDABLE pet accidents both from off-leash dogs running from their owner and going where they shouldn't and getting injured, and people and their dogs be injured by someone else's off-leash dog. I've seen it happen more and more throughout the years.

I work for the Parks and Recreation Department. I see off leash dogs at Joe Dancer all the time.

I see it more today than ever

I reside close to Discovery Meadows Park and see off leash dogs several times a week. Most of them do not approach me, but the area has signs clearly stating that dogs should be on a leash. When it becomes a problem is when dogs approach us and the owners are not able to recall their dogs, especially when we are walking our dog. Our dog is always on a leash. He is a rescue and is very fearful of other dogs. He can get pretty reactive and aggressive when dogs approach him, and if something were to happen an offleash dog comes up to him, we would be at fault. Yelling that your dog is "friendly" doesn't matter. It's just very disrespectful and dangerous to have a dog offleash. You never know what will trigger a dog to bolt when it's off leash, even a well trained dog.

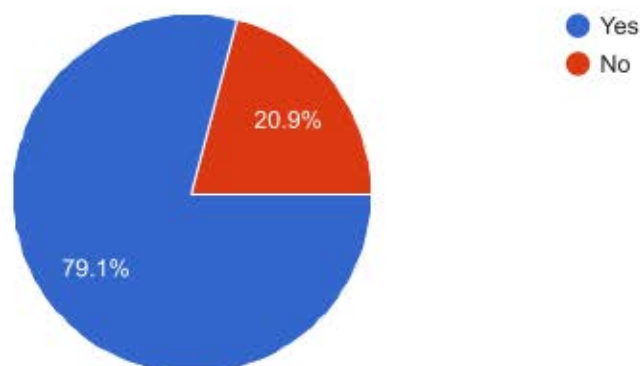
They make me feel unsafe because I don't know their temperament, if they will obey commands from their handler, and are they fully vaccinated should they bite someone. I shouldn't have to accept the handlers statement that they have control of the dog.

I don't have any issues as long as they are well trained and can recall.

Do you feel off leash dogs present a physical danger to you or your family?

 Copy

43 responses



Please explain why

43 responses

Most of the time, the dogs have been trying to get to my leashed dog.

Dogs are unpredictable. I don't know whether they are trained or not and have been approached multiple times by an unleashed dog.

We have a four month old who we can't take for a walk because of the danger of off leash dogs. People will leave their dogs outside of the residence and not be out there with them. Their dogs will come out after us at the sidewalk and in the street. The owners pretend like they just got out somehow and they have no idea how even though it happens repeatedly.

Not all dogs are friendly to people and other pets

I haven't been threatened by an off leash dog.

Not so much a danger to us but to our small dog.

They aren't always friendly and hardly ever trained or controlled

I saw two off leash huskies (with no human) approach a person walking their leashed dog and attacking the dog putting the walker in a dangerous position

I have had several dogs walk onto my property being off the leash. When the owner is reminded of the laws, they say to mind my own business, or the best response is that the owner has an "invisible leash" and the controller is in their pocket. However, the dog is still in the middle of my yard!

Unleashed neighborhood dogs have attacked and bit my leashed dogs 3 times.

I have never encountered a threat to my dog or my family from an off leash dog.

It is dangerous - they bite, no one is around to manage them.

We do not know how trained the unleashed dog is, or the owner is. We don't know if the unleashed dog is up to standards on their vaccines or have illnesses that could be contagious to other animals.

Again no issues for my family.

My husband and I walk daily. Recently, we were walking and we literally attacked by an off leash German Shepherd. Thank heaven I had my stick or we would have been toast.



Off leash dogs are a wild card, and typically their owners don't care if the dog runs up to people, including young kids or other pets.

N/-

Dogs can be vicious. There are also health and sanitary issues

Dogs can be very unpredictable. They can be easily triggered by many things including children screaming, unmuffled cars, fireworks, cars backfiring, other dogs, etc. Dogs have very sharp teeth, strong jaws and very good fighting skills. They're fast!

When a dog comes running up I don't know them, my dog don't know them and they don't know me or my dog. I have a scared reactive dog, she is not dangerous physically, but I imagine push her far enough and she would be, or if she felt I was in danger.

The ones I've encountered at parks are friendly dogs. Occasionally when I'm dog sitting a dog that I'm not comfortable yet with meeting other dogs, I've had people let their dogs run up even though the dog with me is on leash. I do wish people would be more respectful if they see a dog on leash and either ask if okay for them to meet or just hold their dog/put them on leash as the leashed dog passes by them.

Please read answer above, but also, off leash aggressive dogs are a huge problem in and around my neighborhood.

I do worry about the dogs that are owned by the homeless population because I believe they have stronger protective instincts due to their living situation.

I've never experienced an actual dangerous situation but I do think dogs being on leash is just part of being a responsible pet owner.

Dog fights and killing chickens

I often can't protect myself and my dog from off leash dogs because I'm on smaller size and try to avoid pepper spray cause I don't want to hurt my own dog when trying to ward off the off leash dogs.

Off leash dogs are often already scared, a scared dog is much more likely to lash out aggressively. They are under absolutely no control

I have 2 off leash train dogs

If a dog can not be recalled or is growling or in any way scared can be unpredictable.

Unleashed dogs are not 100% dependable to obey their owner's instructions. The dogs at times will approach leashed dogs



Unknown behavior, unknown vaccination records.

I have a service dog and feel not safe other dogs approaching off leash

The reason I select "no" is because if the dog is under control and appropriately behaved I don't have issue. The counter to this is as I've mentioned above most off leash dogs are not under control. I feel unsafe because I assume the dog has no recall and the handler is distracted.

My dog is fairly reactive. I don't trust dogs that approach without consent.

Like I said I know how my dog has been trained. I don't know how their dog is. I don't care if they tell me it's ok. Leash your dog please.

If not supervised correctly it could go bad quickly. I have seen some dogs get fairly aggressive before the owner did anything about it

Unleashed dogs have been very aggressive to my LEASHED dog.

As a person with common sense and as a former pet professional, I know you can NEVER trust that an off-leash dog is a safe dog. My dog has been attacked in McMinnville's city park by an off leash dog, and the owner did nothing, she is now terrified of any dog that runs up to her and I constantly have to be on guard. It is not fair that I have to be terrified to take her to LEASH REQUIRED spaces, only for people to ignore the rules and put their own and my dog at risk as she will defend herself if a dog runs up to her.

They could. Especially, when I'm working down there and the dogs approach me.

I walk my leashed dog every morning he is a rescue and is scared of other dogs

See answer above. It's just a bad situation to have offleash dogs running after people. You never know what's going to trigger a dog and situations like these are so simple to avoid - just keep your dog on a leash.

Dogs are unpredictable. The dog may not respond to commands. The dog may attack because it feels threatened. The reason is irrelevant; the dog must be leashed.

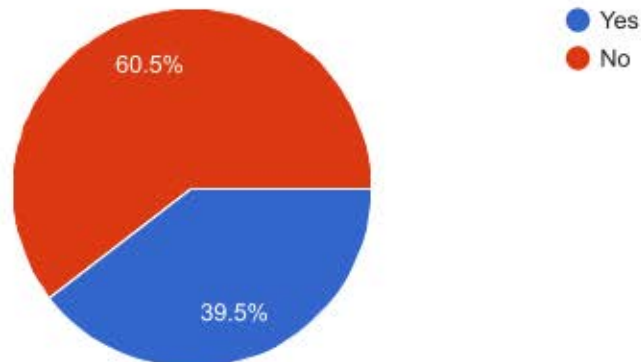
I have never encountered an off leash dog that has bothered me in any way



Have you, a family member, or your pet ever been harmed by an off leash dog in McMinnville?

 Copy

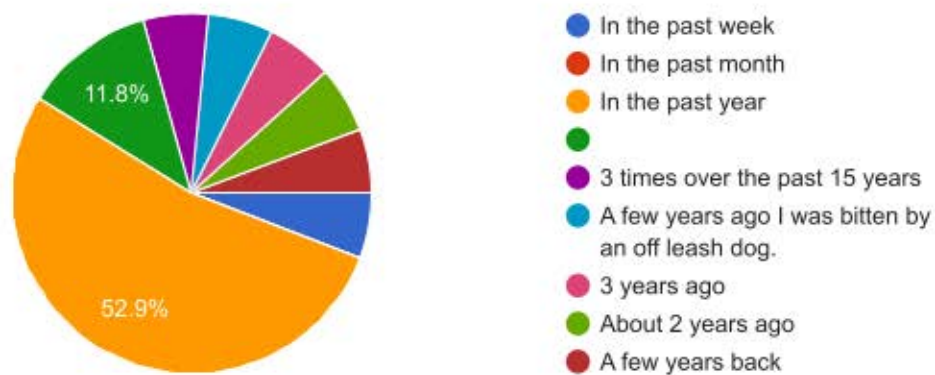
43 responses



If so, when?

 Copy

17 responses



Please describe the incident

17 responses

My family's small dog was attacked by a large off leash dog.
My 10yo daughter has been knocked down by a large unleashed dog.

This dog ran up to my dog who I was training to be neutral in public areas and it went to bite her neck and feet.

Our dogs were leashed on neighborhood walks. Other dogs ran up aggressively and bit them.

I was alone, walking my 2 dogs on leash and this dog came after us. It attacked us and didn't let go. I fell, tried to get the dog off my dog, it was biting my dogs. It now scares my everyday, to walk my dogs. I live in fear and anxiety, whenever I see a dog off leash. There are Pitbull's in my area that have been out w/o a leash - owners not around. There are Husky/wolf mixes in my area w/ the same problem - roaming the streets - they have bitten several dogs. Neighbors have talked to the owners and the owners don't do anything.

My rescue dog was so reactive from the unleashed dog, that he pulled his specialty leash so hard to caused him to loss consciousness. We have since gotten another leash per dog trainer recommendation.

I was walking alone on 2nd St. A chihuahua came out of nowhere and bit me on the leg. I gave it a good boot and it ran off. I don't want to imagine what would have happened if it had been a larger dog. That's what convinced me to always carry a stick.

A dog which was loose somewhere on 8th Street ran towards us while we were walking and started barking and being aggressive. We were not sure if it was going to attack us.

My dog was attacked by a large, unleashed dog in Discovery Meadows Park. The dog's owner stood there and did nothing while their dog had its mouth around my dog's neck and my dog was screaming. My dog has recovered physically but not completely emotionally. The dog owner only reached in and grabbed their dog's collar and pulled it away after I yelled at them. They still walk their new dog in Discovery Meadows Park on a daily basis.

Lady had three small dogs and they ran up yapping at my dog and started running in between her legs. My dog growled and they bit her.

My cousins cat was being mauled by a dog. She was bit trying to save her cat. The cat died.

Chased our family friend and made them jump into the back of a pickup to get away.

No incident, the only reason is because I am EXTREMELY careful when I see a off leash dog. Just yesterday I was trying to walk in a public leash only park with my dog and somebody was on their phone not paying attention to their dogs at all and their dogs were not even within their



sight. I waited in the parking lot for 15 minutes for them to leave. There was literally a off leash dog area in that park but they were outside of it.

I use to walk outside for exercise and walk downtown and back home. I saw two dogs so I turned around and started to walk the other way. Well they started to chase me. I turned around and started yelling at the top of my voice. They took off. So from then on if I see a dog I instantly become afraid.

Off leash dog at Joe Dancer park went after my dog. This had happened multiple times.

Walking down 10th street and 3 dogs jump there 3 foot fence and yry to attack my dogs

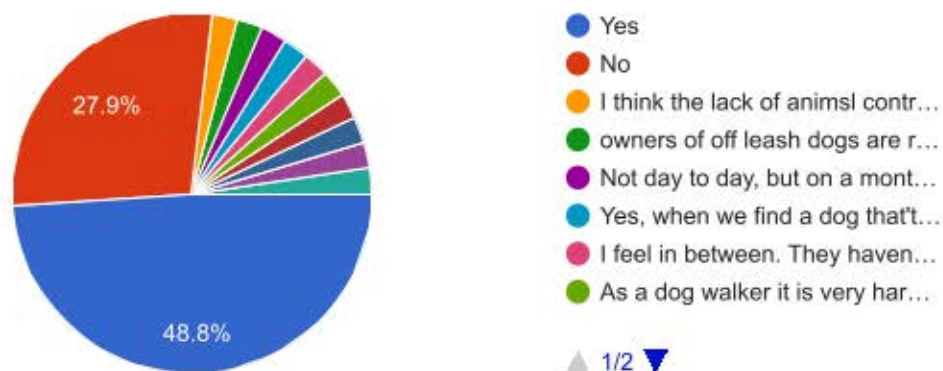
We've never been physically harmed, but have had offleash dogs come after us while we are walking our dog 4-5 times in the past year. It's super traumatic for us and our dog. We're responsible dog owners and have been working on training our dog for YEARS to be able just to see dogs at a distance without reacting. When we're approached by an offleash dog it sets our training back tremendously and just increases our anxiety and our dog's anxiety.

At an off leash park where the owner did not watch or try to control their dog. Feral cats have also attacked our dog.

Do you feel that off leash dogs in McMinnville negatively impact your day to day life?

 Copy

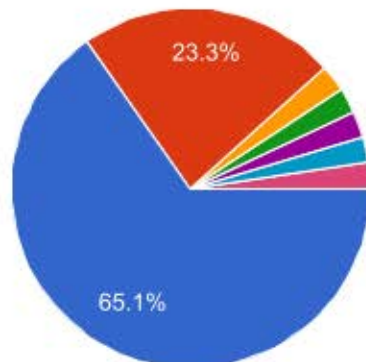
43 responses



Do you feel fearful to walk your own dog due to the presence of off leash dogs in McMinnville?

 Copy

43 responses

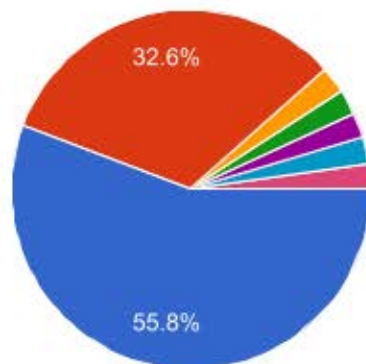


- Yes
- No
- I don't own a dog but I sure am tired of cleaning up dog poop...
- Don't have a dog
- My dogs are elderly and have a huge yard to roam in so we di...
- Sometimes yes
- Depends on the area and time is day. I plan when and where...

Do you avoid walking around your own neighborhood due to the presence of off leash dogs?

 Copy

43 responses

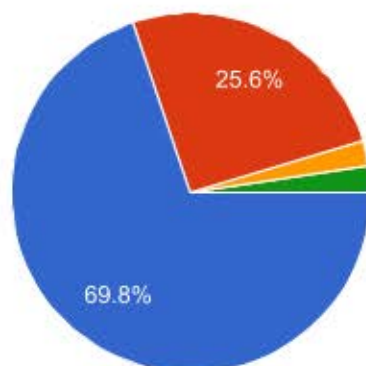


- Yes
- No
- Yes - there are many streets I don't go down anymore , due...
- Sometimes
- Dont really go for walks with my 2 elderly dogs
- We still walk around our neighborhood, but choose tim...
- Sometimes. I pay attention to...

Do you avoid visiting parks due to the presence of off leash dogs?

 Copy

43 responses

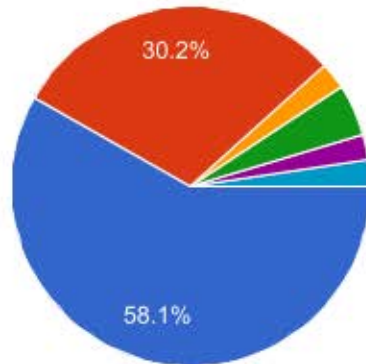


- Yes
- No
- Sometimes
- Dont really go to parks with my 2 elderly dogs

Do you feel the need to carry a weapon or deterrent while walking due to the fear of off leash dogs in your area?

 Copy

43 responses

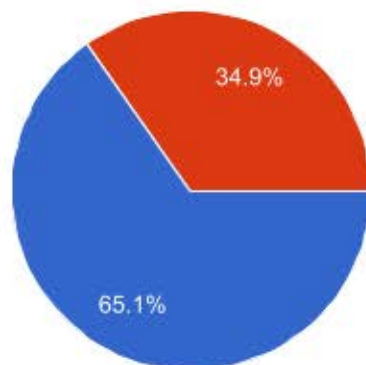


- Yes
- No
- I use the dog deterrent air can
- Pepper spray
- See above answers
- That's not my thing but I understand those that do.

Do you feel frequently unable to access public spaces in McMinnville due to the presence off leash dogs?

 Copy

43 responses

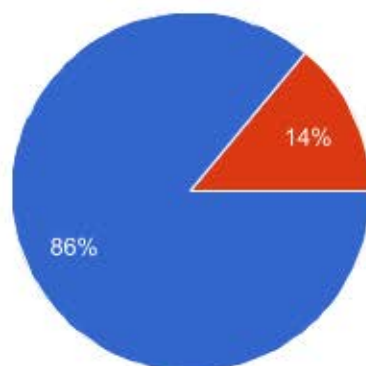


- Yes
- No

In the past 6 months have you been approached by an off leash dog in public?

 Copy

43 responses

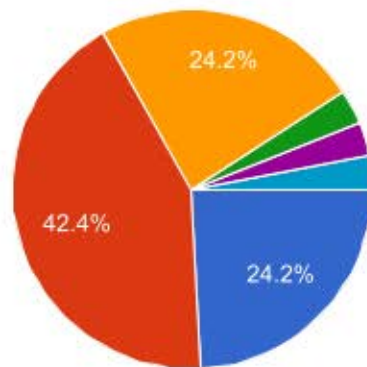


- Yes
- No

If applicable, how often do you encounter off leash dogs at children's playgrounds?

 Copy

33 responses

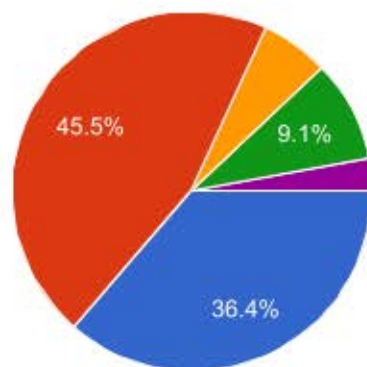


- Every time
- Frequently, but not every time
- Occasionally
- Never
- No kids don't go to playgrounds
- My kids are older and I don't frequent children's playgrounds anymore.

If applicable, how often do you encounter off leash dogs on hiking trails in McMinnville?

 Copy

33 responses

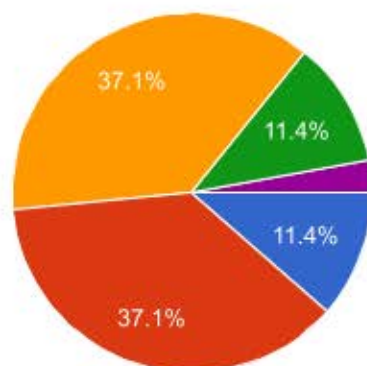


- Every time
- Frequently, but not every time
- Occasionally
- Never
- I am unable to hike.

If applicable, how often do you encounter off leash dogs in dog-restricted areas such as school grounds or sports complexes?

 Copy

35 responses

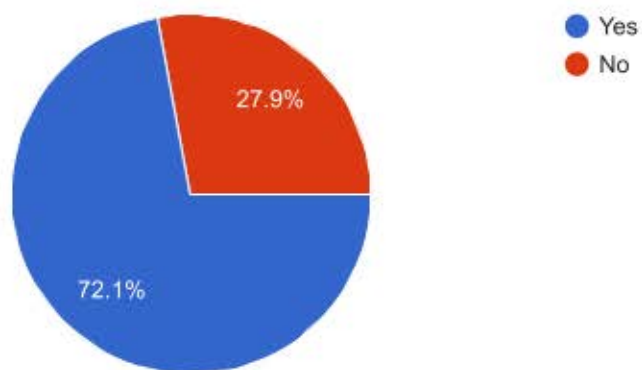


- Every time
- Frequently, but not every time
- Occasionally
- Never
- I don't frequent those areas.

In the past 6 months have you left a public space due to the presence of an off leash dog?

 Copy

43 responses



Please share any other comments you would like the city counsel to be aware of regarding off leash dogs in McMinnville

43 responses

Every single time I've been approached by an off leash dog, the owner is calling out to me saying, "It's okay, he/she is friendly!" I'm here to state that it's NOT okay! I have a terrible dog fear from childhood. I do own a dog who I walk on leash and she does not appreciate loose dogs running up to her. It's never okay. It happens so much now that I do not visit our local parks much. It happened just the other day at Evergreen, even though the trails are clearly marked "dogs required to be on leash". McMinnville needs to do better!

The presence of aggressive, unfriendly dogs at BOTH the dog parks became such a problem for my family that we stopped bringing our dog to the dog park. And now I feel like I can't walk him in public at all without fear of an unleashed dog. People say "oh, he/she is friendly with other dogs" but then their dog barks/growls at mine and mine reacts then they get upset. But my dog is leashed. It's very frustrating.

We are fearful to take our dogs and infants for a walk as we encounter multiple dogs off leash. We understand that every dog will behave differently and that's why our dogs always remain on leash. They are friendly with each other, but do not like other dogs approaching. This makes it difficult when we are trying to care for a child at the same time. My wife recently had to kick a dog while walking one of our dogs and child. Since then I have purchased pepper spray and attached it to each leash. We should not have to be fearful every time we want to leave the house for a walk.

I have my head on a swivel to protect my leashed dog. I have left parks or trails due to unleashed pets. Airport Park almost always has unleashed dogs.

My comments pertain to off leash dogs that are purposefully so, not dogs that have escaped from their home and the owner is actively trying to catch them.

If the sign says dogs must be on leash then dogs should be on leash.

Having people feel fine with their dogs off leash poses a risk to everyone. There's no consequence for doing it and I never see people be advised to leash their dogs. It can create more aggressive and fearful dogs due to lack of training and recall which is a huge problem.

We need animal control to help enforce this and a myriad of other problems in this city.

Start enforcing the laws so this city can start having responsible pet owners, people need to be held accountable!

Thank you!



We need more green spaces and trails where dogs ARE allowed, leashed or under verbal command. I have lived in four counties in Oregon and Yamhill is by far the strictest county on allowing dogs in green spaces, leashed or not. I am wary of any ordinance around leashing dogs given that we already have minimal options for where dogs may go, without needing to drive up to an hour or more for a dog-friendly green trail.

We need places to have dogs run safely off leash - but people around here give me attitude when I ask them to please leash their dogs they have dogs in public leash zoned parks.

Not all dog owners are bad dog owners. However some dog owners DO NOT properly train their dogs and can put them and other dog/owners at risk.

I am not sure the extent of the off leash dogs around town, what would be nice if there were more off leash areas in our parks and trails. So that the dogs have a place to run. I usually take mine up in the mountains. But to have some fenced off areas in the parks and along the walking trails would be nice.

I'm pro-dog. Always have been. But there are restrictions regarding all animals that need to be enforced. Leash laws are in place for many reasons - safety of other people, safety of the animal, maintaining control in unpredictable situations, sanitary reasons, I could go on and on. I should also mention that I'm deeply offended when I encounter an animal in a grocery store or inside a restaurant, leashed or not. Laws that are on the books need to be enforced.

Joe Dancer Park is full of loose dogs constantly, in the sections marked NO dogs and the trails that require a leash. The dogs are often running in the parking lot, obstructing vehicle traffic, and are a strong deterrent for parents with young kids to use the park.

N/a

The Council needs to demand that the appropriate office/official strictly enforce the existing code and keep our city safe from these unruly animals.

There are a lot of very large and very muscular pitbulls in McMinnville. Only some of the owners pull their dogs away if they are trying to go after a smaller dog. Some of them let their dog scare the smaller dog.

I want McMinnville to remain dog friendly, but handlers need to do their part.

Again, dogs lost/loose from their homes are a bigger concern for me than loose dogs at parks. It would be nice if the need for social media pages like Lost and Found pets type pages would become a rarity versus a nearly every day occurrence. Perhaps having animal control and implementing fines to retrieve lost dogs would help that situation.

No other comments



I think that it is really disrespectful to our neighborhoods, parks, and city spaces to have off leash dogs. Even if you think your dog is highly trained and could come back when called, nothing can prevent their natural hunting instincts. This includes big dogs being predatory towards little dogs, and so forth. If you cannot keep your dog on a leash then you should not be allowed to bring your dog with you. For the safety of others please leash your pets.

We need to enforce the law. It's unfair to law abiding citizens to have to navigate irresponsible pet owners. We have minimal support from local law enforcement/code enforcement and the responsibility has been put back on us even though my property taxes are through the roof. We need to manage our money better and provide the services that we need to keep our community safe. I should not have other people's dogs running in my front door if I leave my door open to get groceries out of the car. It's very stressful and is affecting our quality of life.

Something has to be done but city council shouldn't use the excuse of no dog control department to just brush this under the rug.

Public parks are the biggest issues especially Joe dancer

I don't have anything else

Not at this time I feel this questions summed it up pretty well.

All dogs are not friendly, not all dogs are aggressive. Not all dog owners are knowledgeable about how to control their dog. Always keeping our dogs leashed Provides the best chance of keeping everyone safe

Parks and Rec needs to address the dog issues, also schools shouldn't allow parents to let dogs off leash. Big dogs have knocked down my child.

With no dog control to Monitor weather or not the dog has his rabies shot. This also creates a hazard to my dog.

The solution to this issue is difficult but I believe any action will at least make some sort of impact. I'm not sure what the current fine is for having a dog off leash in a leash only area is but perhaps a reminder to the public coming from higher authority would create more awareness. More availability for off-leash areas would also be nice! Fenced in off-leash areas where dogs can safely run around without depending on their recall and obedience which is absolutely necessary to having a off-leash dog.

Joe Dancer is a big culprit. Many people run off leash on the soccer fields.

It is a safety issue.



None at this time

There are dog parks if people want to take the leash off.

I am all for dog-friendly spaces, dogs are an amazing part of our lives and community, but it has to be done safely!

Let's follow the city codes while at the parks

None

Having a dog off leash is simply disrespectful and dangerous. Leashing a dog is a simple act that increases safety tremendously. If you want your dog to be off leash, there are resources available such as playing in a backyard or going to a dog park.

I want leash laws enforced. I want to feel safe with my dog at parks and places that require dogs be leashed.

I have a dog that occasionally (around once a month ish) escapes out of my backyard or front door. My family is constantly vigilant and watching him, we try to prevent him from getting out. When he has gotten out on accident despite all of our best efforts, I have encountered people who insult and berate me for having an "off leash dog". We live across the street from West McMinnville linear Park, and the dog often runs over there when he escapes. I fully agree that dogs should be leashed outside of the dog park whenever possible, but sometimes things happen outside of the dog owners control.

This content is neither created nor endorsed by Google. [Report Abuse](#) - [Terms of Service](#) - [Privacy Policy](#)

Google Forms



Timestamp	Full name	I would like to receive further information regarding joining or supporting a committee dedicated to resolving the issue of off leash dogs in McMinnville	Number of years you have been a McMinnville resident	How often do you encounter off leash dogs in McMinnville?	Where have these encounters taken place? (Check all that apply)	Do you feel off leash dogs in McMinnville are a growing problem?	Please explain why	Do you feel off leash dogs present a physical danger to you or your family?	Please explain why	Have you, a family member, or your pet ever been harmed by an off leash dog in McMinnville?	If so, when?	Please describe the incident	Do you feel that off leash dogs in McMinnville negatively impact your day to day life?	Do you feel fearful to walk your own dog due to the presence of off leash dogs in McMinnville?	Do you avoid walking around your own neighborhood due to the presence of off leash dogs?	Do you avoid visiting parks due to the presence of off leash dogs?	Do you feel the need to carry a weapon or deterrent while walking due to the fear of off leash dogs in your area?	Do you feel frequently unable to access public spaces in McMinnville due to the presence of off leash dogs?	In the past 6 months have you been approached by an off leash dog in public?	If applicable, how often do you encounter off leash dogs at children's playgrounds?	If applicable, how often do you encounter off leash dogs on hiking trails in McMinnville?	If applicable, how often do you encounter off leash dogs in dog-restricted areas such as school grounds or sports complexes?	In the past 6 months have you left a public space due to the presence of an off leash dog?	Please share any other comments you would like the city counsel to be aware of regarding off leash dogs in McMinnville
2024/09/23 10:18:26 AM MDT	Angela Linck	Yes	12	1 or more times per week	Neighborhood Park;Residential Neighborhood	Yes	It makes me fearful to walk my own neighborhood.	Yes	Most of the time, the dogs have been trying to get to my leashed dog.	No			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Frequently, but not every time	Every time	Occasionally	Yes	Every single time I've been approached by an off leash dog, the owner is calling out to me saying, "It's okay, he/she is friendly!" I'm here to state that it's NOT okay! I have a terrible dog fear from childhood. I do own a dog who I walk on leash and she does not appreciate loose dogs running up to her. It's never okay. It happens so much now that I do not visit our local parks much. It happened just the other day at Evergreen, even though the trails are clearly marked and dogs required to be on leash McMinnville needs to do better!
2024/09/23 11:07:17 AM MDT	Vanessa Caudel	Yes	20+	1 or more times per week	Neighborhood Park;Residential Neighborhood;Commercial Spaces;Dog restricted areas;Leashed dog only areas	Yes	I feel as though i can't bring my kids or dog to any public space without feeling as though it can turn into an unsafe situation and more and more that we go anywhere, someone has an unleashed dog.	Yes	Dogs are unpredictable. I don't know whether they are trained or not and have been approached multiple times by an unleashed dog.	Yes	In the past year	My family's small dog was attacked by a large off leash dog. My 10yo daughter has been knocked down by a large unleashed dog.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Frequently, but not every time	Frequently, but not every time	Frequently, but not every time	Yes	The presence of aggressive, unfriendly dogs at BOTH the dog parks became such a problem for my family that we stopped bringing our dog to the dog park. And now I feel like I can't walk him in public at all without fear of an unleashed dog. People say "oh, he/she is friendly with other dogs" but then their dog barks/growls at mine and mine reacts then they get upset. But my dog is leashed. It's very frustrating.
2024/09/23 11:11:47 AM MDT	Jeremiah Gerber	No	3	1 or more times per week	Neighborhood Park;Residential Neighborhood;Leashed dog only areas	Yes	More and more frequently we are unable to walk our dogs or try to take our dogs for a walk when we believe we will not encounter an off leash dog.	Yes	We have a four month old who we can't take for a walk because of the danger of off leash dogs. People will leave their dogs outside of the residence and not be out there with them. Their dogs will come out after us at the sidewalk and in the street. The owners pretend like they just got out somehow and they have no idea how even though it happens repeatedly.	No			Yes	Yes	Yes	Yes	Yes	Yes		Frequently, but not every time	Yes	Yes	We are fearful to take our dogs and infants for a walk as we encounter multiple dogs off leash. We understand that every dog will behave differently and that's why our dogs always remain on leash. They are friendly with each other, but do not like other dogs approaching. This makes it difficult when we are trying to care for a child at the same time. My wife recently had to kick a dog while walking one of our dogs and child. Since then I have purchased pepper spray and attached it to each leash. We should not have to be fearful every time we want to leave the house for a walk.	

2024/09/23 11:36:46 AM MDT	Wendy Hackman	No	20	1 or more times per week	Neighborhood Park;Residential Neighborhood;Dog restricted areas;Leashed dog only areas	Yes	My dog is leashed. Other dogs run up to him, causes issues.	Yes	Not all dogs are friendly to people and other pets	No			No	No	No	No	No	No	Yes	No kids dont go to playgrounds	Frequently , but not every time	Never	Yes	I have my head on a swivel to protect my leashed dog. I have left parks or trails due to unleashed pets. Airport Park almost always has unleashed dogs.
2024/09/23 11:44:38 AM MDT	Charity Becker	No	11	1 or more times per month	Neighborhood Park;Leashed dog only areas	Yes	I have often see owners of off-leash dogs not pick up their dogs waste when walking them. Also, not every dog is friendly and when an off leash dog approaches them, the owner has no control of their dog.	No	I haven't been threatened by an off leash dog.	No			No	No	No	No	No	No	No	My kids are older and I don't frequent children's playgrounds anymore.	I am unable to hike.	I don't frequent those areas.	No	My comments pertain to off leash dogs that are purposefully so, not dogs that have escaped from their home and the owner is actively trying to catch them.
2024/09/23 11:50:41 AM MDT	Lisa Watne	Yes	6	1 or more times per week	Neighborhood Park	Yes	It used to be an occasional thing. Lately it seems to happen almost regularly.	Yes	Not so much a danger to us but to our small dog.	No			No	Yes	Yes	Yes	Yes	Yes	Yes	Frequently , but not every time			Yes	If the sign says dogs must be on leash then dogs should be on leash.
2024/09/23 12:00:55 PM MDT	Autumn Mariah Lun	Yes	14 years	Daily	Neighborhood Park;Residential Neighborhood;Dog restricted areas;Leashed dog only areas	Yes	It hinders my ability to work on training my own dogs who can be reactive; I try and trust the community to follow the same curtesy rules if they can't control their own dogs but when I have a dog rush my dogs and try to bite them for the owner to just yell that he's friendly is extremely frustrating.	Yes	They aren't always friendly and hardly ever trained or controlled	Yes	In the past year	This dog ran up to my dog who I was training to be neutral in public areas and it went to bite her neck and feet.	Yes	Yes	Yes	Yes	I use the dog deterrent air can	Yes	Yes	Every time	Frequently , but not every time	Frequently, but not every time	Yes	Having people feel fine with their dogs off leash poses a risk to everyone. There's no consequence for doing it and I never see people be advised to leash there dogs. It can create more aggressive and fearful dogs due to lack of training and recall which is a huge problem.
2024/09/23 12:01:52 PM MDT	Miranda Karson	Yes	2	1 or more times per week	Neighborhood Park;Residential Neighborhood;Dog restricted areas;Leashed dog only areas	Yes	I've never lived anywhere where it is so common for filks to just let their dogs wander neighborhoods, not worrying what might happen	Yes	I saw two off leash huskies (with no human) approach a person walking their leashed dog and atracking the dog putting the walker in a dangerous position	No			I think the lack of animsl control office in this city is a real problem	Yes	Yes	Yes	Yes	Yes	Yes		Frequently , but not every time	Occassionally	Yes	We need animal control to help enforce this snd a myriad of other problems in this city.
2024/09/23 12:02:53 PM MDT	David Dummer	No	3	Daily	Residential Neighborhood	Yes	Off leash Dog owners don't have anything to fear so they do it anyway. Police don't do anything about it so they keep doing it.	Yes	I have had several dogs walk onto my property being off the leash. When the owner is reminded of the laws, they say to mind my own business, or the best response is that the owner has an "invisible leash" and the controller is in their pocket. However, the dog is still in the middle of my yard!	No			owners of off leash dogs are rude and disrespectful, causing my PTSD to get out of control	Yes	Yes	Yes	Yes	Yes	Yes	Occassionally	Frequently , but not every time	Occassionally	No	Start enforcing the laws so this city can start having responsible pet owners, people need to be held accountable!
2024/09/23 12:37:02 PM MDT	Dayna Gilbert	No	23	A few times per year	Residential Neighborhood	No	I feel it's always been an unaddressed problem.	Yes	Unleashed neighborhood dogs have attacked and bit my leashed dogs 3 times.	Yes	3 times over the past 15 years	Our dogs were leashed on neighborhood walks. Other dogs ran up aggressively and bit them.	No	Yes	No	No	Pepper spray	No	Yes				Yes	Thank you!

2024/09/23 1:34:56 PM MDT	Carrissia Keeling	No		A few times per 4 year	Neighborhood Park;Dog restricted areas	No	I don't feel like this is a growing problem because McMinnville and Yamhill county as a whole are not dog-friendly spaces. There are very few (read less than a handful) local green spaces where dogs are allowed, let alone where dogs are allowed off leash.	No	I have never encountered a threat to my dog or my family from an off leash dog.	No			No	No	No	No	No	No	No	Never	Never	Never	No	We need more green spaces and trails where dogs ARE allowed, leashed or under verbal command. I have lived in four counties in Oregon and Yamhill is by far the strictest county on allowing dogs in green spaces, leashed or not. I am wary of any ordinance around leashing dogs given that we already have minimal options for where dogs may go, without needing to drive up to an hour or more for a dog-friendly green trail.
2024/09/23 1:59:32 PM MDT	CasAnndra Heath	Yes		1 or more times per 7 week	Neighborhood Park;Residential Neighborhood;Leashed dog only areas	Yes	I was attacked by an off leash dog near my home, ever since then, I have had problems w/ anxiety due to the attack. I walk 2 dogs on leash and it's hard to control them when other dogs approach unleashed and unmanaged.	Yes	It is dangerous - they bite, no one is around to manage them.	Yes	In the past year	I was alone, walking my 2 dogs on leash and this dog came after us. It attacked us and didn't let go. I fell, tried to get the dog off my dog, it was biting my dogs. It now scares my everyday, to walk my dogs. I live in fear and anxiety, whenever I see a dog off leash. There are Pitbull's in my area that have been out w/o a leash - owners not around. There are Husky/wolf mixes in my area w/ the same problem - roaming the streets - they have bitten several dogs. Neighbors have talked to the owners and the owners don't do anything.	Yes	Yes	Yes - there are many streets I don't go down anymore , due to dogs getting out repeatedly .	Yes	Yes	Yes	Yes	Every time	Every time	Every time	Yes	We need places to have dogs run safely off leash - but people around here give me attitude when I ask them to please leash their dogs they have dogs in public leash zoned parks.
2024/09/23 2:36:27 PM MDT	Halley Moore-Dunc	Yes		29 Daily	Neighborhood Park;Residential Neighborhood;Commercial Spaces;Leashed dog only areas	Yes	Off leash is an issue because you cannot predict the behavior of dogs for the off leash or the on leash dog. We have a leash reactive rescue dog that would have many behaviors and it would be unsafe for an unleashed dog to come up to us.	Yes	We do not know how trained the unleashed dog is, or the owner is. We don't know if the unleashed dog is up to standards on their vaccines or have illnesses that could be contagious to other animals.	Yes	In the past week	My rescue dog was so reactive from the unleashed dog, that he pulled his specialty leash so hard to caused him to loss consciousness. We have since gotten another leash per dog trainer recommendation.	Not day to day, but on a monthly/weekly basis in the neighborhood we live in.	Yes	Sometimes	Sometimes	No	No	Yes	Frequently , but not every time	Every time	Frequently, but not every time	Yes	Not all dog owners are bad dog owners. However some dog owners DO NOT properly train their dogs and can put them and other dog/owners at risk.
2024/09/23 2:53:50 PM MDT	Jamie Akers	No		10 A few times per year	Neighborhood Park;Residential Neighborhood	No	I personally have not encountered an issue with an off leash dog.	No	Again no issues for my family.	No			No	No	No	No	No	No	No				No	I am not sure the extent of the off leash dogs around town, what would be nice if there were more off leash areas in our parks and trails. So that the dogs have a place to run. I usually take mine up in the mountains. But to have some fences off areas in the parks and along the walking trails would would be nice.

2024/09/23 2:57:50 PM MDT	Meg Stanko	No	22	1 or more times per week	Residential Neighborhood	Yes	When we first moved here, I rarely saw off leash dogs. Now, itâ€™s a regular occurrence. Itâ€™s getting worse, clearly, I carry a stick and my husband carries pepper spray whenever weâ€™re out now.	Yes	My husband and I walk daily. Recently, we were walking and we literally attacked by an off leash German Shepherd. Thank heaven I had my stick or we would have been toast.	Yes	A few years ago I was bitten by an off leash dog.	I was walking alone on 2nd St. A chihuahua came out of nowhere and bit me on the leg. I gave it a good boot and it ran off. I donâ€™t want to imagine what would have happened if it had been a larger dog. Thatâ€™s what convinced me to always carry a stick.	Yes	I donâ€™t own a dog but I sure am tired of cleaning up dog poop in my yard.	Yes	No	Yes	Yes	Yes		Frequently, but not every time	Frequently, but not every time	Yes	Iâ€™m pro-dog. Always have been. But there are restrictions regarding all animals that need to be enforced. Leash laws are in place for many reasons - safety of other people, safety of the animal, maintaining control in unpredictable situations, sanitary reasons, I could go on and on. I should also mention that Iâ€™m deeply offended when I encounter an animal in a grocery store or inside a restaurant, leashed or not. Laws that are on the books need to be enforced.
2024/09/23 3:02:40 PM MDT	Melissa Cochran	Yes	23	1 or more times per week	Neighborhood Park;Residential Neighborhood;Dog restricted areas;Leashed dog only areas	Yes	As a mother with younger children, whom I also homeschool, it would be nice to feel like playgrounds are for KIDS again. Everytime we try to visit our local parks, there are either too many loose dogs on or near the play structures, or some other safety hazard (ex: homeless) that prevents us from going.	Yes	Off leash dogs are a wild card, and typically their owners don't care if the dog runs up to people, including young kids or other pets.	Yes	In the past year		Yes	Yes	No	Yes	Yes	Yes	Yes	Frequently, but not every time	Frequently, but not every time	Yes	Joe Dancer Park is full of loose dogs constantly, in the sections marked NO dogs and the trails that require a leash. The dogs are often running in the parking lot, obstructing vehicle traffic, and are a strong deterrent for parents with young kids to use the park.	
2024/09/23 4:27:47 PM MDT	Monze parra	Yes	27	1 or more times per week	Residential Neighborhood	Yes	There are dogs where they go way in to my yard and people sometimes donâ€™t pick up the poop	No	N/-	No			Yes	Yes	Yes	Yes	No	Yes	Yes			Yes	N/a	
2024/09/23 4:29:02 PM MDT	Shaik Ismail	No	21	1 or more times per month	Residential Neighborhood;Commercial Spaces;Leashed dog only areas	Yes	Too many dog owners donâ€™t seem to care, and we donâ€™t see any enforcement	Yes	Dogs can be vicious. There are also health and sanitary issues	Yes	In the past year	A dog which was loose somewhere on 8th Street ran towards us while we were walking and started barking and being aggressive. We were not sure if it was going to attack us.	Yes	Donâ€™t have a dog	Yes	Yes	Yes	Yes	Yes	Frequently, but not every time	Occasionally	Yes	The Council needs to demand that the appropriate office/official strictly enforce the existing code and keep our city safe from these unruly animals.	
2024/09/23 4:50:45 PM MDT	Melissa Davis	No	10	Daily	Neighborhood Park;Residential Neighborhood;Dog restricted areas;Leashed dog only areas	Yes	As I said I see unleashed dogs on a daily basis. Also, my dog was attacked by an unleashed dog in Discovery Meadows Park. The dog's owner stood there and did nothing while their dog had its mouth around my dog's neck and my dog was screaming. My dog has recovered physically but not completely emotionally. The dog owner only reached in and grabbed their dog's collar and pulled it away after I screamed at them. They still walk their new dog in Discovery Meadows Park on a daily basis. Also, I live next to Discovery Meadows Park and have full view from my front window of one of the park's accesses. I see multiple dogs walking by everyday with no leash and not controlled by the owner.	Yes	Dogs can be very unpredictable. They can be easily triggered by many things including children screaming, unmuffled cars, fireworks, cars backfiring, other dogs, etc. Dogs have very sharp teeth, strong jaws and very good fighting skills. They're fast!	Yes	3 years ago	My dog was attacked by a large, unleashed dog in Discovery Meadows Park. The dog's owner stood there and did nothing while their dog had its mouth around my dog's neck and my dog was screaming. My dog has recovered physically but not completely emotionally. The dog owner only reached in and grabbed their dog's collar and pulled it away after I yelled at them. They still walk their new dog in Discovery Meadows Park on a daily basis.	Yes	Yes	Yes	Yes	Pepper spray	Yes	Yes	Frequently, but not every time		Yes	There are a lot of very large and very muscular pitbulls in McMinnville. Only some of the owners pull their dogs away if they are trying to go after a smaller dog. Some of them let their dog scare the smaller dog.	

2024/09/23 5:09:31 PM MDT	Tanya Reid	Yes	9	Daily	Neighborhood Park;Residential Neighborhood;Commercial Spaces;Sports Complex; Dog restricted areas;Leashed dog only areas	Yes	It's a safety issue when a dog runs up on another dog or human individual. Dogs are suppose to be leashed to keep everyone safe.	Yes	When a dog comes running up I don't know them, my dog dont know them and they don't know me or my dog. I have a scared reactive dog, she is not dangerous physically, but I imagine push her far enough and she would be, or if she felt I was in danger.	Yes	In the past year	Lady had three small dogs and they ran up yapping at my dog and started running in between her legs. My dog growled and they bit her.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Every time	Every time	Frequently, but not every time	Yes	I want McMinnville to remain dog friendly, but handlers need to do their part.
2024/09/23 5:47:36 PM MDT	Jill	Yes	20	A few times per year	Neighborhood Park;Residential Neighborhood	Yes	I've encountered off leash dogs at parks but they've all been friendly. The bigger concern I have is the number of loose, lost pets I've found roaming the streets where they're at danger of getting hit by cars. People need to be more responsible in making sure their dogs can't get loose from their homes.	No	The ones I've encountered at parks are friendly dogs. Occasionally when I'm dog sitting a dog that I'm not comfortable yet with meeting other dogs, I've had people let their dogs run up even though the dog with me is on leash. I do wish people would be more respectful if they see a dog on leash and either ask if okay for them to meet or just hold their dog/put them on leash as the leashed dog passes by them.	No		Yes, when we find a dog that't gotten loose from it's home. We feel we can't just pass it by and try to capture it to find it's owner. It keeps us from doing what we had set out to do on that outing.	No	No	No	No	No	Yes	Occasionally	Occasionally	Occasionally	No	Again, dogs lost/loose from their homes are a bigger concern for me than loose dogs at parks. It would be nice if the need for social media pages like Lost and Found pets type pages would become a rarity versus a nearly every day occurrence. Perhaps having animal control and implementing fines to retrieve lost dogs would help that situation.	
2024/09/23 7:41:12 PM MDT	Raven Anderson	Yes	22	Daily	Neighborhood Park;Residential Neighborhood;Commercial Spaces;Dog restricted areas;Leashed dog only areas	Yes	My dog is unsocialized and very protective of me and my children. Everytime I try to take him out we are charged by unleashed dogs. It's only a matter of time before this situation doesn't end well for either a dog, myself, or one of my children. We are trying to get him trained, but he is highly reactive and we can't predict when and where an unleashed dog might show up.	Yes	Please read answer above, but also, off leash aggressive dogs are a huge problem in and around my neighborhood.	Yes	About 2 years ago	My cousins cat was being mauled by a dog. She was bit trying to save her cat. The cat died.	Yes	Yes	Yes	Yes	Yes	Yes	Every time	Every time	Occasionally	Yes	No other comments	
2024/09/25 1:55:31 PM MDT	Kayleigh Butters	Yes	20	Rarely happens	Residential Neighborhood;Walking Path	No	I dont take my dog downtown or near areas that I think he would be unsafe. We dont go to areas where homeless are frequently seen.	Yes	I do worry about the dogs that are owned by the homeless population because I believe they have stronger protective instincts due to their living situation.	No			No	Yes	No	No	No	No	No				No	.

2024/09/25 2:13:59 PM MDT	Zenya Mode	Yes	19	1 or more times per week	Neighborhood Park;Dog restricted areas;Leashed dog only areas;My apartment complex	Yes	I have a dog who is very skittish, she does not like other dogs at all because we did not socialize her a lot when she was a puppy. That being said it is not okay for someone's pitbull to rush up towards my 10 pound puppy and that pit doesn't have a leash on. Maybe it would be easier to acclimate her to new dogs if they didn't run up to her off leash.	No	I've never experienced an actual dangerous situation but I do think dogs being on leash is just part of being a responsible pet owner.	No			I feel in between. They havent caused me very much harm but I dont like like that owners let thier dogs off leash in public areas.	Yes	No	Yes	No	No	Yes	Occasionally	Frequently, but not every time	Frequently, but not every time	Yes	I think that i is really disrespectful to our neighborhoods, parks, and city spaces to have off leash dogs. Even if you think your dog is highly trained and could come back when called, nothing can prevent their natural hunting instincts. This includes big dogs being predatory towards little dogs, and so forth. If you cannot keep your dog on a leash then you should not be allowed to bring your dog with you. For the safety of others please leash your pets.
2024/09/25 2:38:46 PM MDT	Elizabeth Stapish	Yes	16	Daily	Neighborhood Park;Residential Neighborhood	Yes	I have to reactive rescue dogs that I cannot take for a walk because we often have dogs off leash rushing up to us in our neighborhood. These off leash dogs have also attacked my chickens and gotten into my yard/house many times. Code enforcement has required that we get pictures witha time stamp and send it to them before they will give a citation. It has become our responsibility to enforce the law. This has made it incredibly uncomfortable with our neighbors.	Yes	Dog fights and killing chickens	No			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Every time	Never	Frequently, but not every time	No	We need to enforce the law. It's unfair to law abiding citizens to have to navigate irresponsible pet owners. We have minimal support from local law enforcement/code inforcment and the responsibility has been put back on us even though my property taxes are through the roof. We need to manage our money better and provide the services that we need to keep our community safe. I should not have other people's dogs running in my front door if I leave my door open to get groceries out of the car. It's very stressful and is affecting our quality of life.
2024/09/25 2:42:48 PM MDT	Anastasiya DeWolf	Yes	3	1 or more times per week	Neighborhood Park;Residential Neighborhood;Leashed dog only areas	Yes	Thereâ€™s more dogs off leash and often they are trained for recall. Itâ€™s making other dogs reactive to other dogs	Yes	I often canâ€™t protect myself and my dog from off leash dogs because Iâ€™m on smaller size and try to avoid pepper spray cause I donâ€™t want to hurt my own dog when trying to ward off the off leash dogs.	No			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Frequently, but not every time	Every time	Never	Yes	Something has to be done but city council shouldnâ€™t use the excuse of no dog control department to just brush this under the rug.
2024/09/25 3:22:54 PM MDT	Cassandra sue gen	Yes	2	1 or more times per month	Neighborhood Park;Residential Neighborhood	Yes	Off leash dogs are a danger to themselves and others, including other dogs, people, especially kids, cats and other pets. However people think that their dog is cute and special or "friendly" so they don't need to be considerate of other people. Dogs are animals and people need to remember that	Yes	Off leash dogs are often already scared, a scared dog is much more likely to lash out aggressively. They are under absolutely no control	No			No	Yes	Yes	Yes	Yes	Yes	Yes	Frequently, but not every time	Every time	Occasionally	Yes	Public parks are the biggest issues especially Joe dancer
2024/09/25 3:26:23 PM MDT	Gracie Bercier	No	7+	Daily	Neighborhood Park;Residential Neighborhood;Dog restricted areas;Leashed dog only areas;	No	Some of them are nice	No	I have 2 off leash train dogs	No			No	No	No	No	No	No	Yes	Every time	Every time	Every time	No	I don't have anything else

					Neighbornood Park;Residential Neighbornood;Sports Complex; Dog restricted areas;Leashed dog only areas		I am a dog walker in town and normally I don't mind but more recently I've noticed dogs not listening to pet parents or come off slightly aggressive even when we are trying to walk away.		If a dog can not be recalled or is growling or in any way scared can be unpredictable.	No			As a dog walker it is very hard navigating between unleashed dogs trying to avoid them							Frequently , but not every time	Every time	Frequently, but not every time	Yes	Not at this time I feel this questions summed it up pretty well.
2024/09/25 3:39:49 PM MDT	Arianna bello	Yes	7	Almost daily		Yes		Yes		No				Yes	No	Yes	No	Yes	Yes					
					Neighbornood Park	Yes	Unleashed dog owners admit they are exercising their dog(s) but this needs to take place at dog parks where unleashed dogs is appropriate	Yes	Unleashed dogs are not 100% dependable to obey their owner's instructions. The dogs at times will approach leashed dogs	No			Yes	Yes	Yes	Yes	Yes	Yes	Yes				Yes	All dogs are not friendly, not all dogs are aggressive. Not all dog owners are knowledgable about how to control their dog. Always keeping our dogs leashed Provides the best chance of keeping everyone safe
2024/09/25 3:42:39 PM MDT	Laura Molin	Yes	9 years	1 or more times per week																				
					Neighbornood Park;Residential Neighbornood;Commercial Spaces;Sports Complex; Dog restricted areas;Leashed dog only areas	Yes	Not all dogs are friendly, and even at kids soccer games people bring dogs and sometimes they growl or poop in the fields.	Yes	Unknown behavior, unknown vaccination records.	Yes		Chased our family friend and made them jump into the back of a pickup to get away.	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Frequently , but not every time	Frequently ,but not every time	Occassionally	Yes	Parks and Rec needs to address the dog issues, also schools shouldn't allow parents to let dogs off leash. Big dogs have knocked down my child.
2024/09/25 3:50:01 PM MDT	Alex M	No	22	Daily		Yes		Yes		Yes			Yes	Yes	Yes	Yes	Yes	Yes	Yes				Yes	
					Neighbornood Park;Residential Neighbornood	Yes	I have a service dog, and are worried she will be in danger	Yes	I have a service dog and feel not safe other dogs approaching off leash	No			Yes	Yes	Yes	Yes	Yes	Yes	Yes	Frequently , but not every time	Frequently ,but not every time	Occassionally	Yes	With no dog control to Monitor weather or not the dog has his rabies shot. This also creates a hazard to my dog.
2024/09/25 4:29:40 PM MDT	Claudia Hamilton	Yes	45	Daily		Yes		Yes		No			Yes	Yes	Yes	Yes	Yes	Yes	Yes				Yes	
					Neighbornood Park;Residential Neighbornood;Commercial Spaces;Dog restricted areas;Leashed dog only areas	Yes	I personally do not have a issue with dogs off leash that are UNDER CONTROL. 99 percent of the time, these dogs are NOT under control and will go straight up to other dogs without permission, jump all over other people without permission, and often have little to no recall. Having your dog off leash is a privilege and should be a reward for proper extensive training. Dogs approaching people or dogs without permission can easily cause dog fights, bites, and physical and psychological damage to both other dogs and people. If somebody wants to work with off-leash manners they can use a long line or work in a private space.	No	The reason I select "no" is because if the dog is under control and appropriately behaved I don't have issue. The counter to this is as I've mentioned above most off leash dogs are not under control. I feel unsafe because I assume the dog has no recall and the handler is distracted.	No		No incident, the only reason is because I am EXTREMELY careful when I see a off leash dog. Just yesterday I was trying to walk in a public leash only park with my dog and somebody was on their phone not paying attention to their dogs at all and their dogs were not even within their sight. I waited in the parking lot for 15 minutes for them to leave. There was literally a off leash dog area in that park but they were outside of it.	Yes	Yes	Yes	Yes	Yes	Yes	Frequently , but not every time	Frequently ,but not every time	Occassionally	Yes	The solution to this issue is difficult but I bealieveany action will at least make some sort of impact. I'm not sure what the current fine is for having a dog off leash in a leash only area is but perhaps a reminder to the public coming from higher authority would create more awareness. More availability for off-leash areas would also be nice! Fenced in off-leash areas where dogs can safely run around without depending on their recall and obedience which is absolutely necessary to having a off-leash dog.	
2024/09/25 4:47:24 PM MDT	Aliyah Dunn	Yes	2	1 or more times per week		Yes		No		No			Yes	Yes	Yes	Yes	Yes	Yes						
					Neighbornood Park;Residential Neighbornood;Sports Complex; Leashed dog only areas	Yes																		
						Yes		Yes		No			No	No	Yes	Yes	Yes	No	Yes	Occassionally	Frequently , but not every time	Frequently, but not every time	Yes	Joe Dancer is a big culprit. Many people run off leash on the soccer fields.
2024/09/25 6:03:08 PM MDT	Megan Lopez	No	I've worked in McMinnville for 13 years	1 or more times per week		Yes	Every time I walk my dog recently we've encountered off leash dogs in places they're not allowed.	Yes	My dog is fairly reactive. I don't trust dogs that approach without consent.	No			No	No	Yes	Yes	Yes	No	Yes					

2024/09/25 6:48:24 PM MDT	Pamela Almeida	Yes	40	1 or more times per week	Residential Neighborhood	Yes	There has been 3x in the summer that I have taken my Golden Retriever for a walk. We live by the high school. I will turn a corner and there is an owner with their dog. The dog isn't on a leash. I turn and go in the other direction. I am afraid of some dogs. Even though I have one. I know how my dog is. I don't know how someone else's is.	Yes	Like I said I know how my dog has been trained. I don't know how their dog is. I don't care if they tell me it's ok. Leash your dog please.	Yes		I use to walk outside for exercise and walk downtown and back home. I saw two dogs so I turned around and started to walk the other way. Well they started to chase me. I turned around and started yelling at the top of my voice. They took off. So from then on if I see a dog I instantly become afraid.	They can if I see it and if it comes towards me.	Yes	Yes	Yes	Yes	Yes	No	Occasionally	Every time	Every time	No	It is a safety issue.	
2024/09/25 6:54:50 PM MDT	Maria Mihm	Yes	34 years	1 or more times per month	Neighborhood Park;Residential Neighborhood;Commercial Spaces	Yes	See more of them as time goes by and a lot aren't being paid attention to to make sure they are behaving	Yes	If not supervised correctly it could go bad quickly. I have seen some dogs get fairly aggressive before the owner did anything about it	No			Not yet but if it doesn't get better then probably	My dogs are elderly and have a huge yard to roam in so we dint really go for walks	Dont really go for walks with my 2 elderly dogs	Dont really go to parks with my 2 elderly dogs	See above answers	No	Yes	Occasionally	Occasionally	Occasionally	No	None at this time	
2024/09/25 9:50:04 PM MDT	Paul R Martinis	Yes	40 years.	Daily	Neighborhood Park;Residential Neighborhood;Dog restricted areas;Leashed dog only areas	Yes	My dog is excitable and just wants to play. I keep him leashed for his protection.	Yes	Unleashed dogs have been very aggressive to my LEASHED dog.	Yes	In the past year	Off leash dog at Joe Dancer park went after my dog. This had happened multiple times.	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes	Every time	Every time	Frequently, but not every time	Yes	There are dog parks if people want to take the leash off.
2024/09/26 1:24:43 AM MDT	Hannah Wilder	Yes	14	1 or more times per week	Neighborhood Park;Residential Neighborhood;Leashed dog only areas	Yes	I am a former dog trainer and vet tech. I've seen countless AVOIDABLE pet accidents both from off-leash dogs running from their owner and going where they shouldn't and getting injured, and people and their dogs be injured by someone else's off-leash dog. I've seen it happen more and more throughout the years.	Yes	As a person with common sense and as a former pet professional, I know you can NEVER trust that an off-leash dog is a safe dog. My dog has been attacked in McMinnville's city park by an off leash dog, and the owner did nothing, she is now terrified of any dog that runs up to her and I constantly have to be on guard. It is not fair that I have to be terrified to take her to LEASH REQUIRED spaces, only for people to ignore the rules and put their own and my dog at risk as she will defend herself if a dog runs up to her.	Yes	In the past year		Maybe not every day, but every time I try to walk my dog, I'm afraid.	Yes	No	Yes	Yes	Yes	Yes	Frequently, but not every time	Frequently, but not every time	Occasionally	Yes	I am all for dog-friendly spaces, dogs are an amazing part of our lives and community, but it has to be done safely!	
2024/09/26 2:48:16 AM MDT	Norm Ordaz	Yes	35	Daily	Neighborhood Park;Sports Complex	Yes	I work for the Parks and Recreation Department. I see off leash dogs at Joe Dancer all the time.	Yes	They could. Especially, when I'm working down there and the dogs approach me.	No			Yes	No	No	No	No	No	Yes	Every time	Every time	Every time	No	Let's follow the city codes while at the parks	
2024/09/27 4:57:24 PM MDT	Melanie Barnes	Yes	16	Daily	Residential Neighborhood	Yes	I see it more today than ever	Yes	I walk my leashed dog every morning he is a rescue and is scared of other dogs	Yes	A few years back	Walking down 10th street and 3 dogs jump there 3 foot fence and try to attack my dogs	No	Sometimes yes	Yes	Yes	Yes	Yes	Yes	Yes	Occasionally		Yes	None	



City of McMinnville
Public Works Department
3500 NE Clearwater Drive
McMinnville, Oregon 97128
(503)434-7313
www.mcminnvilleoregon.gov

STAFF REPORT

DATE: September 19, 2024
TO: Jeff Towery, City Manager
CC: Geoffrey Hunsaker, Public Works Director
FROM: Michael Runge, Wastewater Services Operations Supervisor
SUBJECT: Purchase of Service Truck w/Crane Body for Wastewater Services Maintenance Group

Report in Brief:

This action is the consideration of a resolution to enter into a contract with Chuck Colvin Ford for the purchase of a 2024 F550 Ford w/Knapheid 11 ft crane body, Stellar 8630 hydraulic crane, and hydraulic air compressor.

Background:

The WWS Maintenance Team presently use a service truck that is a 2006 Ford F650 with a center mounted crane that no longer meets our needs. It doesn't have the lifting capacity needed. The maximum winch pull is 1984lbs. The pumps at 3 mile1 pumpstation weigh 2000lbs, and at the Cozine Pump station the pumps range from 2840lbs to 4598lbs, they must be partially disassembled to remove them from the 40ft deep dry well with the current service truck. The center mounted crane controls are located on the crane; a pendant or remote control is not available. The crane operator sometimes cannot see the equipment being lifted.

Discussion:

The current service truck is 18 years old, had recent mechanical issues and is not very dependable. The new truck we are requesting is a 4-wheel drive which will allow for better responses during storm events at the remote pump stations.

By purchasing the Service truck with the Stellar 8630 hydraulic crane. It has 8600lb lifting capacity with a remote pendant for controlling the crane. This will allow the maintenance team to safely work together where they can see each other, and have the lifting capacity needed to remove the larger pumps at various facilities.

Three quotes were received:

Vendor	Equipment	Total Quote
Chuck Colvin Ford	2024 F550 Service Truck	\$168,407.26
Pacific Truck Colors	2023 Dodge 5500 Service Truck	\$184,965.00
Owen Equipment	2024 F550 Service Truck	\$185,792.74

The low bid, provided by Chuck Colvin Ford, was deemed complete and the bid of \$168,407.26 is the lowest responsible and responsive bid.

Fiscal Impact:

The Adopted FY25 budget includes \$300,000 in the Wastewater Capitol Fund (77) for the purchase of a service truck.

Attachments:

1. Resolution No. 2024-55
2. Chuck Colvin Ford Quote.

Recommendation:

Staff recommends that the City Council adopt the attached resolution awarding the contract for purchase of a 2024 F550 Ford w/Knapheid 11 ft crane body, Stellar 8630 hydraulic crane, and hydraulic air compressor for \$168,407.26, to Chuck Colvin Ford.

RESOLUTION NO. 2024 - 55

A resolution authorizing the City Manager to enter into an agreement with Chuck Colvin Ford for the purchase of a 2024 F550 Ford w/Knapheid 11 ft crane body, Stellar 8630 hydraulic crane, and hydraulic air compressor.

RECITALS:

Whereas, Wastewater Services current service truck is 18 years old and does not have the lifting capacity needed for our requirements; and

Whereas, Based on the estimated cost of a replacement, Public Works undertook a Request for Quotes under ORS 279B.070; and

Whereas, Three different quotes were received: Chuck Colvin Ford (\$168,407.26), Pacific Truck Colors (\$184,965), Owen Equipment (\$185,792.74); and

Whereas, The Chuck Colvin Ford quote was the lowest responsive bid from a responsible bidder; and

Whereas, Funding for this Shop Truck is included in the adopted FY25 Wastewater Services Capital Fund (77). The amount of the budget is \$300,000. The quote from Chuck Colvin Ford of \$168,407.26 is under budget.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF McMinnville, OREGON, as follows:

1. The City Manager is authorized to execute a purchase agreement with Chuck Colvin Ford for the purchase of a 2024 F550 Service Truck in the amount of \$168,407.26
2. That this resolution shall take effect immediately upon passage and shall continue in full force and effect until modified, revoked, or replaced.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 08th day of October 2024 by the following votes:

Ayes: _____

Nays: _____

Approved this 08th day of October 2024.

MAYOR

Approved as to form:

Attest:

City Attorney

City Recorder

Michael Runge

From: Jason Johnson <jasonj@colvinauto.com>
Sent: Tuesday, September 17, 2024 2:41 PM
To: Michael Runge
Subject: F-550
Attachments: We sent you safe versions of your files; CCE_20240917_143531_0001.pdf

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated outside of the City of McMinnville.

Michael,

Here is an updated quote. The upfit quote did not change.

The total would be 166855.50 Plus tax, title and licensing. In the past the city has done its own licensing. Tax would be 1551.76 so that would put the final number at 168,407.26 if they do their own title work.

Let me know if you have any further questions. Thank you.

Jason Johnson
Chuck Colvin Ford Nissan
1925 N HWY 99W
McMinnville OR, 97128
503-434-5371



Preview Order 1111 - F5H 4x4 Reg Chas Cab DRW: Order Summary Time of Preview: 09/17/2024 14:05:22 Receipt: 6/27/2024

Dealership Name: Chuck Colvin Auto Center

Sales Code : F74501

Dealer Rep.	Jason Johnson	Type	Fleet	Vehicle Line	Superduty	Order Code	1111
Customer Name	city of Mcmin	Priority Code	H1	Model Year	2024	Price Level	430

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F550 4X4 CHASSIS CAB DRW/169	\$57420	PLATFORM RUNNING BOARDS	\$320
169 INCH WHEELBASE	\$0	19500# GVWR PACKAGE	\$0
TOTAL BASE VEHICLE	\$57420	50 STATE EMISSIONS	\$0
OXFORD WHITE	\$0	HIGH CAPACITY TRAILER TOW PKG	\$580
VINYL 40/20/40 SEATS	\$0	40 GAL AFT OF AXLE FUEL TNK	\$0
MEDIUM DARK SLATE	\$0	EXTERIOR BACKUP ALARM	\$175
PREFERRED EQUIPMENT PKG.660A	\$0	PRICE CONCESSION INDICATOR	\$0
.XL TRIM	\$0	REMARKS TRAILER	\$0
.AIR CONDITIONING -- CFC FREE	\$0	DUAL BATTERY	\$0
.AM/FM STEREO MP3/CLK	\$0	REAR VIEW CAMERA & PREP KIT	\$415
6.7L POWER STROKE V8 DIESEL	\$10495	SPECIAL DEALER ACCOUNT ADJUSTM	\$0
10-SPEED AUTO TORQSHIFT	\$0	SPECIAL FLEET ACCOUNT CREDIT	\$0
225/70R19.5G BSW ALL POSITION	\$0	FUEL CHARGE	\$0
4.30 RATIO LIMITED SLIP AXLE	\$395	NET INVOICE FLEET OPTION (B4A)	\$0
PAYLOAD PLUS PACKAGE UPGRADE	\$1155	PRICED DORA	\$0
JOB #2 ORDER	\$0	ADVERTISING ASSESSMENT	\$0
FORD FLEET SPECIAL ADJUSTMENT	\$0	DESTINATION & DELIVERY	\$1995
FRONT LICENSE PLATE BRACKET	\$0		
			MSRP
TOTAL BASE AND OPTIONS			\$72950
DISCOUNTS			NA
TOTAL			\$72950

ORDERING FIN: QD667 END USER FIN: QD667

INCENTIVES

Acc. Code ID :10 Contract/Ref # :07-864R Bid Date :06/20/23State : OR

DISCOUNTS:

\$-600.00

Customer Name:
Customer Address:

Customer Email:
Customer Phone:

66815³⁰
100037
166,855³⁰ + tax, title
license

KNAPHEIDE

SINCE 1848

Knapheide Truck Eq. NW
4545 NW 148th Avenue
Portland, OR
Phone: (503) 265-8939
Fax: (503) 265-8938
hmariano@knapheide.com

QUOTATION

Page 1 of 2

Quote Number: L2219-23	Date: 08/31/2023	Expires: 12/31/2023	Sales Contact: Brian Mariano	
Make: TBD	Model: TBD	Year: 2023	GVWR: 19,500-22,500	Single/Dual: Dual
Cab to Axle: 84"	Cab to Tandem: N/A	Wheelbase: TBD	Trans: Automatic	VIN: TBD

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT
1	Knapheide KMT1-11 Crane Body Price is F.O.B. Troutdale, OR	\$94,498	1
Quoted Price Includes:		Total Amount:	\$94,498
		5535	5535

Knapheide 6132DLR-55K: 11 ft crane body with torq-isolator crane support system. A-40 galvanized compartments and doors, 3/16" treadplate floor, 10 gauge tops and backs, full-seam continuously welded, 12 gauge bottom and end panels of compartments and double panel doors. Exclusive 12 stage K-coat protection includes 12 stages of cleaning, pre-treat, electrodeposition prime coat, rinse, and curing. (6) recessed cargo tie-downs in floor - 6,000# capacity (2) heavy duty aluminum grab handles, and LED stop/tail/turn lights, clearance lights, & backup lights (2) work surface bumper with thru compartment, vise plate, & 2 5" receiver tube (2) Grip-Strut flex steps, (1) each side of rear tailshelf, 16" high double panel alarm tailgate with center latch and flat space for tailgate graphics.

KnapLiner: Commercial grade spray-on bed liner applied to cargo floor, sides, compartment tops, bulkhead, tailgate, rear bumper, and entire front of body

UPG 6132DLR-55K Crane: Max 8,600lb lifting capacity (53,100 ft-lbs), 21' hydraulic reach, planetary winch 60'/min speed, and double-acting cylinders w/integral holding valves. Filters crane hook, snatch block, anti-two block device & hydraulic shutdowns. 3/8" cable, boom support, wireless remote control (RF) with back up pendant control, PTO, hydraulic pump for crane, hydraulic reservoir with guard, & remote docking / charge station for crane remote

Control Panel: Power Cell controller and (8) button switch panel in the rear crane compartment. CAN-bus system with continuous working load of 115 amps. features built in overload current protection for the system and operator safety. LCD display installed in cab.

Hydraulic Air Compressor: Boss 40 CFM hydraulic compressor with Reelerair 50' x 1/2" hose reel and roller fairlead through the right rear compartment. FLR system and underbody air tanks included with compressor

Welder Bracket: Welder mounting plate installed on the street side compartment top at rear

Side Compartments: 44" high side packs and 60" high right front vertical compartment with automotive quality 3-pi T-handles

1st Vertical Side Compartment: 7 drawer unit - 3-3" high drawers, 3-5" high drawers and 1-7" high drawer (street side) Gas bottle retainer (2 bottles), vented top & bottom; Full height vertical partition with 3 adjustable divider shelves (curbside)

2nd Vertical Side Compartment: 2 adjustable divider shelves with 4 dividers each (street & curbside)

1st Horizontal Side Compartment: Bolt bin storage unit (street side) / bolt-in divider shelf with 8 dividers (curbside)

3rd Vertical Side Compartment: 2 adjustable divider shelves with 4 dividers each (street side) - Fixed shelf (curbside)

Master Locking System: Secures one entire side of compartments with a padlock in one easy motion and acts as a visual theft deterrent.

Cab Protector: with punched window

Auxiliary Lighting: (4) LED work lights installed

Strobe system: S 1/1 backup lights with built-in reflectivity & integrated strobes; (2) amber LED strobe lights installed on front grill

Outriggers: Hydraulic out / hydraulic down at curbside and hydraulic down at street side

Backup Alarm: 97 db audible alarm

Backup Camera: OEM backup camera installed

KNAPHEIDE

SINCE 1848

Knapheide Truck Eq. NW
4545 NW 148th Avenue
Portland, OR
Phone: (503) 265-8939
Fax: (503) 265-8938
bmartino@knapheide.com

QUOTATION

Page 2 of 2

Trailer Plug: 7-way flat trailer plug installed

Finish Paint: Body exterior painted single stage color and interior compartments painted white

Options:

LED Compartment Lights: LED compartment lights installed in each compartment except bottle gas compartment - Add \$850

Crane Upgrade: Stellar 8630 (8,500lbs capacity, 30' hydraulic reach) in lieu of the Stellar 8621 - Add \$2,436

E-Locks: Electric locks installed and programmed to key fob - Add \$1,356

Boom Tip Light: Dual LED boom tip light installed and wired to FM remote - Add \$897

Price does not include applicable taxes. Chassis must have a VIN # or scheduled chassis date by expiration of quote or quote will be subject to price increase.

Pacific Truck Colors, Inc.

19225 SW 125th Ct
Tualatin, OR 97062 USA

Phone: 503-692-7247
Fed ID: 93-0899884

Quote No: 36584

Thursday, December 28, 2023

Page: 1

Attention:

Pacific Truck Colors

19225 SW 125th Court
PO Box 1409
Tualatin, OR 97062
Phone: 503-692-7247
Fax: 503-692-6832

Vehicle Information

License:		VIN:	3C7WRNBL6NG440184
Mileage:	0	Description:	2023 RAM 5500
Unit Number:			

Line: 1

Part ID: **EQUIPMENT SALES**
EQUIPMENT SALES

Rev: A

WORK READY UNIT

2023 RAM 5500 REG CAB, TRADESMAN/SLT, 19,500 GVWR, 4X4, 6.7L TD CUMMINS DIESEL, AISIN AS69RC 6 SPEED AUTO TRANSMISSION. 84" CA

STELLAR TMAX1-11 ALUMINUM MECHANIC BODY. ALUMINUM SIDE PACKS, ALUMINUM DOORS, STEEL CRANE COMPARTMENT. ALL COMPARTMENTS RAISED TO 52", FLUSH FRONT BULKHEAD, 8" DROP WELL IN CS1V FOR OXY / ACET BOTTLES, TORSION BOX UNDERSTRUCTURE WITH ISOLATED CRANE COMPARTMENT, EXTERIOR DOT LIGHT PACKAGE, MASTER-LOCK SYSTEM, 22"D X 52"H SIDE PACKS, 133" LONG, 21" WORK BENCH BUMPER WITH THRU COMPARTMENT, (6) RECESSED CARGO TIE-DOWNS, (2) REAR MOUNTED GRAB HANDLES, DUAL-SEAL AUTOMOTIVE TYPE 88741 COMPARTMENT WEATHER SEAL, RUBBER FENDERETTES, OVERLAPPED DOORS ON SS1V / CS1V, OVERLAPPED DOORS ON HORIZONTAL COMPARTMENTS, 12" FOLD DOWN ALUMINUM TAILGATE (PAINTED BLACK), 2 & 3-POINT STAINLESS STEEL COMPRESSION LATCHES, STAINLESS STEEL "BILLET STYLE" HINGES, SPRING LOADED DOOR STOPS, WELD ON RECEIVER HITCH, PRIME PAINTED, UNDERCOATED.

57647 MOUNTING KIT FOR TMAX16K/TMAX30K/TMAX1 11' - 84" CLEAR CA AND TMAX1-13' BODIES 108" CLEAR CA RAM

100355S STELLAR 40P HYDRAULIC DRIVEN AIR COMPRESSOR THAT PRODUCES 40 CFM @ 100 PSI, 2 CYLINDER SINGLE STAGE COMPRESSOR, DIRECT DRIVE COUPLING, OIL COOLER, FAN, AND HYDRAULIC MOTOR. INCLUDES STEEL BASE, ENCLOSURE, AND A FLIP UP LID. DIMENSIONS: 31.5"L X 20"W X 23.5"H. WEIGHT: 300 LBS (DRY).

79638X AIR COMPRESSOR MOUNTING KIT TO COMMON RAIL ON ALUMINUM BODIES FOR 30P/30R/40P AIR COMPRESSORS. INSTALLED.

43494S 30 GALLON AIR TANK, ASME APPROVED, WITH FITTINGS, HOSE KIT, MOUNTING BRACKETS FOR RAM

Pacific Truck Colors, Inc.

19225 SW 125th Ct
Tualatin, OR 97062 USA

Phone: 503-692-7247
Fed ID: 93-0899884

Quote No: 36584**Thursday, December 28, 2023**

Page: 2

B0352X FLR SYSTEM - 1 OUTLET FOR AIR HOSE (FILTER, LUBRICATOR, REGULATOR). INSTALLED.

707145 HYDRAULIC RESERVOIR, 20 GALLON, BULKHEAD MOUNTED, FOR STELLAR BODY

13716AX HEAVY DUT ALUMINUM DRAWER SET, 35.5"H X 34"W X 18"D, WITH 3-3", 3-5", 1-7" (INCL. 2.5" RISER) INSTALLED SS1VF

98092X DRAWER LIGHTBAR FOR USE ON 34" WIDE DRAWERS WITH A LEFT HAND WIRE HARNESS. INSTALLED INSTALLED SS1VF

82023X 16 DRAWER STEEL BOLT BIN (37"H X 13.5"W X 17.25"D INSTALLED SS1VR

72773X SHELF WITH 3 DIVIDERS

51378AX DRAWER UNIT WITH 4-3" INSTALLED SSHORIZF

98104X DRAWER LIGHTBAR FOR USE ON 48" W DRAWERS WITH A LEFT HAND WIRE HARNESS (SS HORIZONTAL. INSTALLED

72869X SHELF WITH 3 DIVIDERS SS REAR

14013X OXY-ACET BOTTLE HOLDER ASM - 2 BOTTLE HOLDER INSTALLED CS1V

72865X SHELF WITH 3 DIVIDERS INSTALLED CS2V

72894X SHELF WITH 3 DIVIDERS INSTALLED CSHORIZ

16337X 1/2"X50' HOSE REEL WITH ROLER GUIDE - EXITS REAR OF BODY. INSTALLED

75725X ALUMINUM ROCK GUARD KIT. INSTALLED

63473X GRAB HANDLE - MOUNTS TO REAR SIDE PACK AND BUMPER - EASILY ACCESSIBLE FROM GROUND

19494 ONE PAIR MUD FLAPS WITH MOUNTING BOLTS. INSTALLED

86100X TMAX ALUMINUM TAILGATE - 12" TALL, PAINTED BLACK

25515X SAFETY WALK KIT FOR TMAX

86980X ADJUSTABEL BOOM SUPPORT - 21.5" TO 27.5"

59719X VISE MOUNTING PLATE - RECEIVER WORK BENCH MOUNT

Pacific Truck Colors, Inc.

19225 SW 125th Ct
Tualatin, OR 97062 USA

Phone: 503-692-7247
Fed ID: 93-0899884

Quote No: 36584

Thursday, December 28, 2023

Page: 3

78970 STEP, SLIDE OUT OR WORK BENCH BUMPER

53136X STABILIZER ASSEMBLY - HYDRAULIC OUT/HYDRAULIC DOWN FOR INSTALLATION IN BUMPER

88532X LED FLOOD LIGHT KIT - 4 LIGHTS - 1 NEAR BOOM SUPPORT, 1 SS BEHIND COMPRESSOR, 1
ON EACH REAR TAILLIGHT BOX

75739X LED COMPARTMENT LIGHT KIT

18743X BACK UP ALARM

5305X ICC SAFETY KIT CONSISTING OF RECHARGEABLE 2.5# FIRE EXTINGUISHER AND REFLECTOR
KIT

85210 SUPER SPRING FOR RAM 5500 - DOUBLE LEAF

93210X TRUCK UPFITTER SWITCHES CONTROL PACKAGE. FOR TMAX BODY WITH CRANE AND
COMPRESSOR FOR CHASSIS EQUIPPED WITH 5 OR MORE SWITCHES

90063 DOCKING STATION RE-LOCATION KIT FOR CDT/CDT PLUS WITHOUT E-LINK

44477 PTO FOR AUTOMATIC TRANSMISSION FOR RAM

9023 HYDRAULIC PUMP, TANDEM SECTION FOR CRANE AND COMPRESSOR

127979 PAINT BODY WHITE

36317 SPRAY ON BED LINER FOR LOAD BED WALLS AND FLOOR - BLACK

106540S STELLAR 7630 TELESCOPIC CRANE - 44,840 FT/LB RATED, 7500 LB MAX CAPACITY - 30'
FULL HYDRAULIC REACH - CDTPRO EQUIPPED PROPORTIONAL RADIO REMOTE CONTROL.

FREIGHT FOB TUALATIN

Quantity	U/M	Unit Price	Add Charge	Lead Time	Total Price
1.00	EA	\$184,965.00000			\$184,965.00

Salesperson: House Accounts

Prices are Valid Until Sunday, January 7, 2024



Owen Equipment Company
1220 South Legacy View Street
Salt Lake City, UT 84104
Phone: 801-975-0400
Fax: 801-975-7567
www.owenequipment.com

QUOTATION

Quote ID: MSL0001961

Page 1 of 5

Customer: CITYOFMCM
3500 NE Clearwater Dr
McMinnville, OR 97128

Quote Number: MSL0001961
Quote Date: 7/8/2024
Quote valid until: 8/7/2024

Contact: MICHAEL RUNGE
Phone: 503-434-7313
Fax:

Salesperson: Shawn Patrick

QUANTITY		DESCRIPTION	UNIT PRICE	AMOUNT
1	EA	IMT DOMINATOR I HEAVY DUTY 11' CRANE BODY MOUNTED ON CUSTOMER SUPPLIED NEW 2024 FORD F-550 CHASSIS 4 X 4 169" WB DRW XL:		
1	EA	DOMINATOR I: 11' HEAVY DUTY GALVANNEALED STEEL CRANE BODY WITH STANDARD RIGHT REAR CRANE MOUNT, 19.25" DEEP COMPACT LIGHTWEIGHT WORKBENCH BUMPER, 1/4" PLATE WORK SURFACE AND RECESS FOR 2" HITCH RECEIVER TUBE RATED AT 2000 LB VERTICAL TONGUE WEIGHT AND 16,000LB GROSS TRAILER WEIGHT. 7 BLADE TRAILER LIGHT PLUG RECEPTACLE. 44" H X 22" D COMPARTMENTS, 24" ABOVE CARGO BED, RIGHT FRONT # 1 AND # 2 COMPARTMENTS RAISED TO 60" , 40" ABOVE CARGO BED CONSTRUCTED OF 10 AND 12 GA. MATERIAL. BODY OFFERS 137.4 CUBIC FEET OF STORAGE. INVERTED A FRAME TORSION BOX UNDERSTRUCTURE. 14 GA. GALVANNEALED, HEMMED, SEAMLESS SINGLE PANEL STEEL DOORS, STAINLESS STEEL HINGES, PNEUMATIC GAS SPRING DOOR RETAINERS AND CAST STEEL BLACK POWDER COATED 3-POINT LATCHES. CARGO BED IS 50" WIDE CONSTRUCTED OF 1/8" DECK PLATE AND HAS SIX (6) RECESSED TIE DOWNS. THREE-POINT ACCESS PACKAGE. FULLY INTEGRATED AND SEALED ELECTRICAL SYSTEM INCORPORATING AN AUTOMOTIVE STYLE HARNESS SYSTEM WITH POWER AND FUNCTION DISTRIBUTION BOX. CMD.CTRL™ ALLOWS OPERATOR TO CONTROL STABILIZERS, LIGHTS, COMPRESSOR FROM THE CRANE COMPARTMENT. WHEN PACKAGED WITH AN IMT SERIES 4 TELESCOPIC CRANE, THESE FUNCTIONS AND FUNCTIONS OF THE CRANE CAN BE OPERATED VIA THE WIRELESS CONTROLLER. INCLUDES LED DOT STOP, TAIL, TURN, MARKER AND BACKUP BODY LIGHTS AND BACKUP ALARM. EXTERIOR PRIMED, INTERIOR OF COMPARTMENTS PAINTED WITH IMT COMPARTMENT COAT AND UNDERSTRUCTURE UNDERCOATED. MOLDED FENDER EXTENSIONS AND MUDFLAPS. CRANE BODY RATING OF 52,000 FT-LB DESIGNED FOR INSTALLATION ON 84" CA 14,000-26,000 LB GVW LOW PROFILE, LOW FRAME CHASSIS.		
1	EA	PAINT DOM I BODY WHITE		
1	EA	E-BRAKE MODULE FOR 2023 FORD CHASSIS		
1	EA	INSTALL KIT-DOM I 11 FT FORD F-550/600		
1	EA	IMT 10"-FOLD DOWN TAILGATE		
1	EA	MASTER LOCK SYSTEM - 11 FT. DOM I-RRSD OR LRSD		



Owen Equipment Company
1220 South Legacy View Street
Salt Lake City, UT 84104
Phone: 801-975-0400
Fax: 801-975-7567
www.owenequipment.com

QUOTATION

Quote ID: MSL0001961

Page 2 of 5

QUANTITY		DESCRIPTION	UNIT PRICE	AMOUNT
1	EA	ROCK GUARDS - 1/8" ALUMINUM TREAD PLATE MOUNTED ON FRONT OF BODY		
1	EA	BACKUP ALARM-97db		
1	EA	HEADACHE RACK-RIGHT FRONT OR LEFT FRONT RAISED BODY		
1	EA	ECCO 24" CLEAR LEANS AMBER MOUNTED ON HEADACHE RACK		
2	EA	4" L.E.D. WORK LIGHT MOUNTED ON HEADACHE RACK POINTING TOWARDS BED		
1	EA	LED COMPARTMENT LIGHT KIT TO INCLUDE: -NINE (9) LIGHTS TOTAL -ONE (1) PER VERTICAL COMPARTMENT -TWO (2) PER HORIZONTAL COMPARTMENT		
1	EA	IMT LED WORK LIGHT KIT QTY (2) REAR BODY MOUNTED		
1	EA	<u>STREETSIDE COMPARTMENTATION</u>		
1	EA	(LV-1) COMPARTMENT - 1 1/2" ADJUSTABLE SHELF 19" x 33.5"		
1	EA	(LV-1) COMPARTMENT AG MODEL 8343 UNIVERSAL DRAWER UNIT INCLUDING 5 - 3" DRAWERS, 2 - 5" DRAWERS & 1 - 7" DRAWER WITH TOP SHELF 33"H x 28"W x 18"D		
2	EA	(LV-2) COMPARTMENT - 1 1/2" ADJUSTABLE SHELF 19" x 17.5" FOR NEW DOMINATOR BODY		
1	EA	(LH) COMPARTMENT - 1 1/2" ADJUSTABLE SHELF 19" x 49.5" IN HORIZONTAL COMPARTMENT FOR NEW DOMINATOR BODY		
2	EA	(LR) COMPARTMENT - 1 1/2" ADJUSTABLE SHELF 19" x 25.5"		
1	EA	<u>CURBSIDE COMPARTMENTATION</u>		
1	EA	(RV-1) COMPARTMENT - TANK BRACKET - OXYGEN/ACETYLENE MOUNTED ON FRONT OF COMPARTMENT		
1	EA	(RV-1) COMPARTMENT DIVIDER KIT 20" H INCLUDES 2 SHELVES'		
2	EA	(RV-2) COMPARTMENT - 1 1/2" ADJUSTABLE SHELF 19" x 17.5" FOR NEW DOMINATOR BODY		
1	EA	(RH) COMPARTMENT - 1 1/2" ADJUSTABLE SHELF 19" x 49.5" IN HORIZONTAL COMPARTMENT FOR NEW DOMINATOR BODY		
1	EA	(RR) COMPARTMENT REELCRAFT 7850 OLP HOSE REEL KIT INCLUDING 1/2" X 50' HOSE & GUIDE - INCLUDES INSTALLATION.		
1	EA	HOSE GUIDE		
1	EA	AIR TANK KIT, 20 GALLON HOTDOG TANK, FORD		
1	EA	KIT, SEP/REG/OILER		
1	EA	IMT HYDRAULIC DRIVEN AIR COMPRESSOR 30-40 CFM OF AIR, UP TO 175 PSI OPEN CENTER OR CLOSED CENTER HYDRAULIC MANIFLOD BLOCK VIVRATION ISOLATION ON AIR COMPRESSOR AND DRIVE SYSTEM FOR QUIET OPERATION FOUR-PIN WEATHERPROOF ELECTRICAL CONNECTION INTERGRATED SYSTEM WITH THERMAL VALVE		



Owen Equipment Company
1220 South Legacy View Street
Salt Lake City, UT 84104
Phone: 801-975-0400
Fax: 801-975-7567
www.owenequipment.com

QUOTATION

Quote ID: MSL0001961

Page 3 of 5

QUANTITY		DESCRIPTION	UNIT PRICE	AMOUNT
		PREMIUM PRESSURE SWITCH BRAIDED STAINLESS STEEL HOSE		
1	EA	DS4-STABILIZER KIT, DOM I. POWER OUT POWER DOWN, DANFOSS		
1	EA	RIGHT FRONT STABILIZER - PULL-OUT-FOR NEW DOMINATOR BODY		
1	EA	STABILIZER KIT-D1 LEFT HAND FRONT PULL OUT		
1	EA	BOOM SUPPORT-D1 LOW PROFILE		
1	EA	POWER TAKE OFF		
1	EA	HYDRAULIC PUMP		
1	EA	IMT HYDRAULIC RESERVOIR-21 GAL		
1	EA	IMT HYDRAULIC INSTALLATION KIT - CRANE & CAS40P		
		COMPRESSOR - DOM I - W/O WELDER'S DECK		
1	EA	ETC FORD SPEED CONTROL		
1	EA	HYDRAULIC SELECTOR VALVE 15 GP		
1	EA	IMT MODEL 7500 CRANE INCLUDING: - PENTA BOOM DESIGN FOR MORE LIFTING CAPACITY AND REACH - 7500 LB MAXIMUM LIFT CAPACITY - 30FT MAXIMUM REACH WITH TWO HYDRAULIC EXTENSIONS - 400 DEGREE ROTATION - FLIP SHEAVE BOOM TIP-ALLOWS WORK IN TIGHTER AREAS - DOUBLE ACTING CYLINDERS - PROPORTIONAL RADIO REMOTE CONTROL WITH RADIO ELIMINATION CABLE - CRANE HOOK, SNATCH BLOCK & ANTI-TWO BLOCK DEVICE - HYDRAULIC OVERLOAD SHUTDOWN SYSTEM		
1	EA	RADIO CONTROL DOCKING BASE-PROVIDES LIGHT IN CAB TO SHOW RADIO REMOTE HAS BEEN STOWED PROPERLY		
1	EA	ADDED LEVELING SUPPORT FOR CRANE INSTALLATION - CRANE SIDE ONLY		
1	EA	RADIO REMOTE CONTROL - SINGLE PROPORTIONAL - TOGGLE SWITCH FUNCTION CONTROLS		
1	EA	BOOM TIP LIGHTS-DUAL L.E.D.		
1	EA	INSTALL FACTORY SUPPLIED BACKUP CAMERA		
124	FT	SPRAY ON BED LINER APPLIED TO: CARGO AREA, FLOOR, WALLS, BULKHEAD, LOAD BED SIDE OF TAILGATE, AND WORKBENCH SURFACE		
2	EA	OWEN EQUIPMENT MUD FLAP INSTALLED BEHIND REAR WHEELS		



Owen Equipment Company
 1220 South Legacy View Street
 Salt Lake City, UT 84104
 Phone: 801-975-0400
 Fax: 801-975-7567
 www.owenequipment.com

QUOTATION

Quote ID: MSL0001961

Page 4 of 5

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1 EA	IMT VEHICLE PREP & INSTALLATION INCLUDING SHELVES, DRAWERS, WEATHERSTRIPPING, FENDER FLAIRS, DECALS, TOUCH-UP & DETAILING		

Quote Total: **\$109,291.00**
 Freight: **\$3,750.00**
 State Contract Chassis Price: **\$64,136.74**
 Total Price: **\$177,177.74**

Options 8615.00
 145,750.74

The following options may be added:

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT	ADD TO QUOTE
1 EA	REMOVABLE VISE MOUNTING KIT	\$169.00	\$169.0	Yes / No
1 EA	TRADESMAN 6 1/2" VISE	\$1,162.00	\$1,162.0	Yes / No
1 EA	(LV-2) OR (RV-2) AG BODY MODEL 8098 16 - DRAWER BOLT BIN UNIT MOUNTED IN 2ND VERTICAL COMPARTMENT. EACH DRAWER IS 4"H x 8" W x 18"D	\$1,538.00	\$1,538.0	Yes / No
1 EA	(LV-2) OR (RV-2) AG BODY MODEL 9215 UNIVERSAL 8 DRAWER UNIT INCLUDING 5 - 3" DRAWERS, 2 - 5" DRAWERS & 1 - 7" DRAWER WITH TOP SHELF 33"H x 16"W x 18"D	\$2,511.00	\$2,511.0	Yes / No
1 EA	(LH) OR (RH) AG BODY MODEL 8462 20 - DRAWER BOLT BIN UNIT MOUNTED IN HORIZONTAL COMPARTMENT. EACH DRAWER IS 4"H x 8" W x 18"D	\$1,979.00	\$1,979.0	Yes / No
1 EA	(LH) OR (RH) AG BODY MODEL 8465 UNIVERSAL 5-DRAWER UNIT INCLUDING 5 - 3" HIGH DRAWERS MOUNTED IN HORIZONTAL COMPARTMENT 16"H x 35"W x 18"D	\$1,692.00	\$1,692.0	Yes / No
1 EA	WARN HEAVY DUTY BUMPER WITH GRILLE/BRUSH GUARD	\$2,542.00	\$2,542.0	Yes / No
1 EA	WARN (M12000) 12,000 LB WINCH - STANDARD DUTY INCLUDES CABLE, HOOK & FAIRLEAD	\$3,287.00	\$3,287.0	Yes / No
2 EA	ECCO DIRECTIONAL LED, SURFACE MOUNT, THIN PROFILE, 12-24VDC, STROBES COLOR 6 RED / 6 AMBER LEDS MOUNTED AT THE REAR COMPARTMENTS ABOVE THE BRAKE LIGHT BOX	\$314.00	\$628.0	Yes / No
2 EA	ECCO DIRECTIONAL LED, SURFACE MOUNT, CTHIN PROFILE, 12-24VDC, DUAL-COLOR AMBER/WHITE STROBES COLOR 6 WHITE / 6 AMBER MOUNTED IN THE FRONT GRILL OF THE VEHICLE	\$314.00	\$628.0	Yes / No
1 EA	<u>OPTIONAL DEDUCT IN LIEU OF 750030 CRANE</u> ADD IMT MODEL 8600 TELESCOPIC CRANE INCLUDING THE FOLLOWING: - PENTA BOOM DESIGN FOR MORE LIFTING CAPACITY AND REACH - 8,600 LB MAXIMUM LIFT CAPACITY - TWO HYDRAULIC EXTENSIONS WITH 22 FT MAXIMUM	(\$933.00)	(\$933.00)	Yes / No



Owen Equipment Company
1220 South Legacy View Street
Salt Lake City, UT 84104
Phone: 801-975-0400
Fax: 801-975-7567
www.owenequipment.com

QUOTATION

Quote ID: MSL0001961

Page 5 of 5

QUANTITY	DESCRIPTION	PRICE EACH	AMOUNT	ADD TO QUOTE
	REACH AT HORIZONTAL - 400 DEGREE ROTATION - FLIP SHEAVE BOOM TIP-ALLOWS WORK IN TIGHTER AREAS - FULLY PROPORTIONAL "PISTOL-GRIP" RADIO REMOTE CONTROL WITH RADIO ELIMINATION CABLE - BOOM MOUNTED 60 FT/MIN PLANETARY WINCH - CRANE HOOK, SNATCH BLOCK AND ANTI-TWO-BLOCK DEVICE - HYDRAULIC OVERLOAD SHUT-DOWN SYSTEM			

- ♦ Pricing Valid 30 days from the date of this quotation.
- ♦ Pricing subject to change pending availability of the chassis, OR ANY Manufacturer Price Increase Or Surcharge
- ♦ Price does not include chassis or equipment modifications that may be necessary due to unforeseen compatibility issues. Customer will be contacted for approval before any modifications are made.
- ♦ Paint, if applicable, will be matched as closely as possible. An exact match cannot be guaranteed.
- ♦ Terms are Due Upon Receipt unless prior credit arrangements are made at the time of order.
- ♦ Please note if chassis is furnished, it is as a convenience and terms are Net Due on Receipt of Chassis
- ♦ Quote may not include all applicable Federal Excise Tax, Sales Tax or Delivery Fees.

Customer must fill out the information below before the order can be processed...

Accepted by:	
Date:	
P.O. number:	

Notes:

Order No: 9999 Priority: H2 Ord FIN: QS045 Order Type: 5B Price Level: 430

Ord PEP: 660A Cust/Flt Name: MCMIN-OWEN

PO Number:

RETAIL

RETAIL

F5H	F550 4X4 CHAS/C	\$57420		FRT LICENSE BKT	NC
	169" WHEELBASE			18000# GVWR PKG	
Z1	OXFORD WHITE		425	50 STATE EMISS	NC
A	VNYL 40/20/40		65Z	AFT AXLE TANK	NC
S	MED DARK SLATE		86M	DUAL BATTERY	NC
660A	PREF EQUIP PKG			SP DLR ACCT ADJ	
	.XL TRIM			SP FLT ACCT CR	
572	.AIR CONDITIONER	NC		FUEL CHARGE	
	.AMFM/MP3/CLK		B4A	NET INV FLT OPT	NC
99T	6.7L V8 DIESEL	10495		DEST AND DELIV	1995
44G	10-SPD AUTOMATC	NC		TOTAL BASE AND OPTIONS	69910
TGJ	225 BSW AP 19.5			TOTAL	69910
X41	4.10 REG AXLE	NC		*THIS IS NOT AN INVOICE*	
	JOB #2 BUILD				
	FLEET SPCL ADJ	NC			

LANDMARK FORD STATE CONTRACT 1660 PRICE

\$63,418.00

\$317.09

\$234.65

\$167.00

\$64,136.74

PRIV TAX

CAT TAX

E-PLATES

TOTAL

Keep in mind the Priv Tax will stay the same but our CAT Tax will change based on your quote

Final Action:

Approved ☐ Disapproved ☐

Liquor License Recommendation

BUSINESS NAME / INDIVIDUAL: Eve West LLC
BUSINESS LOCATION ADDRESS: 216 NW 5th Street
LIQUOR LICENSE TYPE: Wholesale Malt Beverage & Wine

Is the business at this location currently licensed by OLCC

Yes

No



If yes, what is the name of the existing business:

Hours of operation: N/A

Entertainment: N/A

Hours of Music: N/A

Seating Count: N/A

EXEMPTIONS:

Online business only

Tritech Records Management System Check: Yes ☒ No ☐

Criminal Records Check: Yes ☐ No ☒

Recommended Action: Approve ☒ Disapprove ☐



Chief of Police / Designee

City Manager / Designee



Instructions for Local Government Recommendation – Liquor License

Per OAR 845-005-0304(3): The Commission requires an applicant for issuance of a new license issued under ORS chapter 471, to provide written notice of the application to the local government in the form of a complete, accurate, and legible Commission form.

The local government is as follows:

- (a) If the address of the premises proposed to be licensed is within a city's limits, the local government is the city.
- (b) If the address of the premises proposed to be licensed is not within a city's limits, the local government is the county.

INSTRUCTIONS:

- **Section 1: Applicant** completes Section 1 of this form and submits it to the appropriate city or county jurisdiction. Applicant verifies with the local government whether additional forms or fees are required. **Applicant completes payment to local jurisdiction for processing application if they require fees. This does not include OLCC license fees.**
- **Section 2: Local government** completes Section 2 to prove acceptance of recommendation form and returns form to the applicant. **Applicant** may upload the accepted form with Sections 1 & 2 filled out to CAMP or wait until recommendation is made before submitting to OLCC via CAMP.
- **Section 3: Once recommendation is determined, local government** completes Section 3 of this form and returns it to the applicant. **Applicant** uploads the complete form and any supporting information provided by the city or county to CAMP.

Annual Liquor License Types	
Off-Premises Sales	Brewery
Limited On-Premises Sales	Distillery
Full On-Premises, Commercial	Grower Sales Privilege
Full On-Premises, Caterer	Winery
Full On-Premises, Other Public Location	Wholesale Malt Beverage & Wine
Full On-Premises, For Profit Private Club	Warehouse
Full On-Premises, Non Profit Private Club	
Full On-Premises, Public Passenger Carrier	
Brewery Public House	



OREGON LIQUOR & CANNABIS COMMISSION
Local Government Recommendation – Liquor License

Section 1 – Submission - To be completed by Applicant:

License Information

Legal Entity/Individual Applicant Name(s): Elise Hoffman

Proposed Trade Name: Eve West LLC

Premises Address: 216 NW 5th Street

Ste:

City: McMinnville

County: Yamhill

Zip: 97128

Application Type: ☒ New License Application ☐ Change of Ownership ☐ Change of Location

License Type: Wholesale Malt Beverage + Wine ☐ Additional Location for an Existing License

Application Contact Information

Contact Name: Elise Hoffman

Phone:

Mailing Address:

City: Carlton

State: OR

Zip: 97111

Email Address:

Business Details

Please check all that apply to your proposed business operations at this location:

- ☐ Manufacturing/Production at this location
☐ Retail Off-Premises Sales at this location
☐ Retail On-Premises Sales & Consumption at this location

If there will be On-Premises Consumption at this location:

- ☐ Indoor Consumption ☐ Outdoor Consumption
☐ Malt Beverage/Wine/Cider Consumption ☐ Distilled Spirits Consumption
☐ Proposing to Allow Minors

★ ONLINE Business Only ★

Section 1 Continued on next page



Local Government Recommendation – Liquor License

Section 1 Continued – Submission - To be completed by Applicant:

Applicant Name/Legal Entity Name: *Elise Hoffman*Proposed Trade Name: *Eve West LLC*

IMPORTANT: You MUST submit this form to the local government PRIOR to submitting to OLCC.
Section 2 must be completed for this form to be accepted with your CAMP application.

Section 2 – Acceptance - To be completed by Local Government:

Local Government Recommendation Proof of Acceptance

After accepting this form, please return a copy to the applicant with received and accepted information

City or County Name: *McMinnville*

Optional Date Received Stamp

Date Application Received: *September 26, 2024*Received by: *Tim Symms*

Section 3 – Recommendation - To be completed by Local Government:

- ☒ Recommend this license be granted
- ☐ Recommend this license be denied (Please include documentation that meets [OAR 845-005-0308](#))
- ☐ No Recommendation/Neutral

Name of Reviewing Official: *Tim Symms*Title: *Captain*Date: *September 26, 2024*Signature: 

After providing your recommendation and signature, please return this form to the applicant.



STAFF REPORT

DATE: November 12, 2024
TO: Mayor and City Councilors
FROM: Susan Muir, Parks & Recreation Director
SUBJECT: Culture, Parks and Recreation Bond Financing
STRATEGIC PRIORITY & GOAL:



CITY GOVERNMENT CAPACITY

Strengthen the City's ability to prioritize & deliver municipal services with discipline and focus.

Report in Brief:

The City's Bond Counsel has recommended City Council adopt the attached resolution at this time. The purpose of this resolution is to enable the city to be reimbursed for any capitalizable project costs incurred prior to the Culture, Parks and Recreation bond passing and bonds are issued. It is required to enable reimbursement of qualifying costs if the bond passes from the bond proceeds.

Background:

The City Council, staff and community have been working on potentially bringing a \$152.5 million capital bond forward to voters no sooner than May 2025. The bond has 4 components, a new recreation center, and improvements to our parks, the library and senior center.

At the City Council meeting on August 27, 2024, the City Council was introduced to Gulgun Uger, Bond Council from Hawkins Delafield & Wood LLP. Gulgun Uger drafted the attached resolution and recommends adoption.

Discussion:

Staff will continue to track time and expenditures related to this project. If the bond passes, the city will seek a verification through a certified public accountant which costs are eligible for reimbursement (determining them to be capitalizable). This resolution is the tool we need to do that.

There are no expenditures to date that we believe are reimbursable. Going forward, there may be. One example is if the bond passes, the City might be able to start spending resources on an architect, prior to receiving the bond proceeds, knowing that we would be reimbursed once the funds transfer to the city. It could streamline timelines and allow us to use the proper funding for capitalizable costs, regardless of timing.

This resolution does not authorize any city financial resources to be spent beyond those approved by City Council in the FY 24/25 budget. If any qualifying, capitalizable expenses are incurred in FY24/25 that are not currently budgeted, a supplemental budget will be sought to allow us to move as quickly as possible on the approved ballot measure's capital work.

This reimbursement resolution is in effect as of the date approved, and will not need to be renewed in later fiscal years.

If the ballot measure does not pass, this resolution does not require further action to be taken.

Attachment:

Resolution no.2024-54

Fiscal Impact:

There is no fiscal impact at this time, however there could potentially be reimbursements at a later date.

Recommendation:

Staff recommends City Council approve the attached resolution.

RESOLUTION NO. 2024-54

A Resolution of the City of McMinnville, Oregon, Declaring its Intention to Reimburse Expenditures from Proceeds of Tax-Exempt Obligations.

RECITALS:

WHEREAS, the City Council (the "Council") of the City of McMinnville, Oregon (the "City") desires to finance the costs of:

providing a new recreation center,
improving and expanding parks and open spaces,
renovating and expanding a senior center, and
enhancing library facilities (collectively, the "Project"); and

WHEREAS, the City intends to finance costs of the Project or portions thereof with the proceeds of the sale of obligations, which may be issued in multiple series, the interest upon which is excluded from gross income for federal income tax purposes (the "Obligations"); and

WHEREAS, prior to the issuance of the Obligations the City has incurred and expects to incur certain capital expenditures (the "Expenditures") with respect to the Project from available moneys of the City; and

WHEREAS, the Council has determined that those moneys advanced to pay the Expenditures prior to the issuance of the Obligations are available only for a temporary period and it is necessary to reimburse the City for the Expenditures from the proceeds of the Obligations.

NOW, THEREFORE, THE CITY COUNCIL OF MCMINNVILLE, OREGON DOES HEREBY RESOLVE, ORDER AND DETERMINE AS FOLLOWS:

SECTION 1. The City hereby states its intention and reasonably expects to reimburse Expenditures of the Project paid prior to the issuance of the Obligations with proceeds of one or more series of the Obligations.

SECTION 2. The reasonably expected maximum principal amount of the Obligations is \$152.5 million.

SECTION 3. This resolution is being adopted no later than 60 days after the date on which the City paid its first Expenditure on the Project to be reimbursed from proceeds of the Obligations (excluding certain preliminary expenditures which may have been paid before that date).

SECTION 4. The City will make a reimbursement allocation, which is a written allocation that evidences the City's use of proceeds of the Obligations to reimburse an Expenditure, no later than 18 months after the later of the date on which the

Expenditure is paid or the Project is placed in service or abandoned, but in no event more than three years after the date on which the Expenditure is paid.

SECTION 5. This resolution is adopted as official action of the City in order to comply with Treasury Regulation Section 1.150-2 and any other regulations of the Internal Revenue Service relating to the qualification for reimbursement of Expenditures of the City incurred prior to the date of issue of the Obligations.

SECTION 6. Each of the City Manager and Finance Director are hereby authorized to make future declarations of intent to reimburse under Section 1.150-2 of the Federal Income Tax Regulations, on behalf of the City and without further action by the Council. All such future declarations shall be in writing and the original or a certified copy of each declaration shall be maintained in the public records of the City.

SECTION 7. This Resolution shall become effective upon adoption.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 08th day of October 2024 by the following votes:

Ayes: _____

Nays: _____

Approved this 08th day of October 2024.

MAYOR

Approved as to form:

Attest:

City Attorney

City Recorder