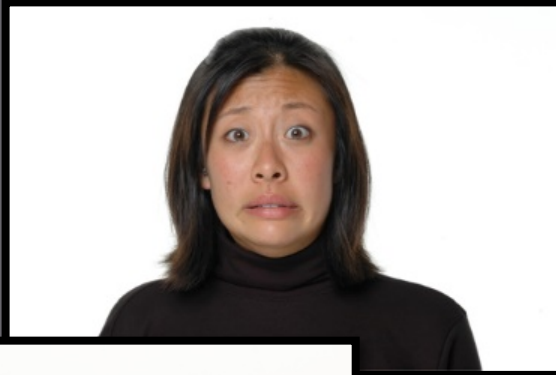


# PLANNING FOR GROWTH



City Council, 03.13.18



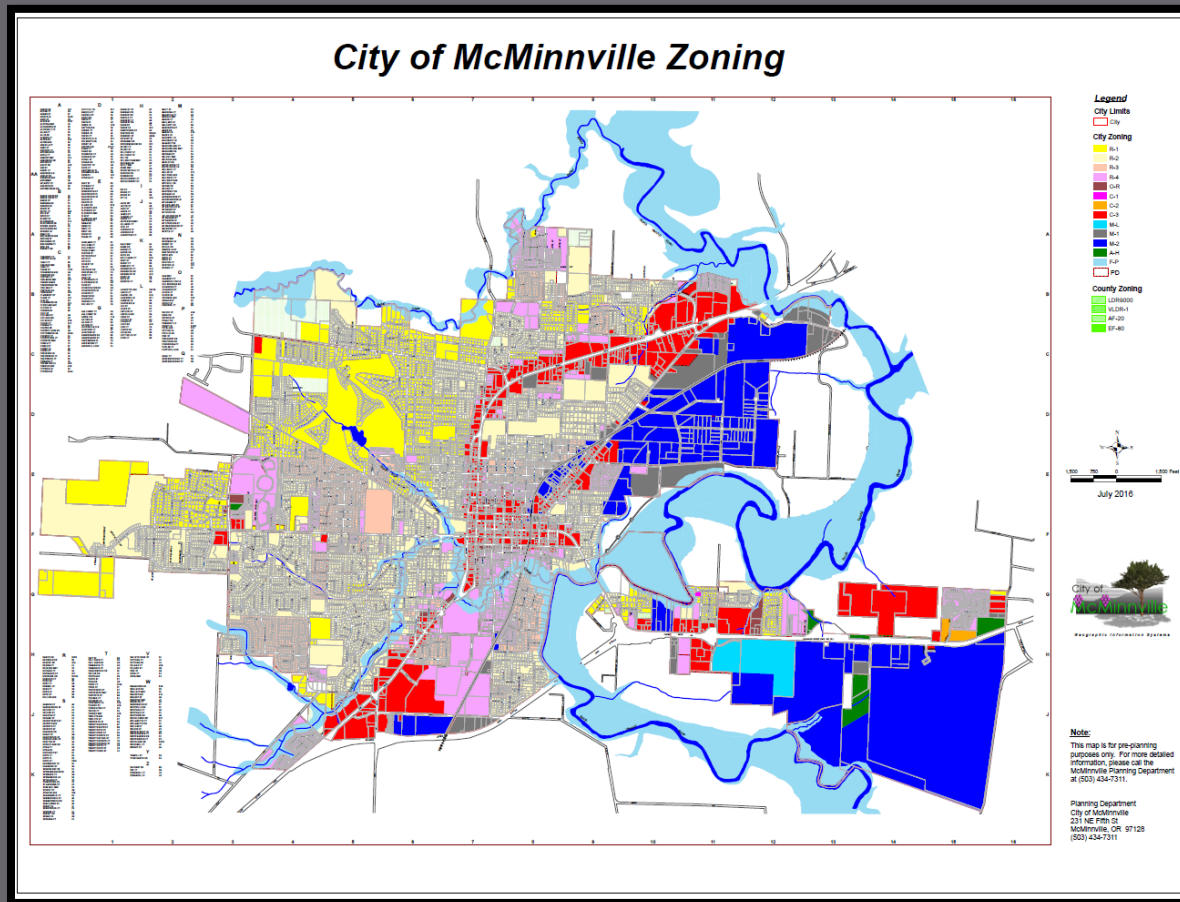
**YOU EITHER PLAN FOR  
GROWTH OR . . .**

**GROWTH PLANS FOR  
YOU!**

**City Council, 03.13.18**



# ZONING MAP

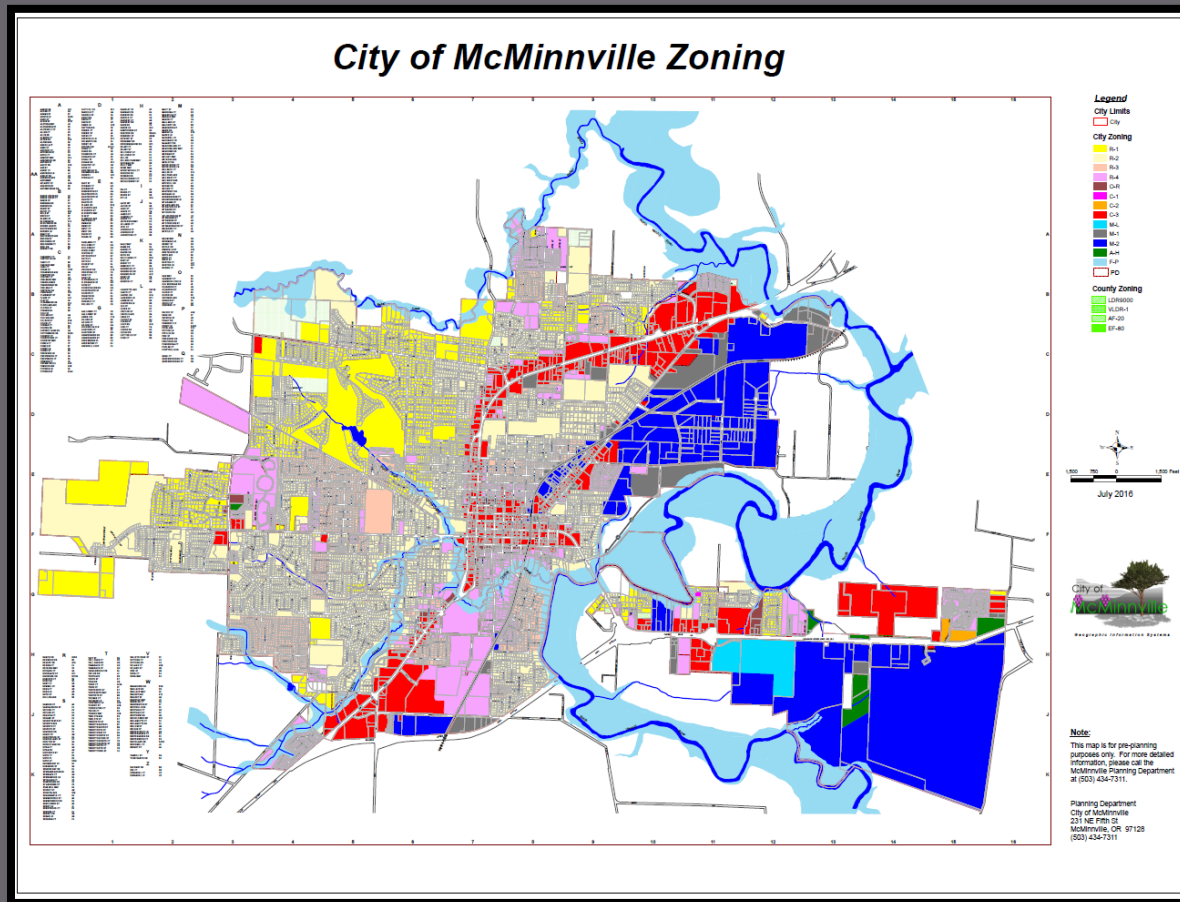


Where can I build something?

City Council, 03.13.18



# ZONING MAP



Where can I build something?

It is very limited and niche oriented

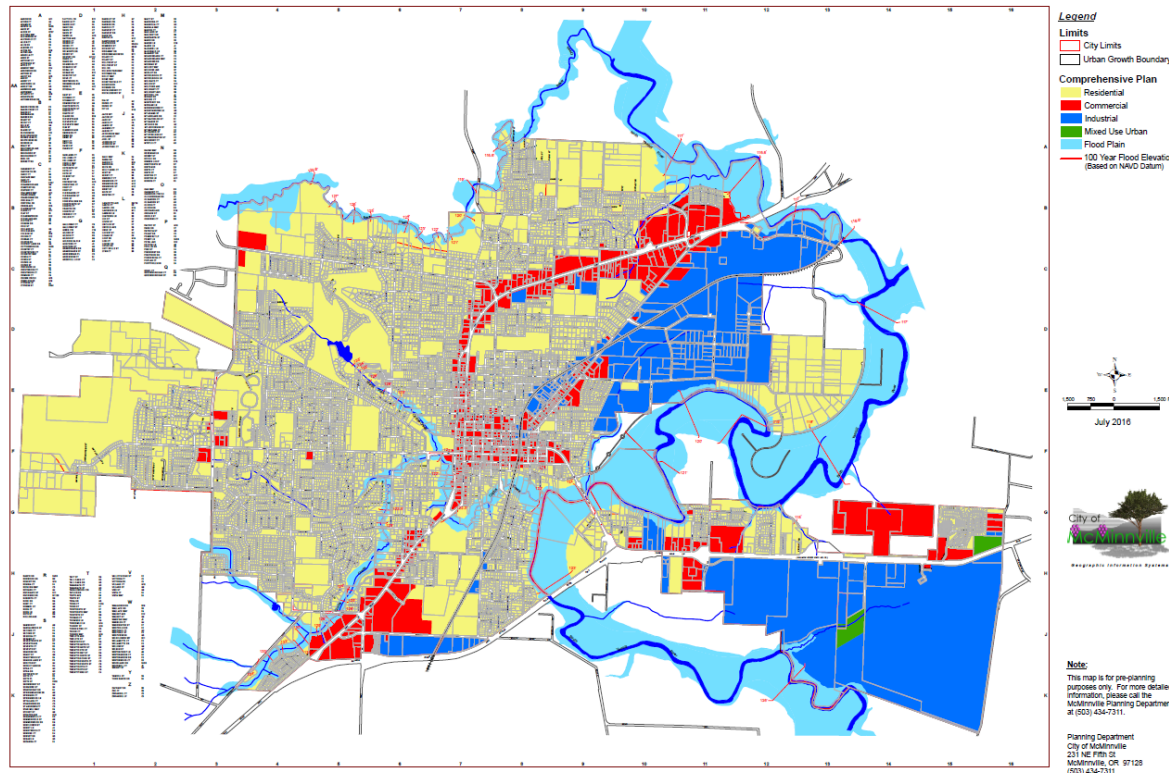
- Smaller lots
- Redevelopment
- Tough Infill
- Unwilling property owners
- Lease Only

City Council, 03.13.18



# COMPREHENSIVE PLAN MAP

*City of McMinnville Comprehensive Plan Map*

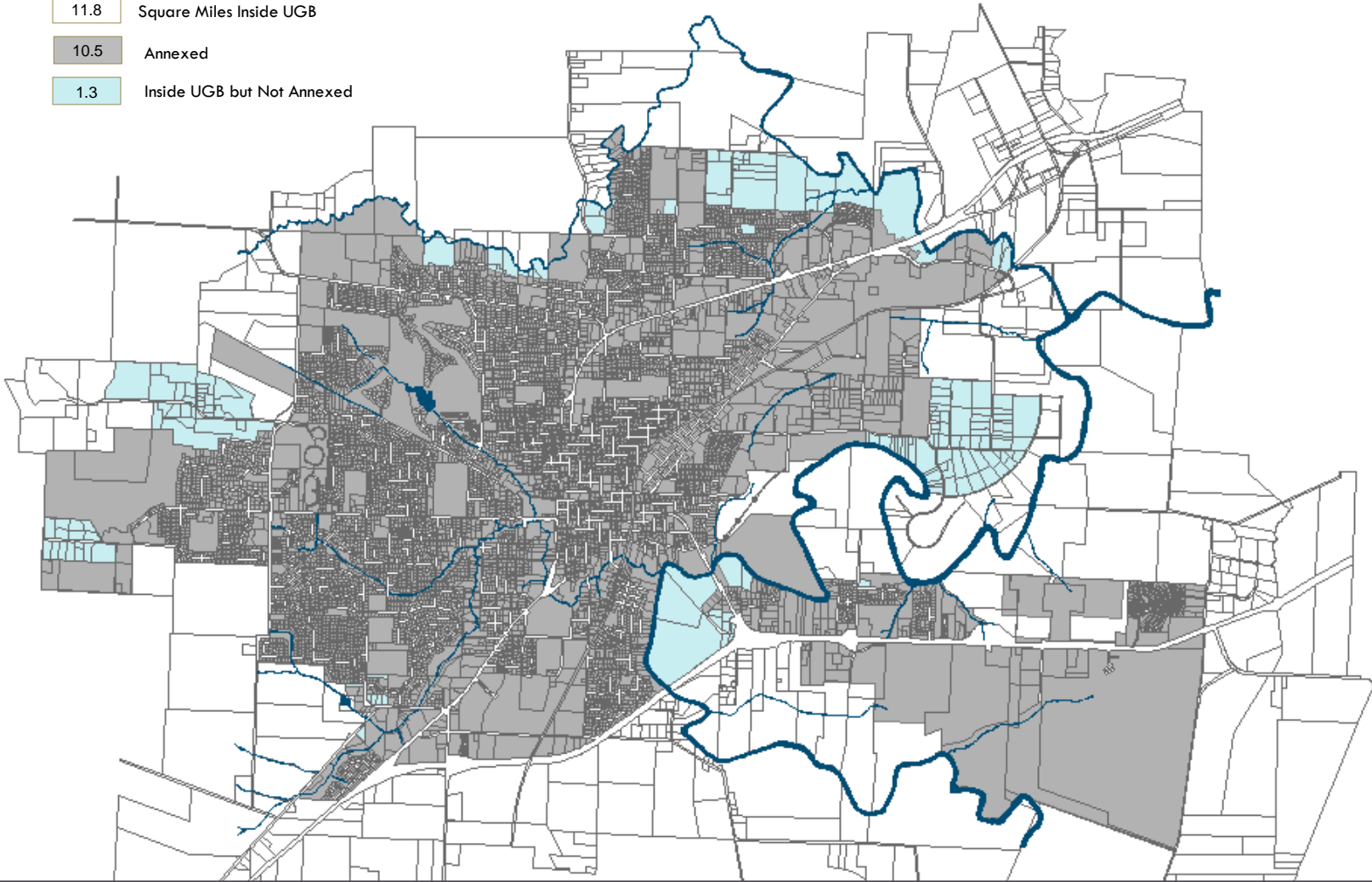


Ok, what type of land do you think can be annexed?

City Council, 03.13.18



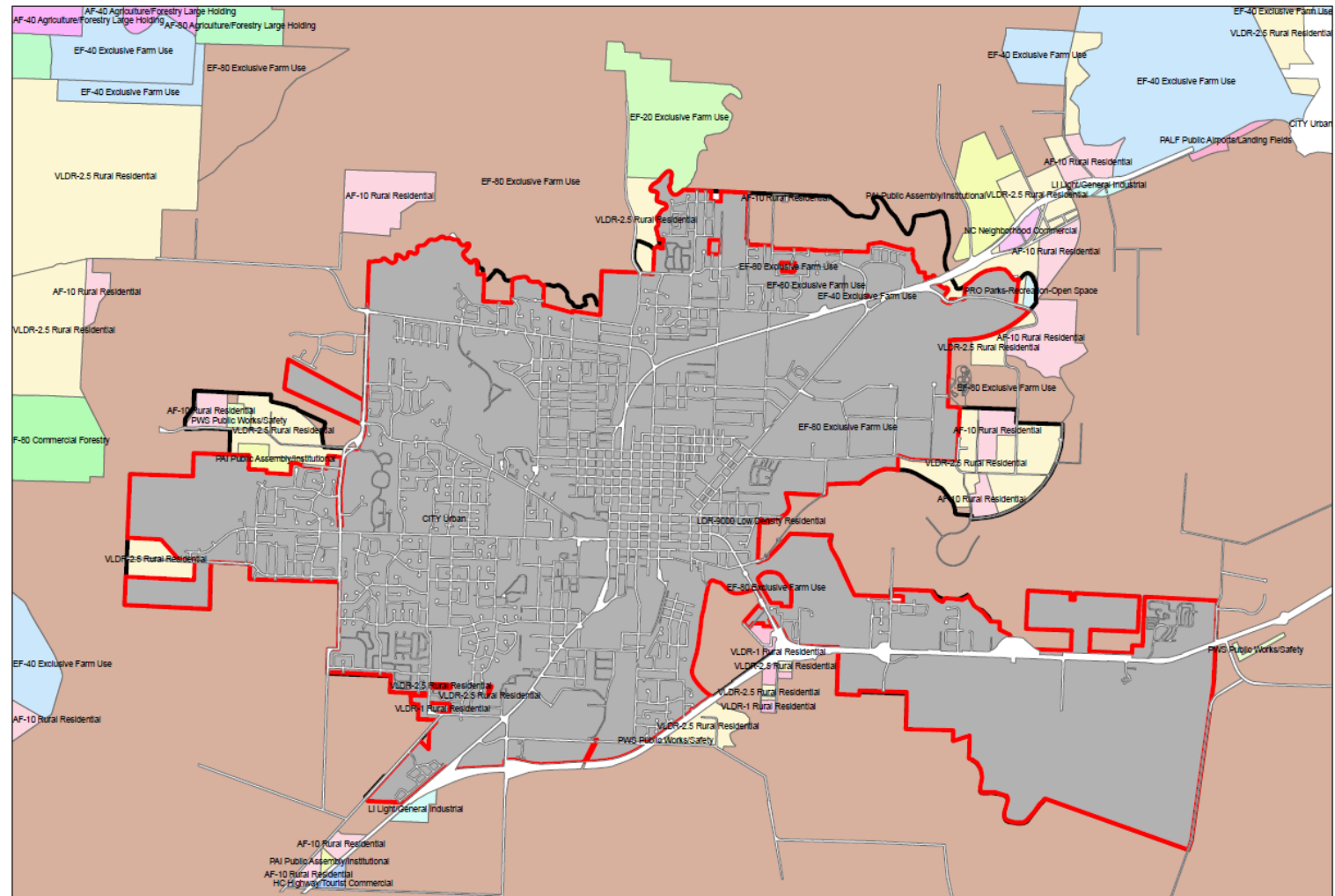
- 11.8 Square Miles Inside UGB
- 10.5 Annexed
- 1.3 Inside UGB but Not Annexed



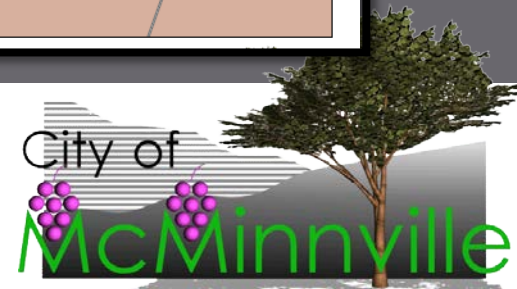
# MCMINNVILLE'S UGB



# Yamhill County Zoning Designations

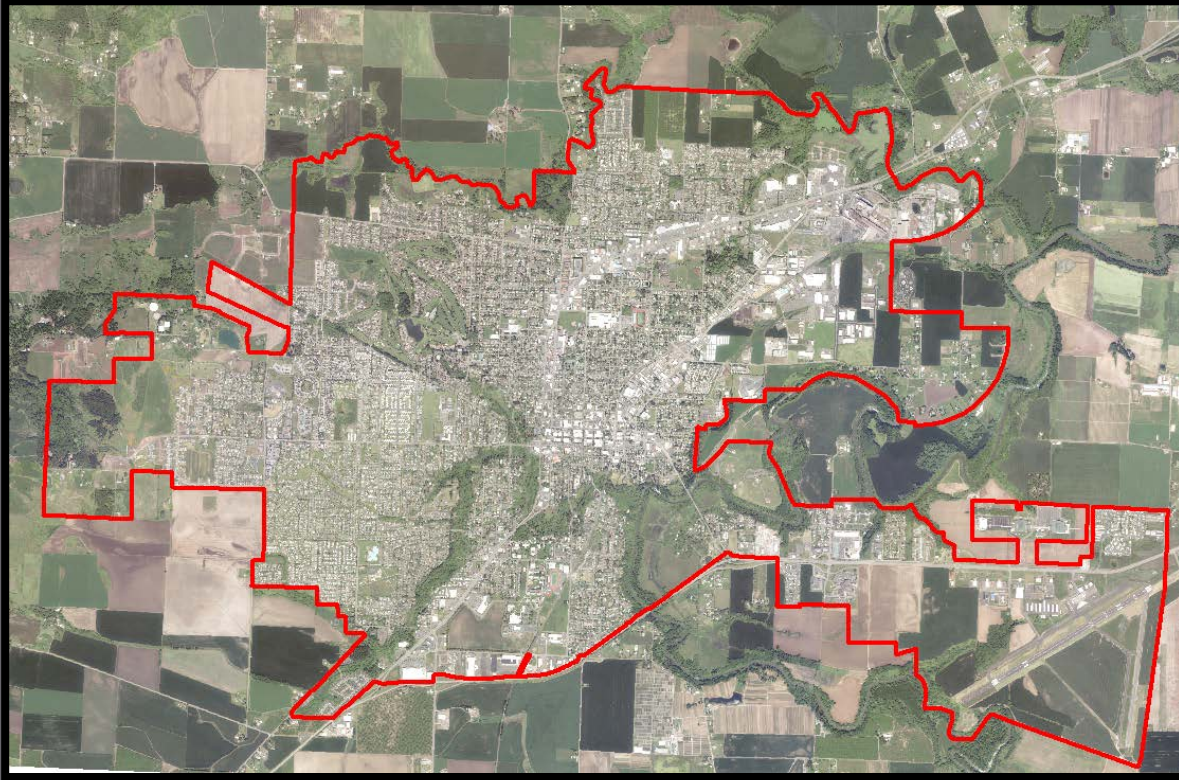


# City Council, 03.13.18



# URBAN GROWTH BOUNDARY

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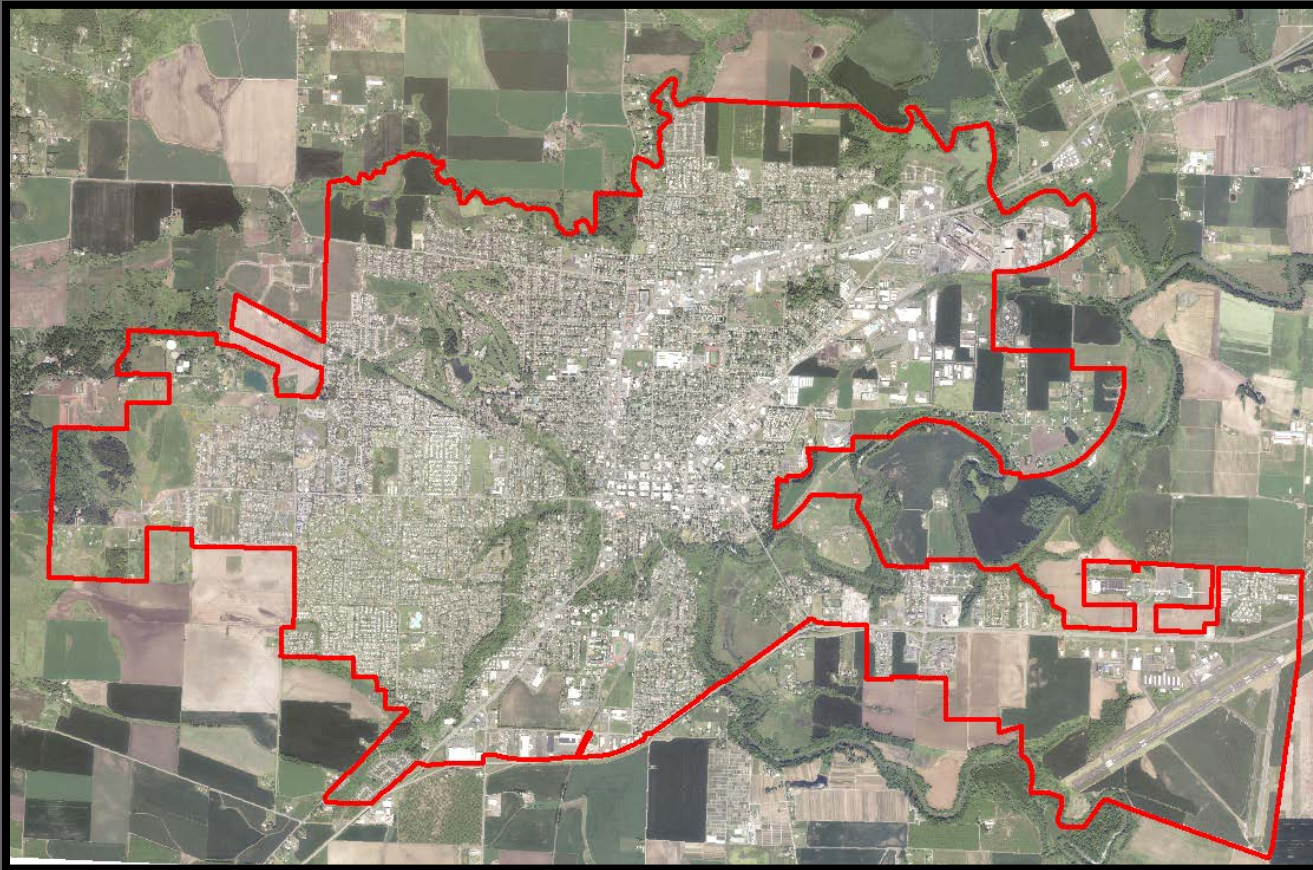
**Do you think the  
UGB could be  
amended to  
include this?**

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# WHERE/HOW DO YOU THINK WE SHOULD GROW?

---



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# PLANNING FOR GROWTH IS . . . .

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- **VITAL** for successful communities
- a **COMMUNITY DIALOGUE**
- **RELIANT** upon thoughtful visioning, data gathering and financial analysis
- sets the **STAGE** for the community's future
- our **LEGACY** for the next generation

And last but not least:

- **MANDATED** by Oregon State Law

**City Council, 03.13.18**



# PLANNING FOR GROWTH IS NOT . . . .

---

- **ONE PERSON'S** vision or decision
- Born of a group's political **AGENDA**
- a **WASTE** of resources
- **INCREMENTAL**

**And last but not least:**

- **EASY**

**City Council, 03.13.18**



# TONIGHT'S WORKSESSION

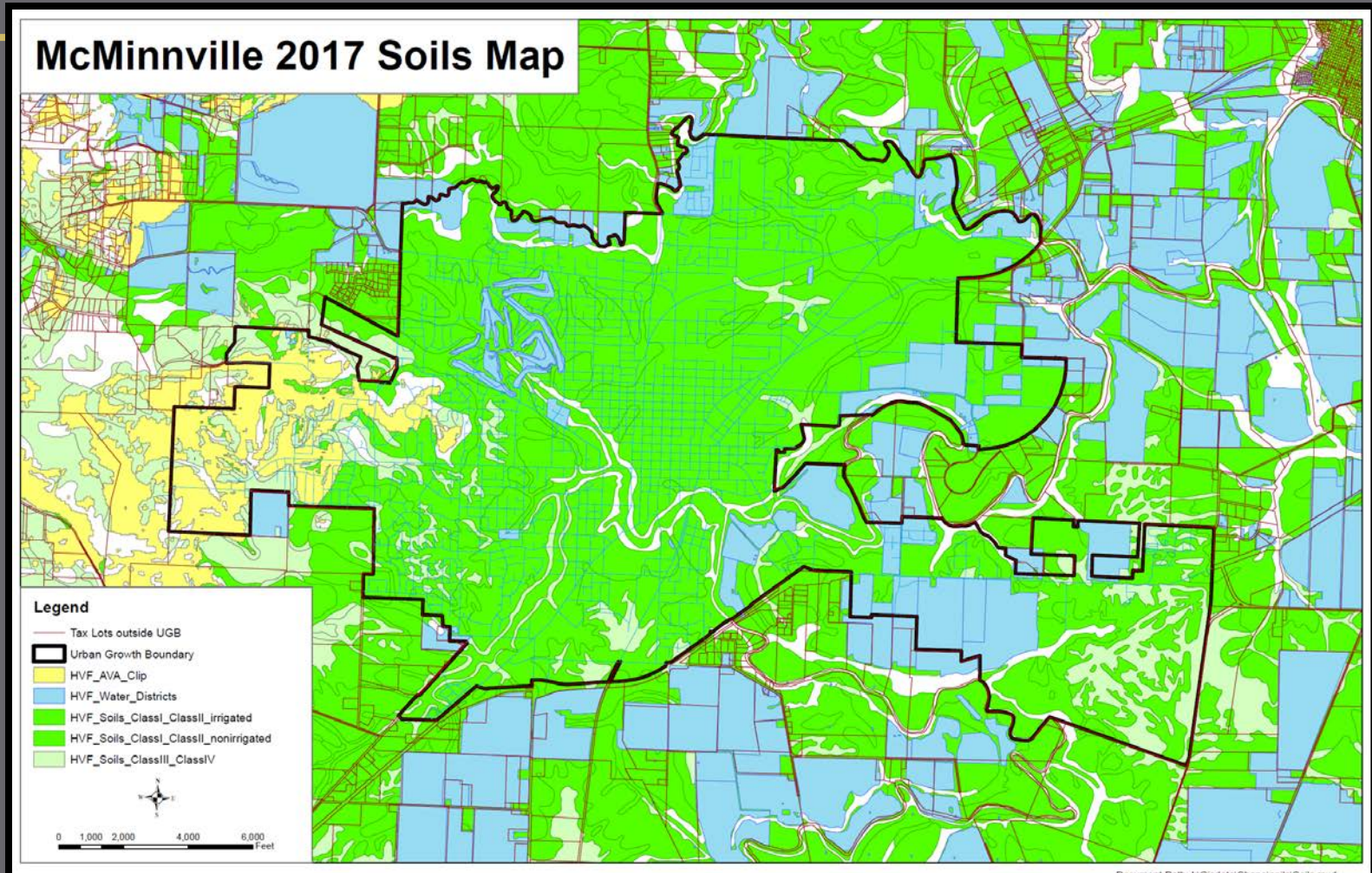
---

- ☐ LAY THE FOUNDATION OF OUR CURRENT SITUATION
- ☐ PROVIDE OPTIONS FOR MOVING FORWARD
- ☐ STAFF WILL PROVIDE A RECOMMENDATION TO CONSIDER
- ☐ ESTABLISH NEXT STEPS

**City Council, 03.13.18**



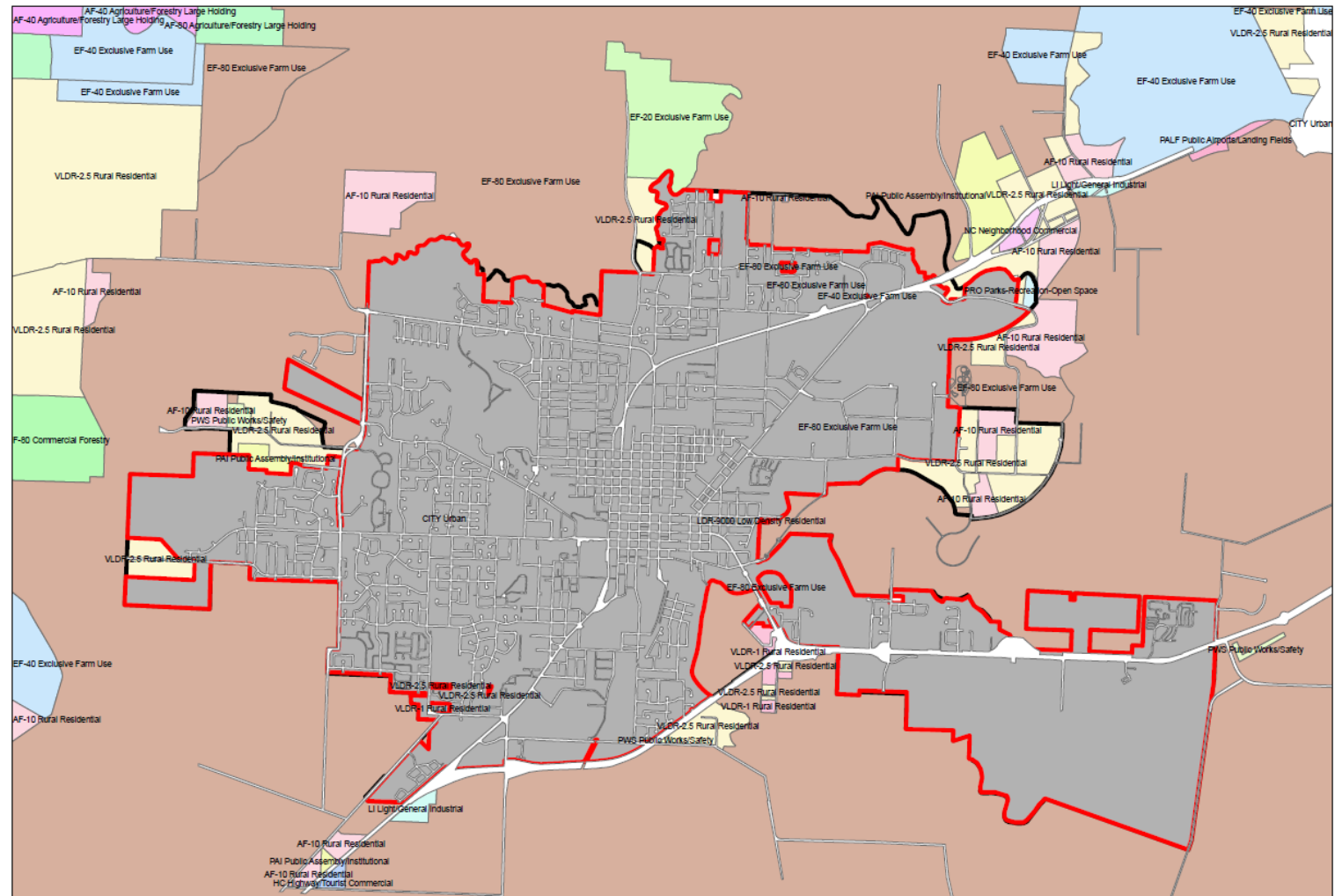
# McMINNVILLE – HIGH VALUE FARMLAND



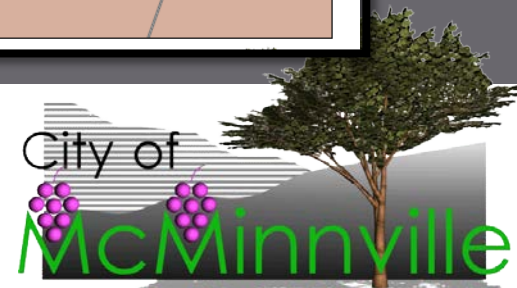
City Council, 03.13.18



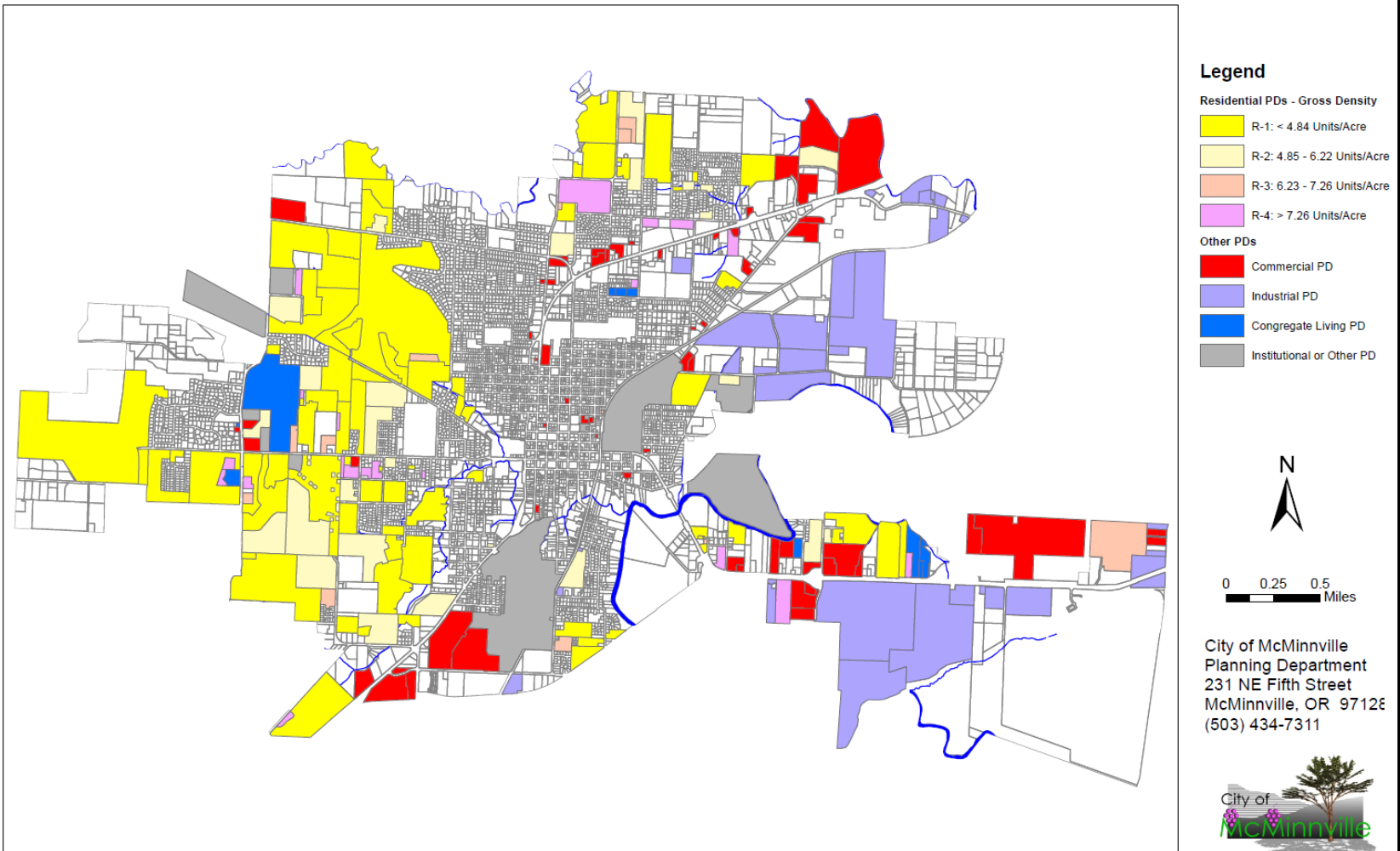
# Yamhill County Zoning Designations



# City Council, 03.13.18



## Planned Developments - Residential by Gross Density



City Council, 03.13.18



McMINNVILLE POPULATION			McMinnville Annexations	Acres resulting from a UGB Amendment	Notes
YEAR	POPULATION	AAGRs			
1986	15,480	4% AAGR		86.63	Joe Dancer Park 76 acres
1987	15,575			0	
1988	16,400			60	
1989	17,115			13.6	Evergreen 1.2 acres
1990	17,894			17.2	
1991	18,640			43.5	
1992	19,125			16.8	
1993	20,070			140.4	Industrial 53 acres
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1995	22,140			123.06	
1996	22,890	3.1% AAGR		279.22	School 33 acres, Park 17 acres, Commercial 20 acres, Industrial 31 acres, Evergreen Industrial (S. of Hwy 18) 98 acres
1997	23,485			21.26	Evergreen Campus 21.26 acres
1998	24,265			62.51	Commercial 22 acres
1999	24,450			15.45	
2000	26,499			3.5	
2001	27,500			10.4	
2002	28,200			26.29	City (undeveloped parkland) 12 acres,
2003	28,890			40.21	
2004	29,200			41.1	Evergreen 34.6 acres
2005	30,020			99.35	School 42 acres, Evergreen Campus 35 acres
2006	30,850	1% AAGR		6.57	
2007	31,665			18.41	
2008	32,400			123.33	School 10 acres, Commercial 13 acres
2009	32,780			0	
2010	32,187			0	
2011	32,240			0	
2012	32,435			0	
2013	32,510			0	
2014	32,705			0	
2015	33,080			0	
2016	33,405			0	Total UGB expansion 153.8 acres

30 years	Population Growth
AAGR 2.6%	17,945

These figures include the Evergreen Museum Complex, School sites, Police Weapons Training Facility, Floodplain land, and yet undeveloped Residential, Commercial, Industrial and Park spaces

Annexed Acres	1,366.70
Avg. Acres Annexed per year	45.56
Avg. Acres Annexed per New Resident	.076 acres (3,310 square feet)
Removing the years 2009 through 2016:	
Avg. Acres Annexed per year	59.42
Avg. Acres Annexed per New Resident	0.81 acres (3,528 square feet)

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# McMINNVILLE UGB HISTORY

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- ❑ **1993-1995:** Residential and Industrial inventory and projections
- ❑ **1994-1995:** Commercial land inventory and projection
- ❑ **1995-1997:** HB 2709 retrofit to Residential inventory and needs
- ❑ **1999:** Community Growth and Land Use Analysis project
- ❑ **2000-2002:** Residential BLI, adoption, DLCD appeal, LUBA remand
- ❑ **2001-2003:** Economic Opportunities Analysis
- ❑ **2002-2003:** Additional local review produced the McMinnville Growth Management and Urbanization Plan adopted in 2003
- ❑ **2003-2013:** Continued defense of Growth and Expansion plan
- ❑ **2013:** Remand by Oregon Circuit Court of Appeals
- ❑ **2013:** Repeal and “unwinding” of prior UGB work from Comp Plan and Zoning Ordinance

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# EXISTING CONDITIONS

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**Current UGB is: 7,552 acres**

**Current county EFU acreage is: 192,088 acres**

**4% of overall county acreage**

**Population has grown by over 200% and  
UGB has grown by 3%**

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# URBAN GROWTH BOUNDARIES

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- ☐ **Statewide Planning Goal 14 – Urbanization**
  - ☐ Requires the establishment and maintenance of UGB by local governments
  - ☐ Requires the UGB to accommodate long range urban population needs
- ☐ **OAR Chapter 660 – Division 24 (Urban Growth Boundaries)**
  - ☐ Process and analysis required to carry out UGB requirements of Goal 14

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# ISSUES WITH CONSTRAINED GROWTH

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- ☐ No increase in tax base to support continued provision of city services (COGs vs. Revenue)
  - ☐ Decrease levels of service or increase taxes
- ☐ Increased disparity in housing affordability
- ☐ Increased density and infill development
- ☐ Change in historic development pattern of McMinnville
- ☐ Sprawling development on surrounding county land

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# HIGHER LAND COSTS

---

**Reduces Affordability of Housing**

**Forces workers to live in outlying cities and commute**

**Increased traffic**

**Increased Pollution from Cars**

**Reduction in Livability for average citizen**

**These results are not consistent with Smart Growth principles**

**City Council, 03.13.18**



# HIGHER LAND COSTS

---

## Forces Higher Density

- ☐ Density can have aesthetic and social impacts if not done right
- ☐ Density can limit housing choices

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# PLANNING VERSUS LAND USE

---

**THERE IS A DIFFERENCE . . . .**

**State land-use system is all about resource land protection.**

**Local planning is all about building community within smart growth principles**

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# SMART GROWTH PRINCIPLES

---

## Appropriate mix of Land Uses:

- ☐ Compact, mixed-use, pedestrian friendly
- ☐ Complete neighborhoods with Civic amenities, commercial centers, schools and parks within walking distance
- ☐ Concentrated Commercial /Mixed-use Centers
- ☐ Integrate land uses so people can work and play near where they live

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# SMART GROWTH PRINCIPLES

---

## Mix of Housing Types and Income Levels

- ☐ Affordable housing evenly distributed, each neighborhood with a broad range of housing types and price levels
- ☐ Variety of housing types and sizes within zones so young to old can find suitable housing for their life-stage
- ☐ Range of housing choices: apartments, townhomes, traditional suburban single family home with range of lot sizes

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# PLANNING – OUR JOB

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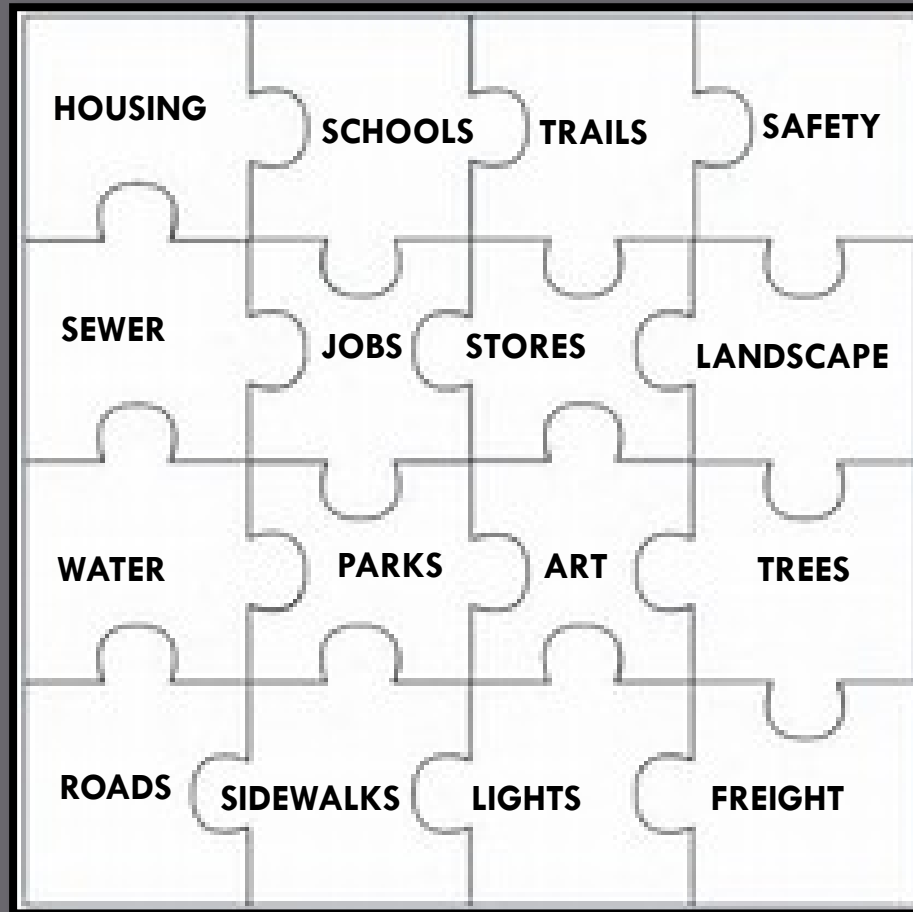
26



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# PLANNING – BUILDING A PUZZLE 27



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# PLANNING – MISSING PIECES

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**City Council, 03.13.18**



# PLANNING – CONNECTING PEOPLE

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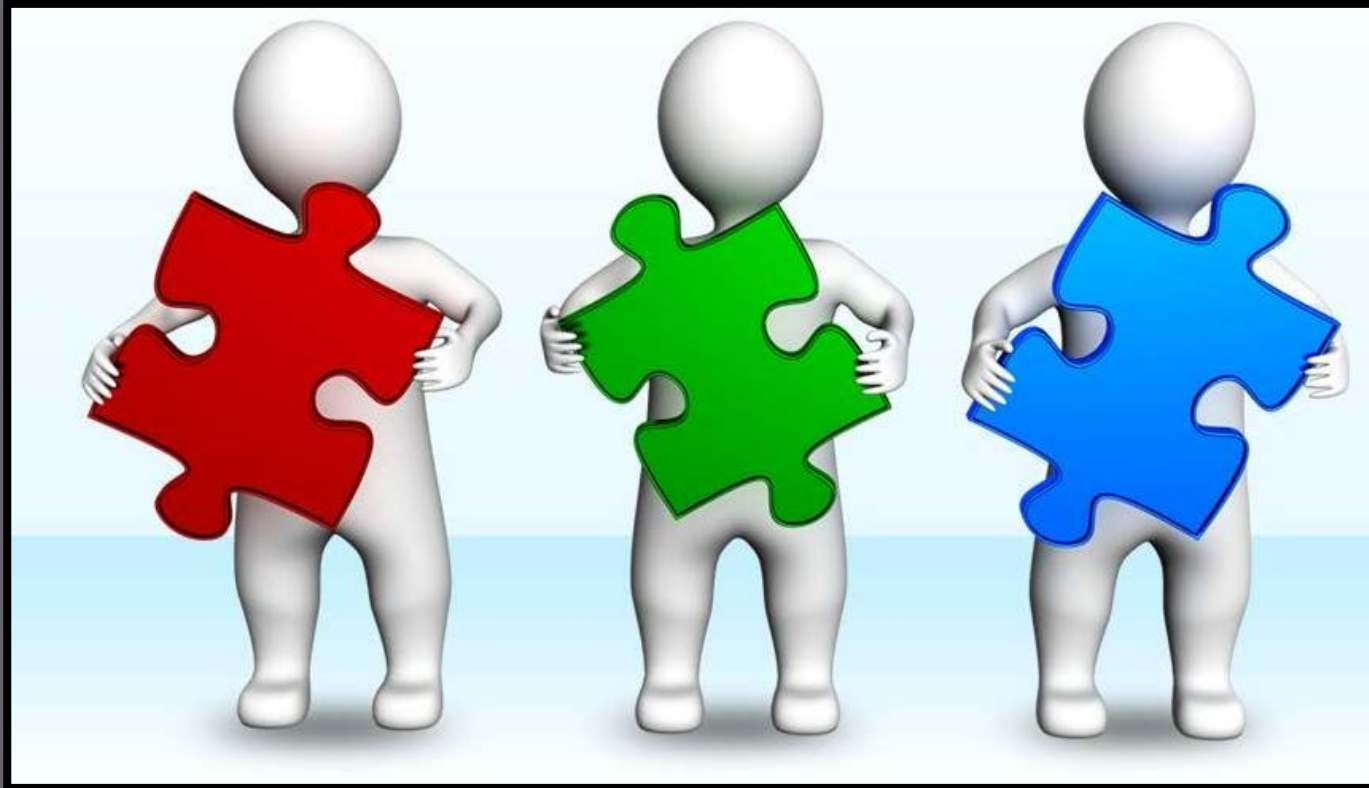


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# PLANNING – EVERYONE HAS IDEAS

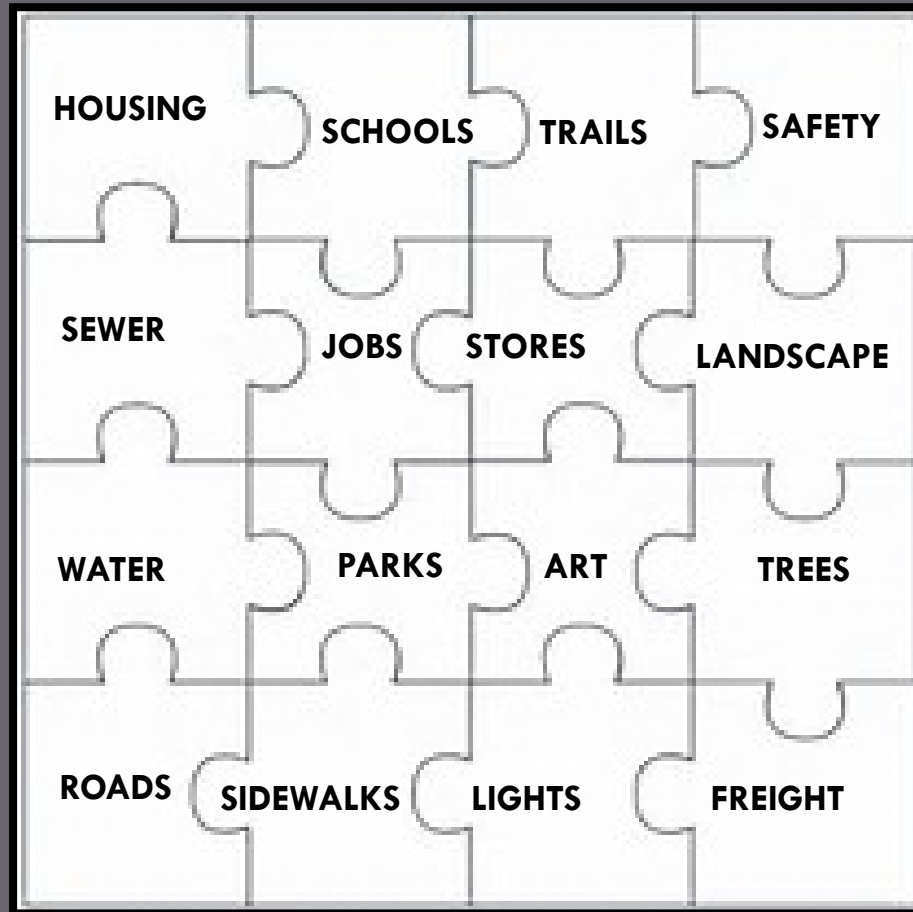
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**City Council, 03.13.18**



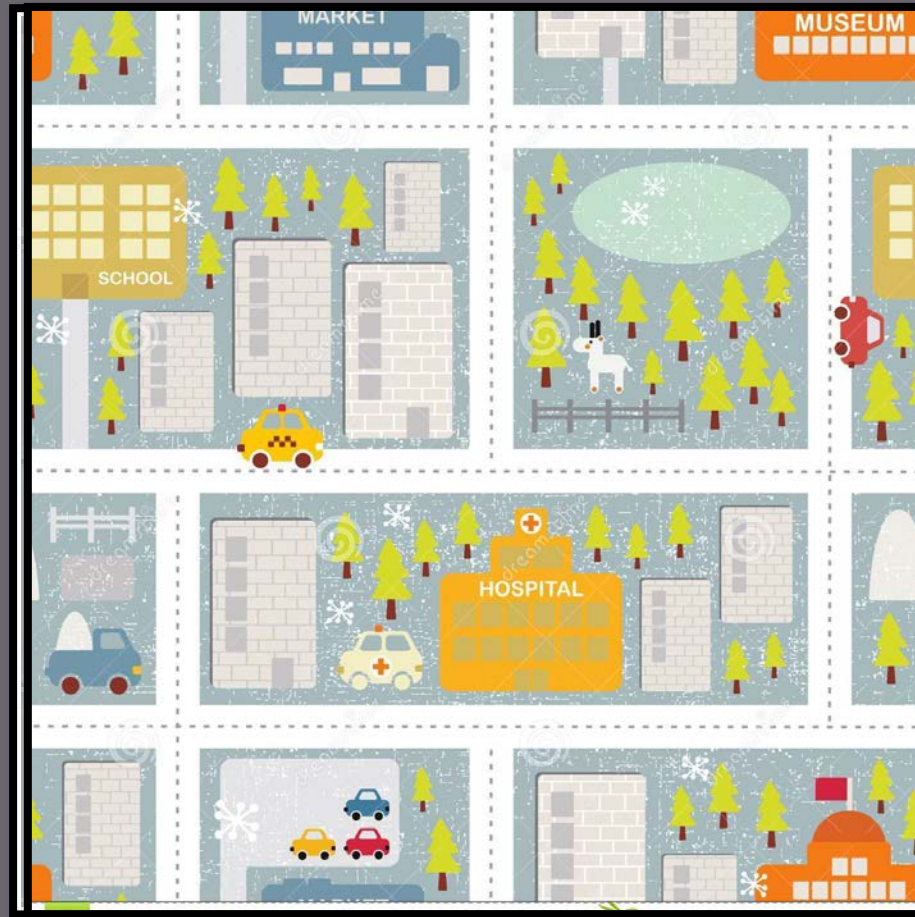
# PLANNING – BUILDING A PUZZLE 31



**City Council, 03.13.18**



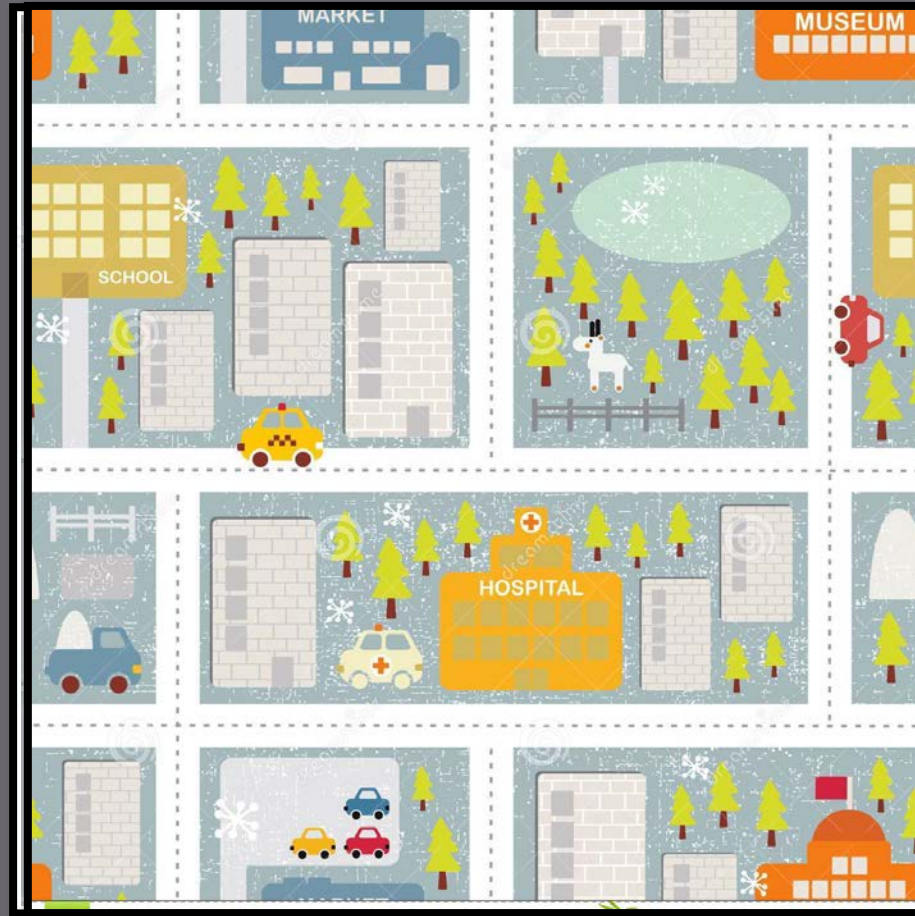
# PLANNING – BUILDING A PUZZLE 32



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# PLANNING – BUILDING A PUZZLE 33



QUALITY OF LIFE:

PEOPLE

ENDURING VALUE

PUBLIC HEALTH

City Council, 03.13.18



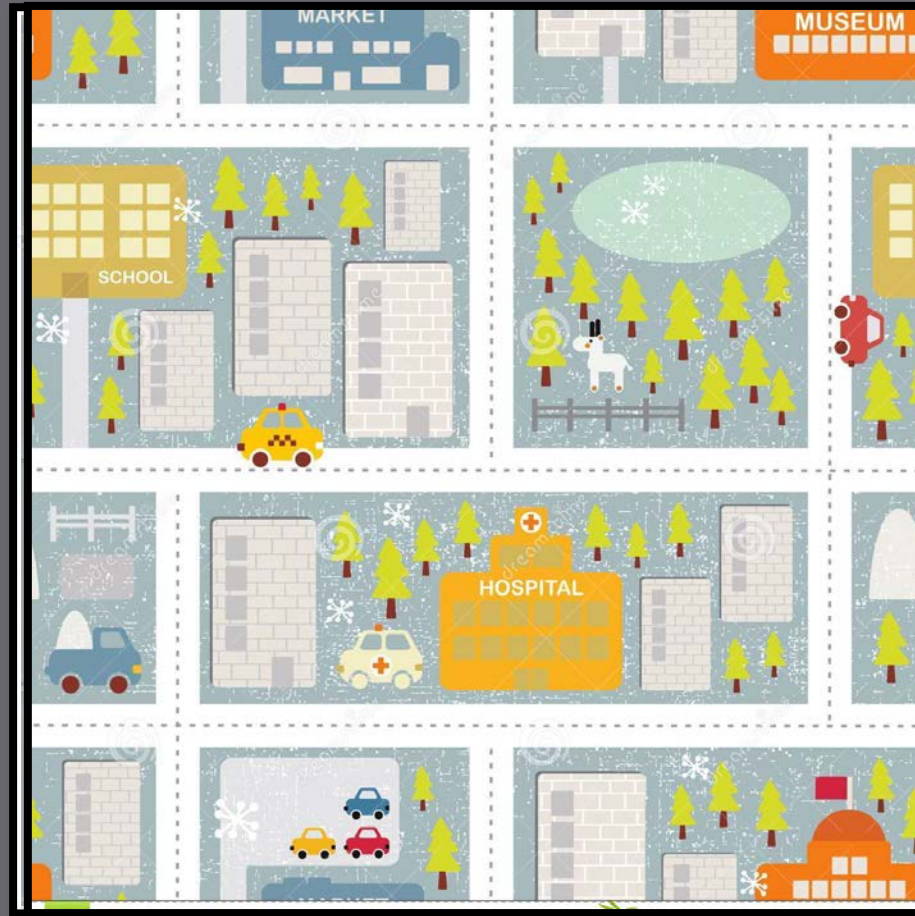
# PLANNING – BUILDING A PUZZLE 34

BUSINESS MODEL:

INFRASTRUCTURE

SUPPLY VS.  
DEMAND

GROWTH FUNDS  
SERVICES



QUALITY OF LIFE:

PEOPLE

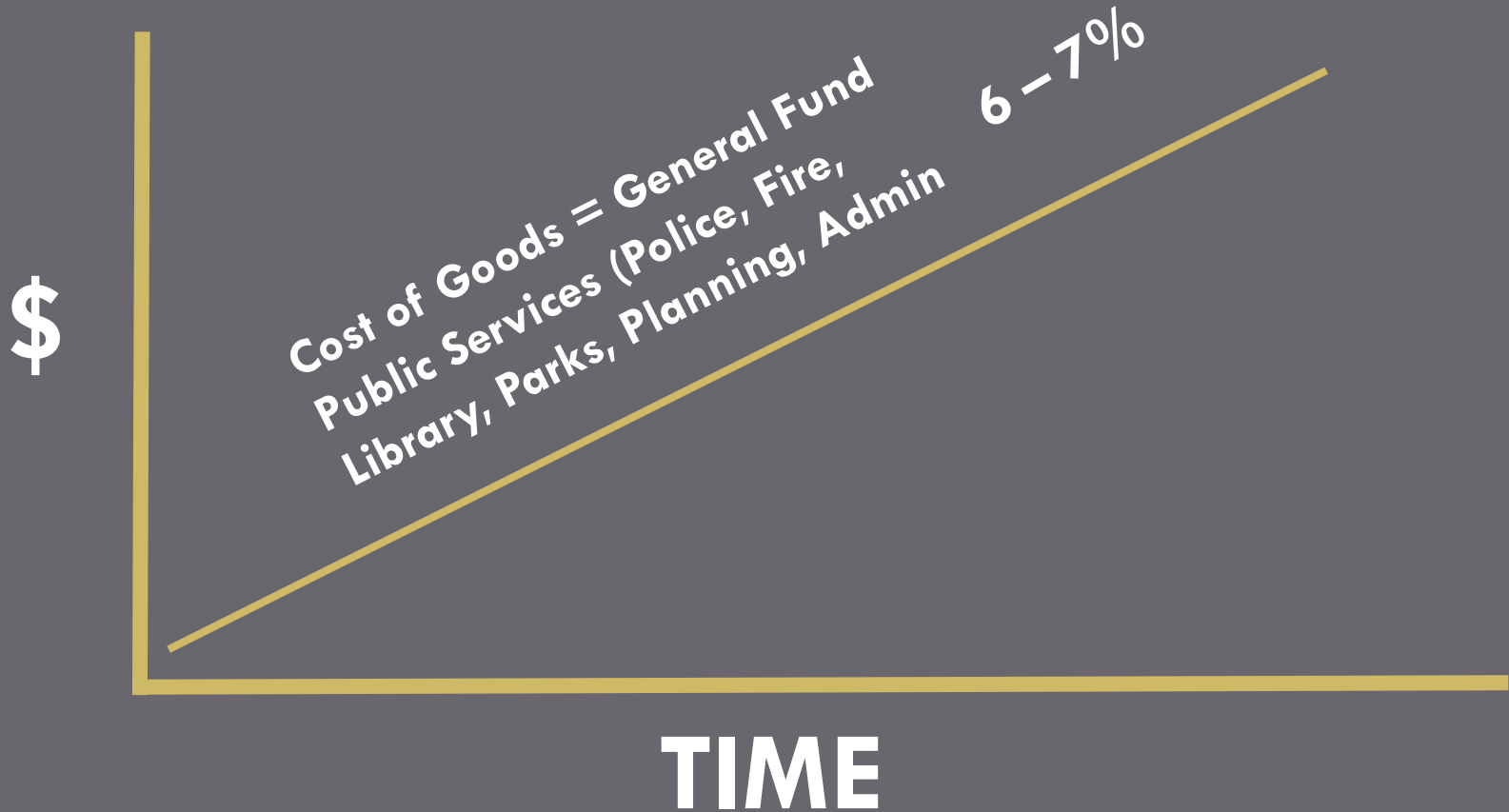
ENDURING VALUE

PUBLIC HEALTH

City Council, 03.13.18



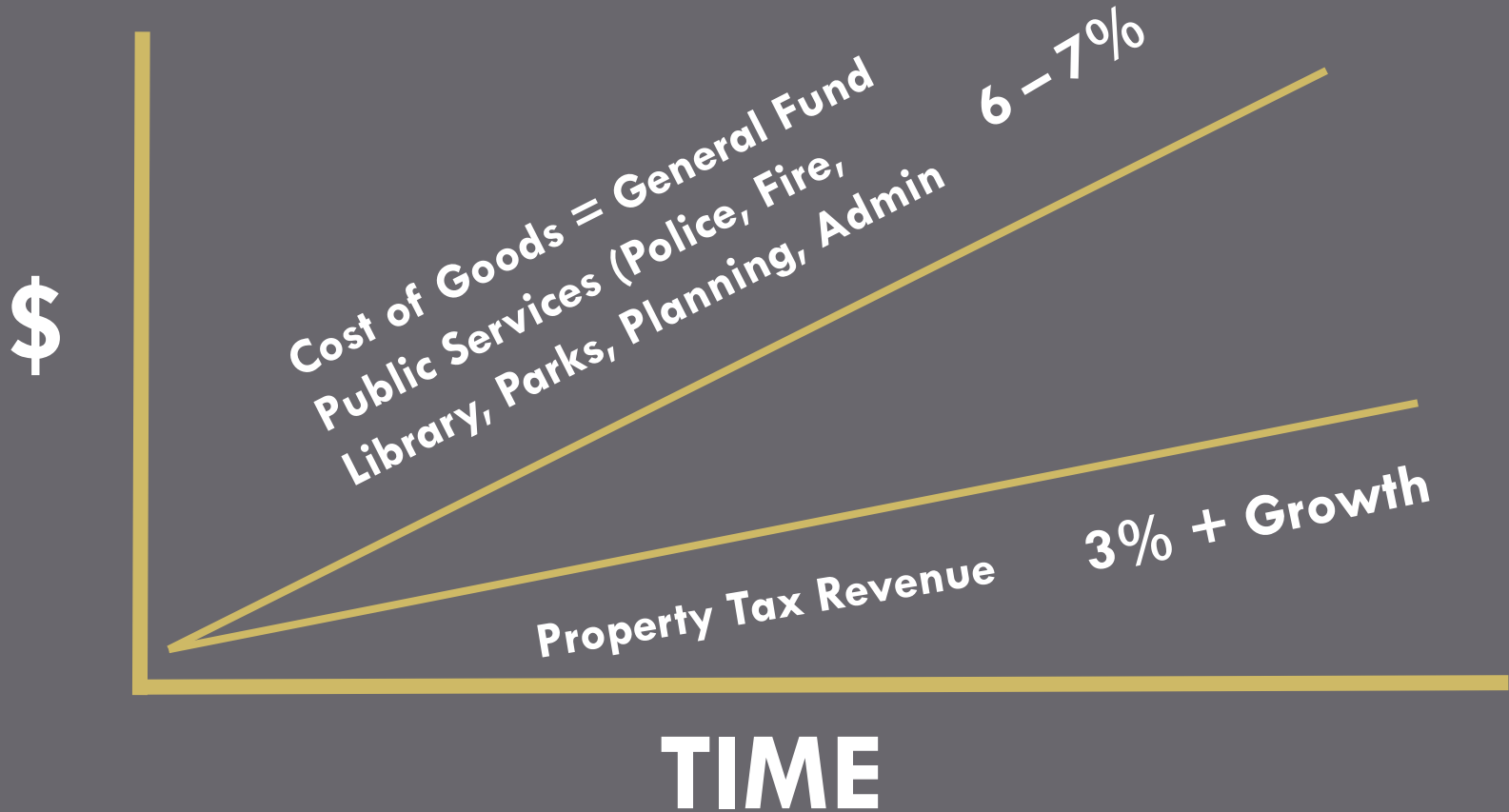
# FUNDING SERVICES



City Council, 03.13.18



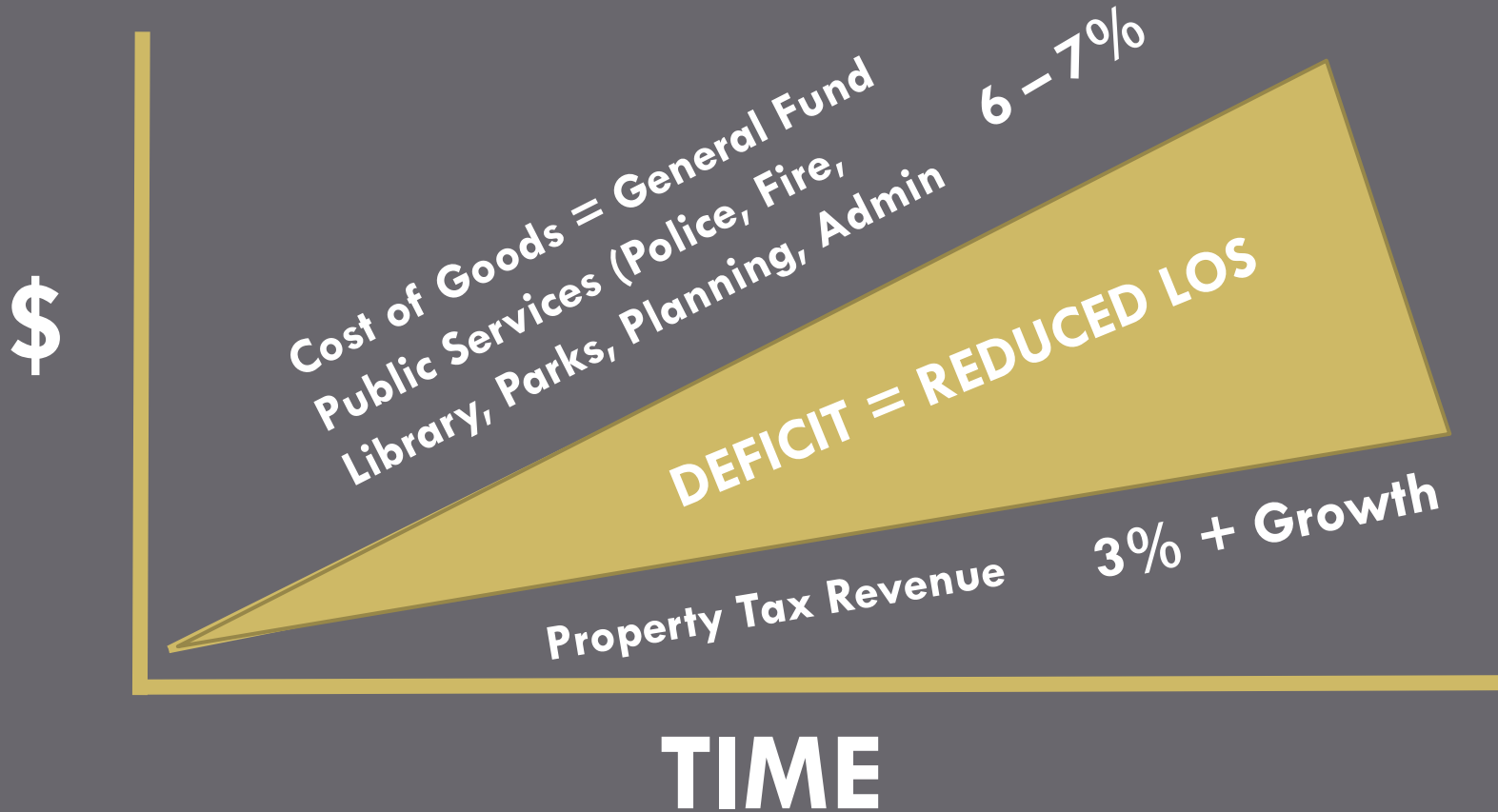
# FUNDING SERVICES



City Council, 03.13.18



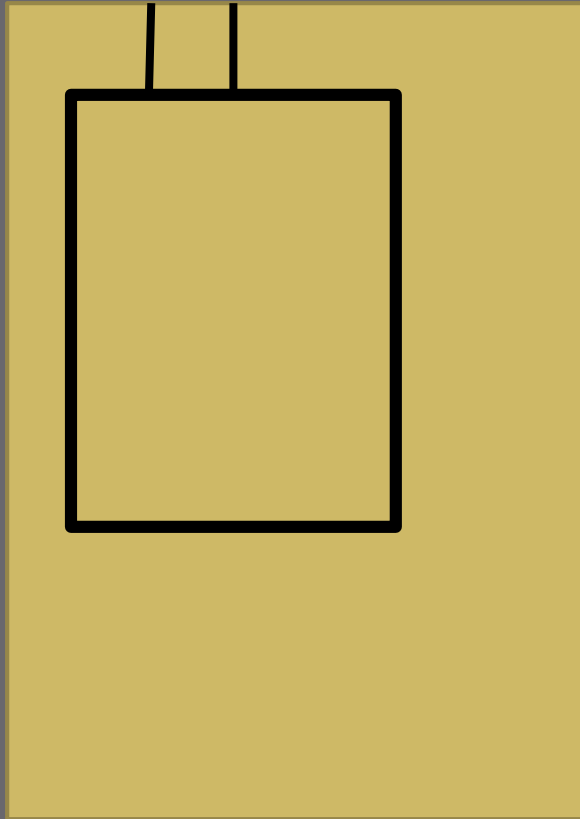
# FUNDING SERVICES



City Council, 03.13.18



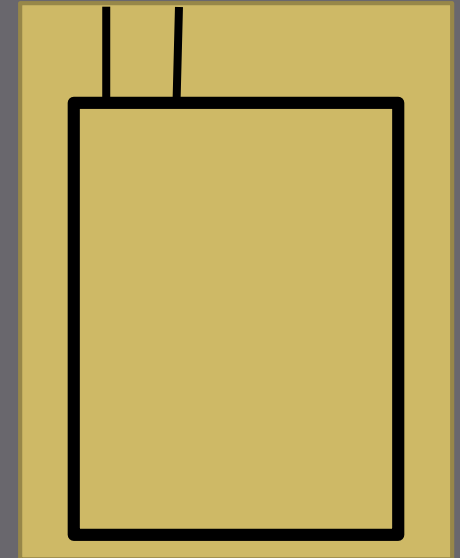
# VALUE CHOICES - IT IS NOT ALL OR NOTHING



**BIG LOTS**

**LAND  
CONSUMPTIVE**

**EXPENSIVE**

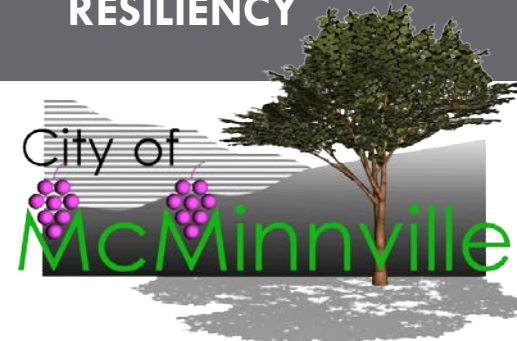


**SMALL LOTS**

**QUALITY OF  
LIFE**

**RESILIENCY**

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# OUR CURRENT SITUATION

39

## CONSTRAINED LAND SUPPLY IS LEADING TO:

- Higher Land Costs
- Lack of Affordable Housing Opportunities
- Lack of Overall Housing Opportunities
- Loss of Economic Opportunities
- Falsely Constrained Population Growth
- More Population Growth in Unincorporated versus McMinnville
- Deficit in Tax Revenue to Fund Public LOS
- Infill in a Vacuum
- Pressure to Efficiently Use Land w/out Long-Term Consideration
- Paralysis to Move Forward

City Council, 03.13.18



# OUR CURRENT SITUATION

40

## CONSTRAINED LAND SUPPLY IS LEADING TO:

- Higher Land Costs

**And we are meant to continue to grow in population by the state population forecast . . . .**

**2035 = 44,122**

**2067 = 62,804**

- Pressure to Efficiently Use Land w/out Long-Term Consideration
- Paralysis to Move Forward

**City Council, 03.13.18**



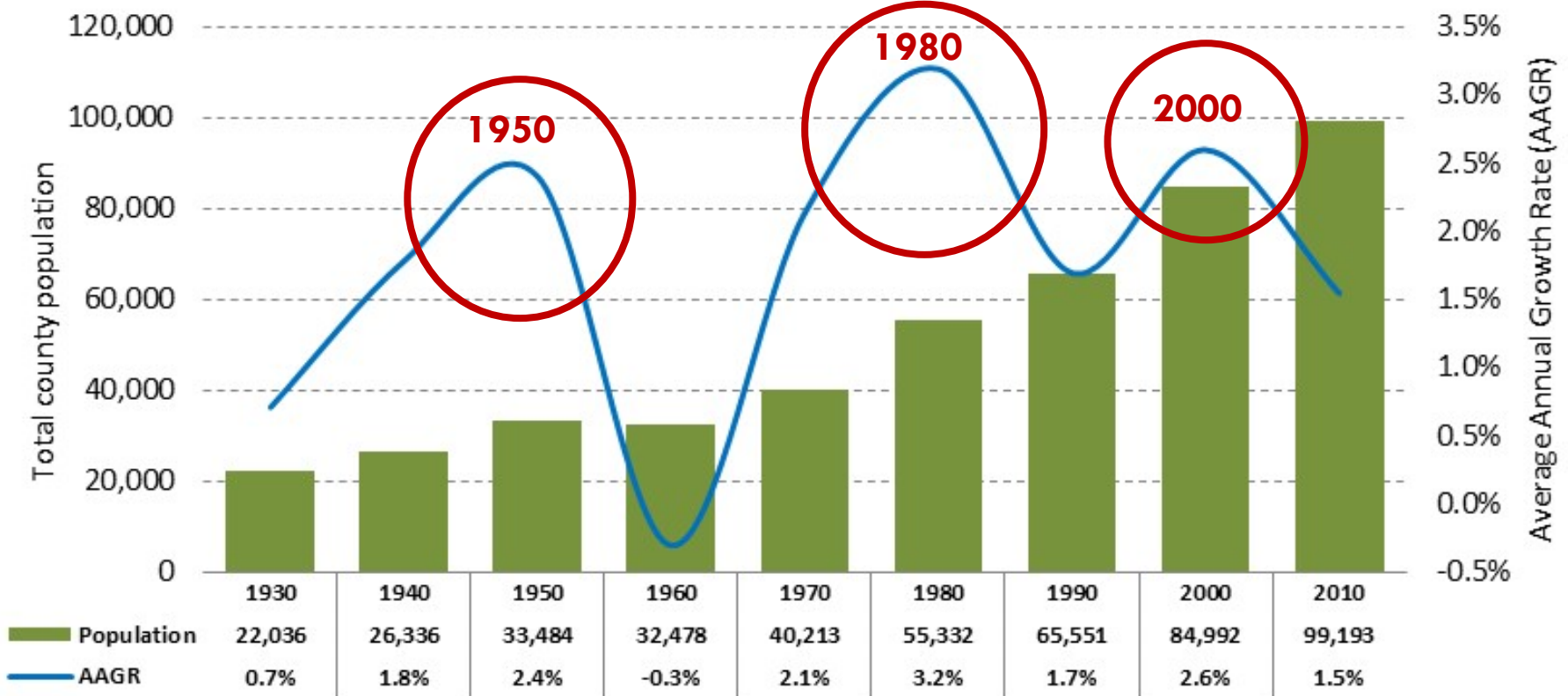
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# POPULATION FORECAST HISTORIC TRENDS

**City Council, 03.13.18**



Yamhill County—Total Population by Ten-year Intervals (1930-2010)



Sources: U.S. Census Bureau, 1930 to 2010 Censuses. Calculated by Population Research Center (PRC).

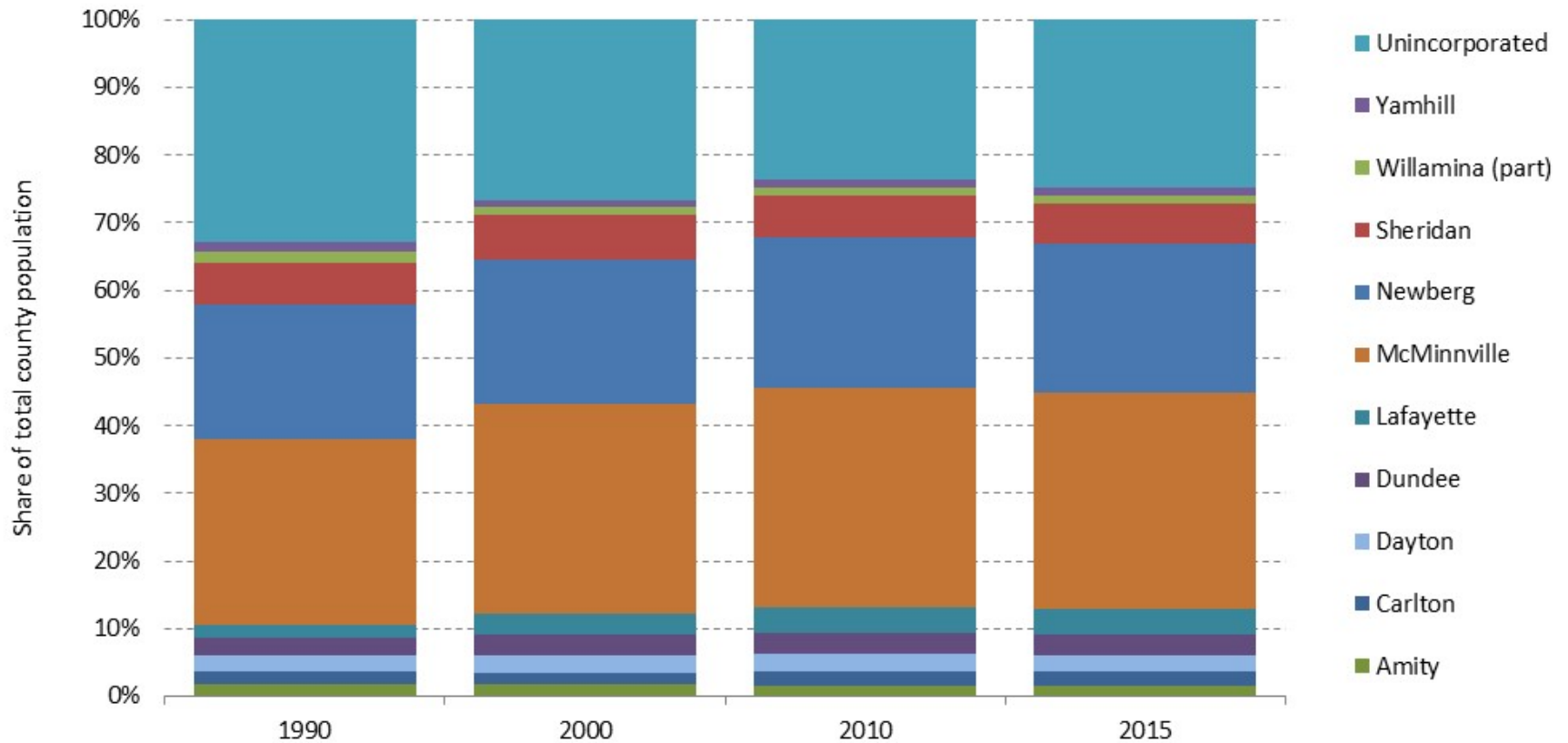
Note 1: Average annual growth rate is used for simplicity. In actuality the rate is an annualized rate calculated with this formula:  $[\text{LN}(\text{Year1}/\text{Year2})/10]$

Note 2: The 2000 total population does not reflect Count Question Resolution (CQR) revisions made by the U.S. Census Bureau. Revised total population numbers are used for the "County and Incorporated City Population" table.

City Council, 03.13.18



## Yamhill County—City Share of Population



Sources: U.S. Census Bureau, April 1, 1990, 2000, and 2010 Decennial Censuses. Population Research Center, July 1, 2015 Annual Certified Population Estimate. Calculated by Population Research Center (PRC).

**City Council, 03.13.18**



# Yamhill County and Incorporated Cities—Population and Average Annual Growth Rate (AAGR) (2000-2010 and 2010-2015)

	2000	2010	2015	AAGR (2000-2010)	AAGR (2010-2015)	Share of County 2000	Share of County 2010	Share of County 2015
Yamhill County	84,992	99,193	103,630	1.5%	0.9%	100.0%	100.0%	100.0%
Amity	1,478	1,614	1,620	0.9%	0.1%	1.7%	1.6%	1.6%
Carlton	1,514	2,007	2,125	2.8%	1.1%	1.8%	2.0%	2.1%
Dayton	2,119	2,534	2,590	1.8%	0.4%	2.5%	2.6%	2.5%
Dundee	2,598	3,162	3,185	2.0%	0.1%	3.1%	3.2%	3.1%
Lafayette	2,586	3,742	3,905	3.7%	0.9%	3.0%	3.8%	3.8%
McMinnville	26,499	32,187	33,080	1.9%	0.5%	31.2%	32.4%	31.9%
Newberg	18,064	22,068	22,900	2.0%	0.7%	21.3%	22.2%	22.1%
Sheridan	5,561	6,127	6,115	1.0%	0.0%	6.5%	6.2%	5.9%
Willamina (part)	1,128	1,180	1,197	0.5%	0.3%	1.3%	1.2%	1.2%
Yamhill	794	1,024	1,070	2.5%	0.9%	0.9%	1.0%	1.0%
Unincorporated	22,651	23,548	25,843	0.4%	1.9%	26.7%	23.7%	24.9%

Sources: U.S. Census Bureau, April 1, 2000 and 2010 Censuses. Population Research Center, July 1, 2015 Annual Intercensal Estimate. Calculated by Population Research Center (PRC).

Note: The 2000 total population reflects Count Question Resolution (CQR) revisions made by the U.S. Census Bureau.

Note: Willamina's population in Yamhill County is 58% of Willamina's total population in 2010 and 59% in 2015.

**2010 – 2015**

**McMinnville = 0.5%**

**Unincorporated = 1.9%**

**City Council, 03.13.18**



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**City Council, 03.13.18**



McMINNVILLE POPULATION			
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1990	17,894		
1991	18,640		
1992	19,125		
1993	20,070		
1994	20,995		
1995	22,140		
1996	22,880	3.1% AAGR	
1997	23,485		
1998	24,265		
1999	24,450		
2000	26,499		
2001	27,500		
2002	28,200		
2003	28,890		
2004	29,200		
2005	30,020		
2006	30,950	1% AAGR	
2007	31,665		
2008	32,400		
2009	32,760		
2010	32,187		
2011	32,240		
2012	32,435		
2013	32,510		
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2015	33,080		
2016	33,405		

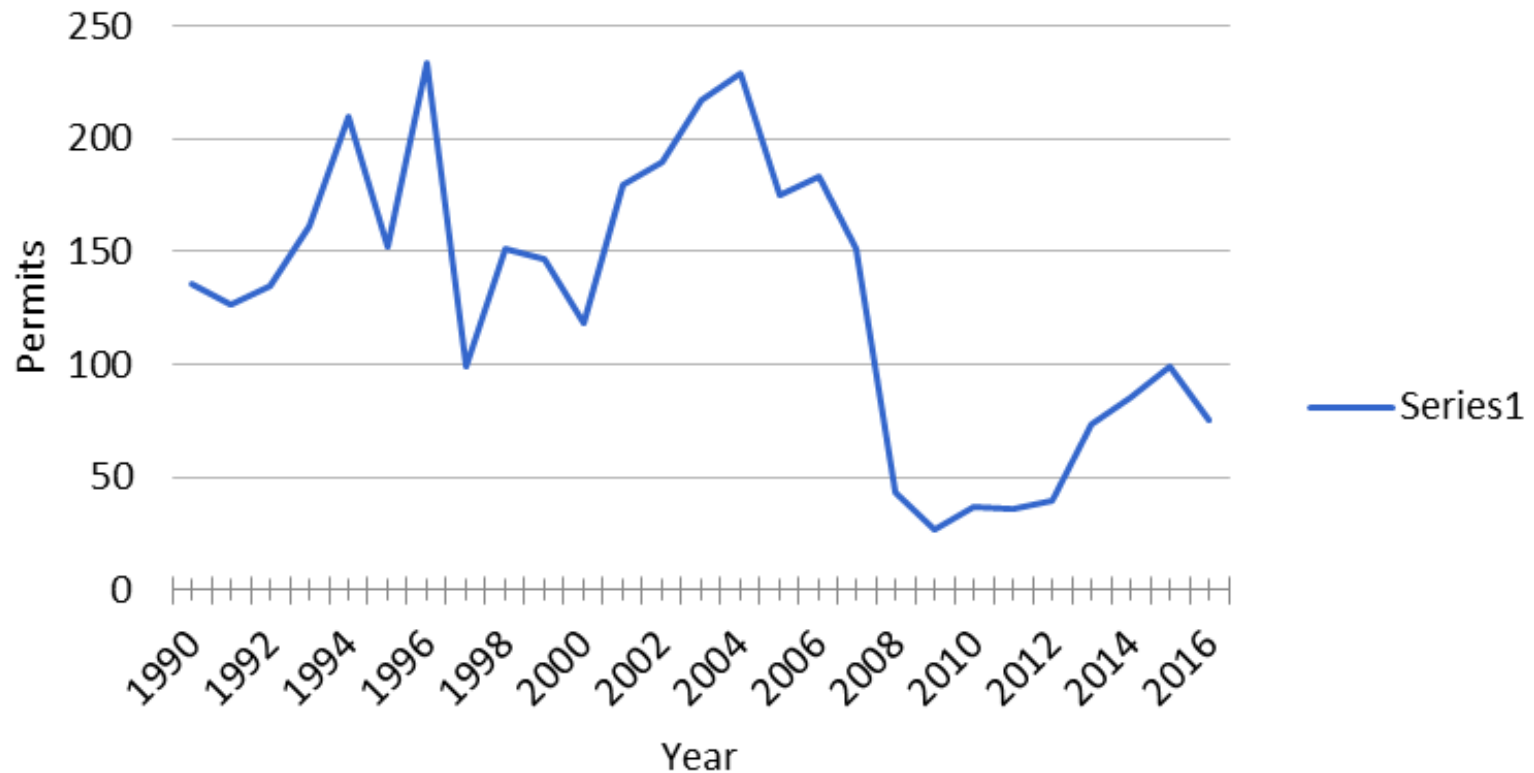
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McMINNVILLE POPULATION				McMinnville Annexations	Acres resulting from a UOB Amendment	Notes
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2012	32,435			0		
2013	32,510			0		
2014	32,705			0		
2015	33,080			0		
2016	33,405		0			
				Total UOB expansion 153.8 acres		
30 years Population Growth				Annexed Acres		
AAGR 2.6% 17,945				1,556.70		
These figures include the Evergreen Museum Complex, School sites, Police Weapons Training Facility, Floodplain land, and yet undeveloped Residential, Commercial, Industrial and Park spaces				Avg. Acres Annexed per year		
				45.55		
				Avg. Acres Annexed per New Resident		
				0.16 acres (3,310 square feet)		
				Removing the years 2000 through 2016		
				Avg. Acres Annexed per year		
				55.42		
				Avg. Acres Annexed per New Resident		
				0.81 acres (3,528 square feet)		

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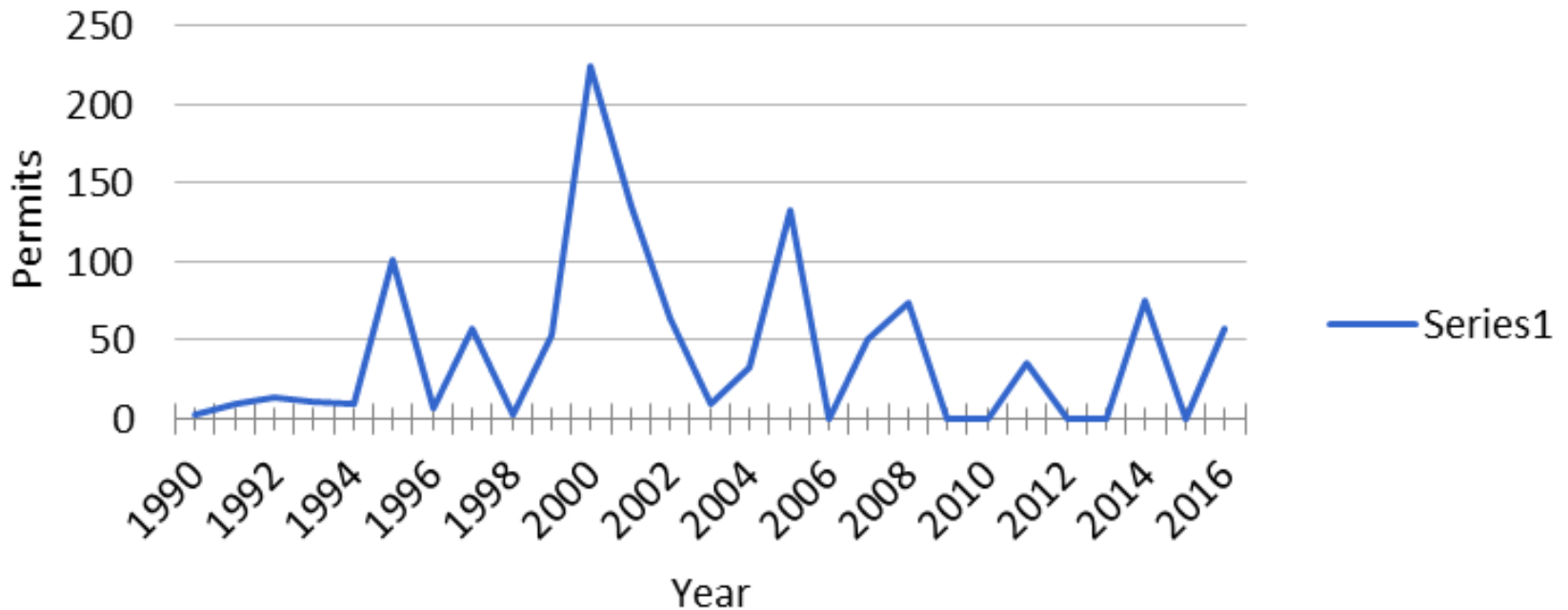
# Single Family Dwelling Unit Permitting



**City Council, 03.13.18**



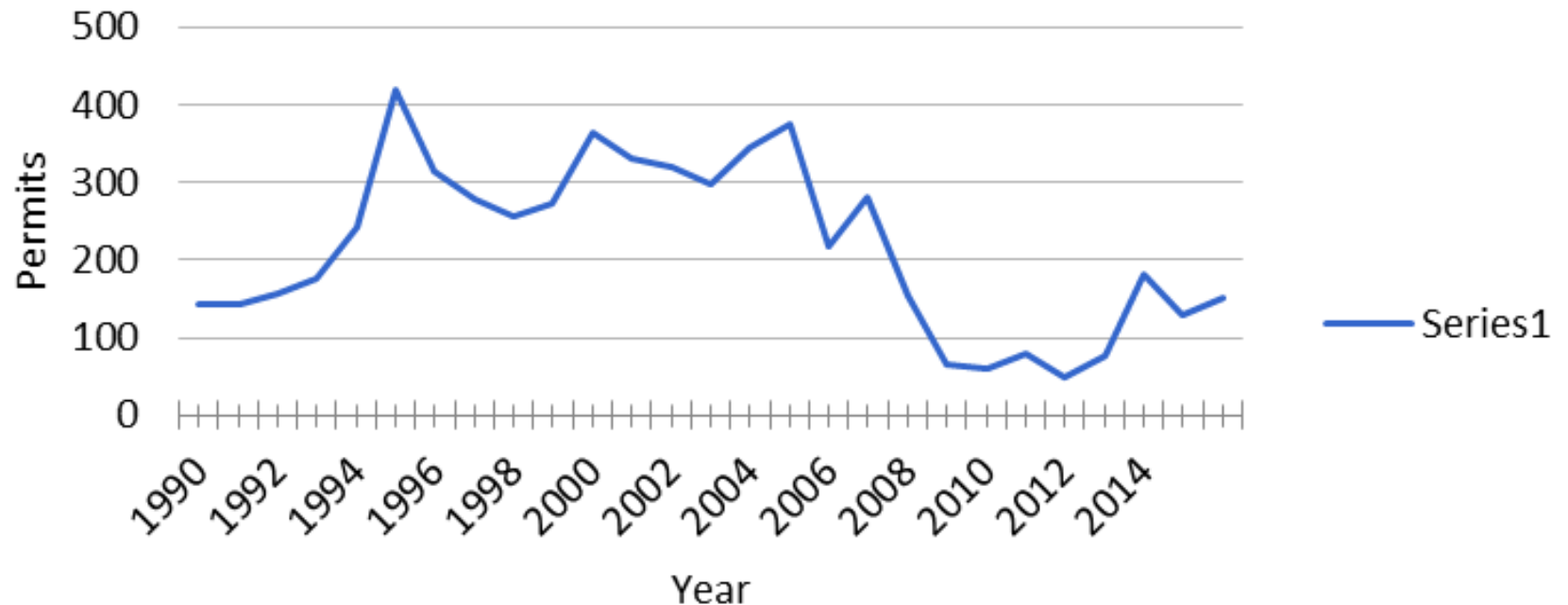
# Multi Family Dwelling Unit Permitting



**City Council, 03.13.18**



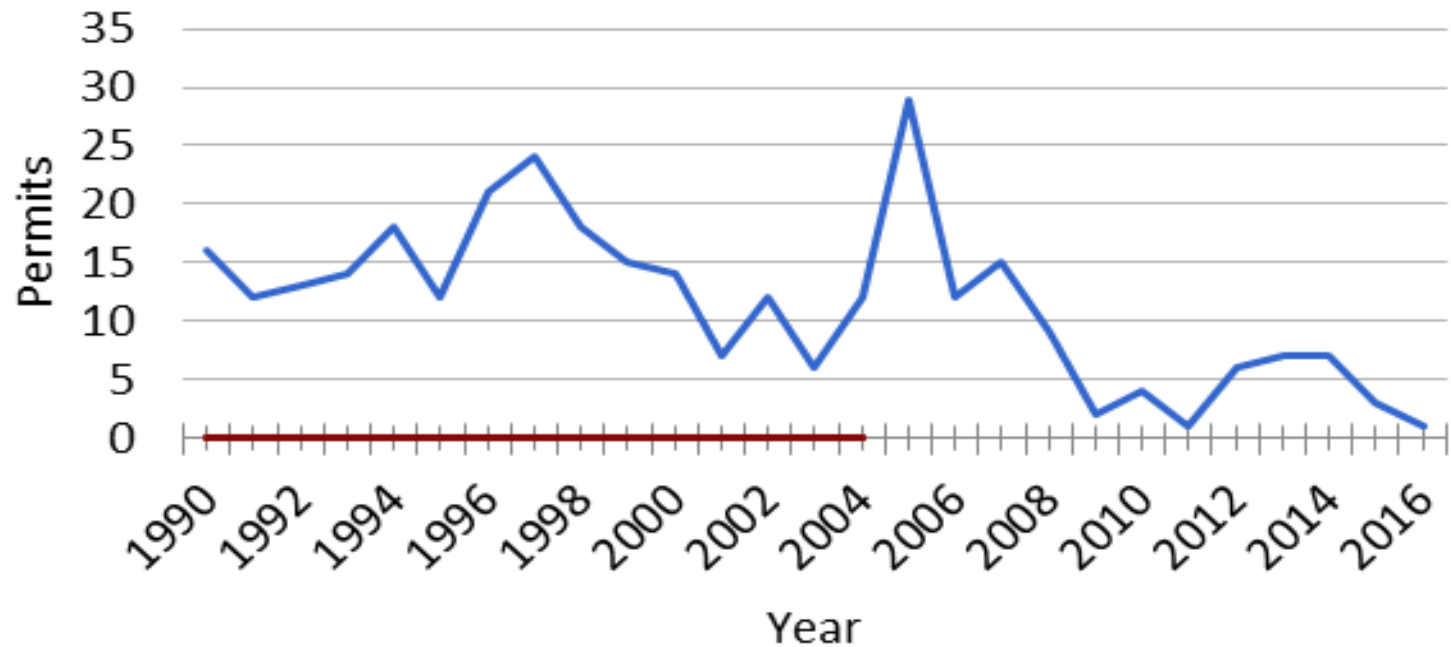
## Total Residential Permits



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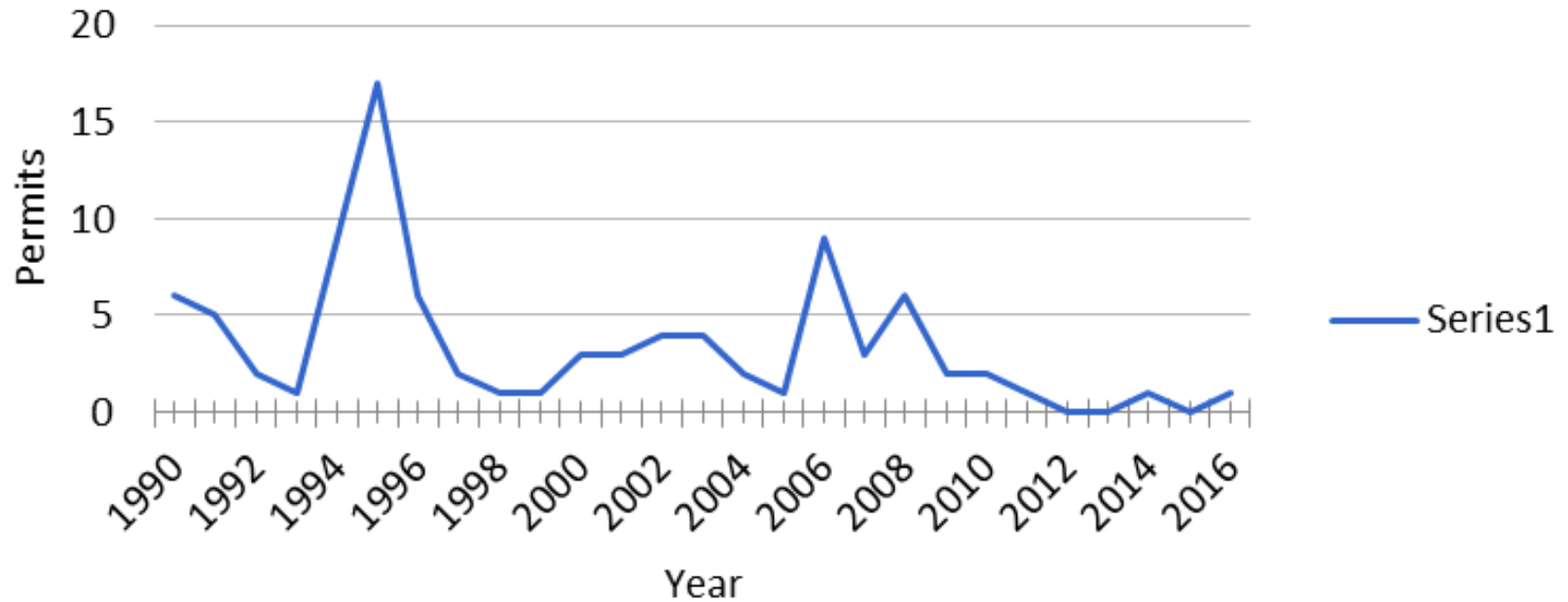
# Commercial Permitting



**City Council, 03.13.18**



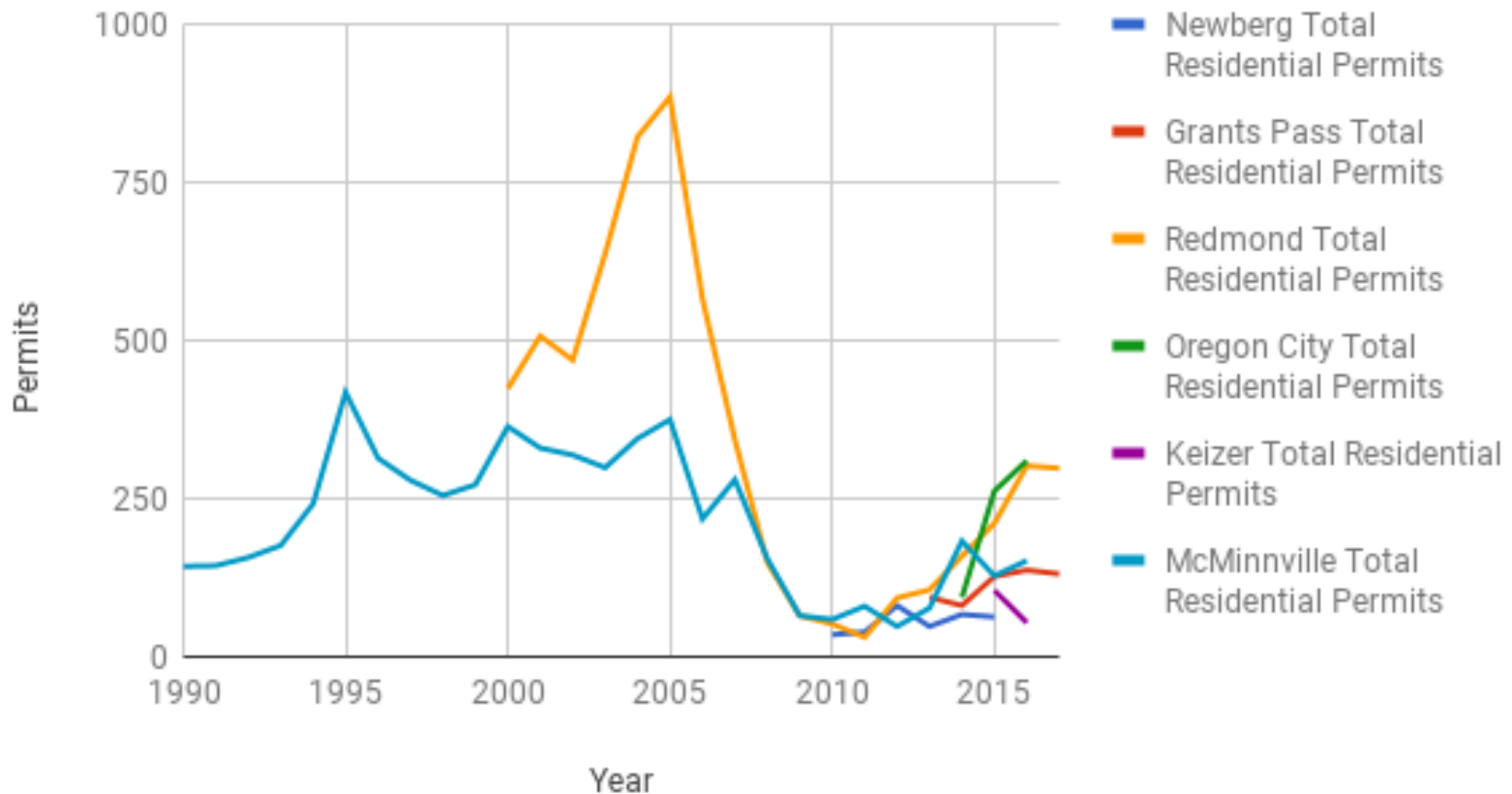
# Industrial Permitting



**City Council, 03.13.18**



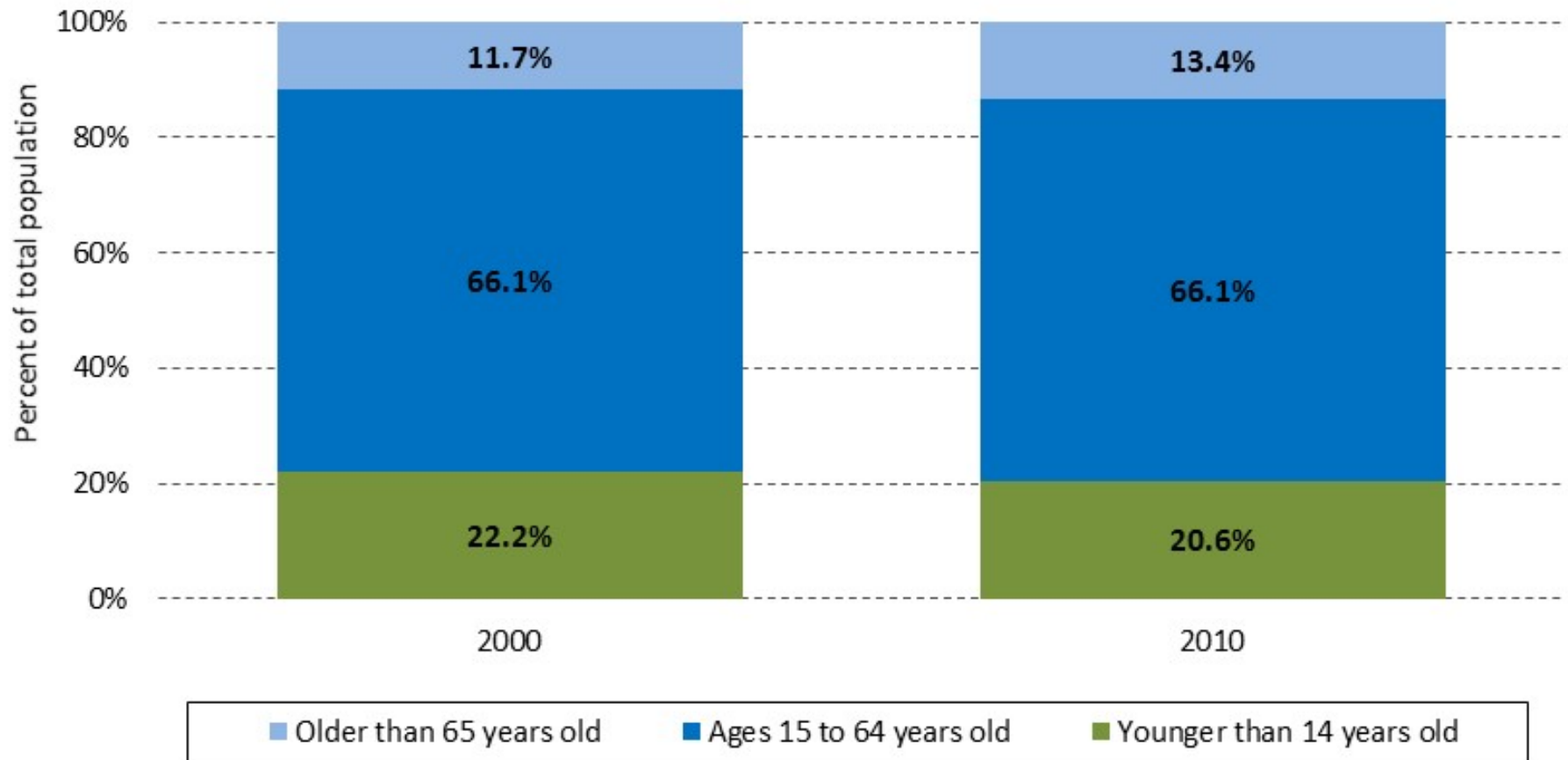
## Residential Permit Comparison



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### Yamhill County—Age Structure of the Population (2000 and 2010)

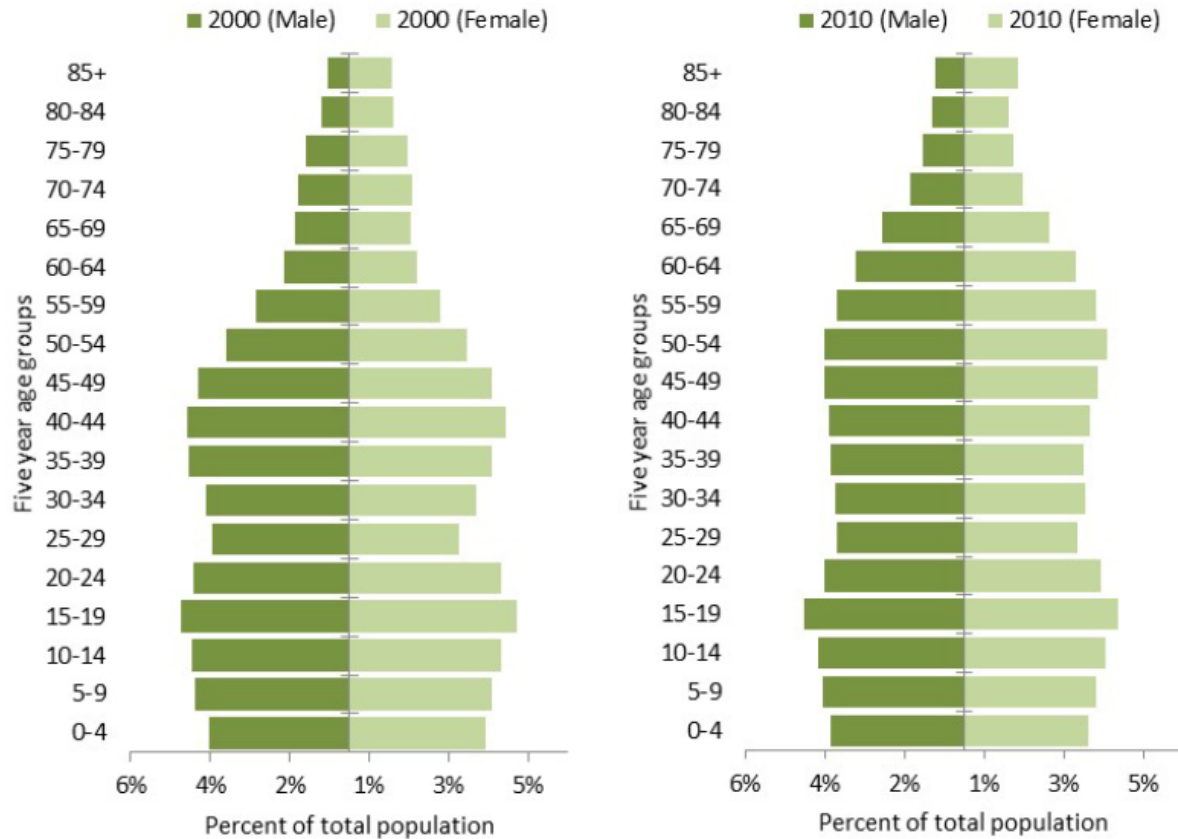


Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC).

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## Yamhill County—Age Structure of the Population (2000 and 2010)

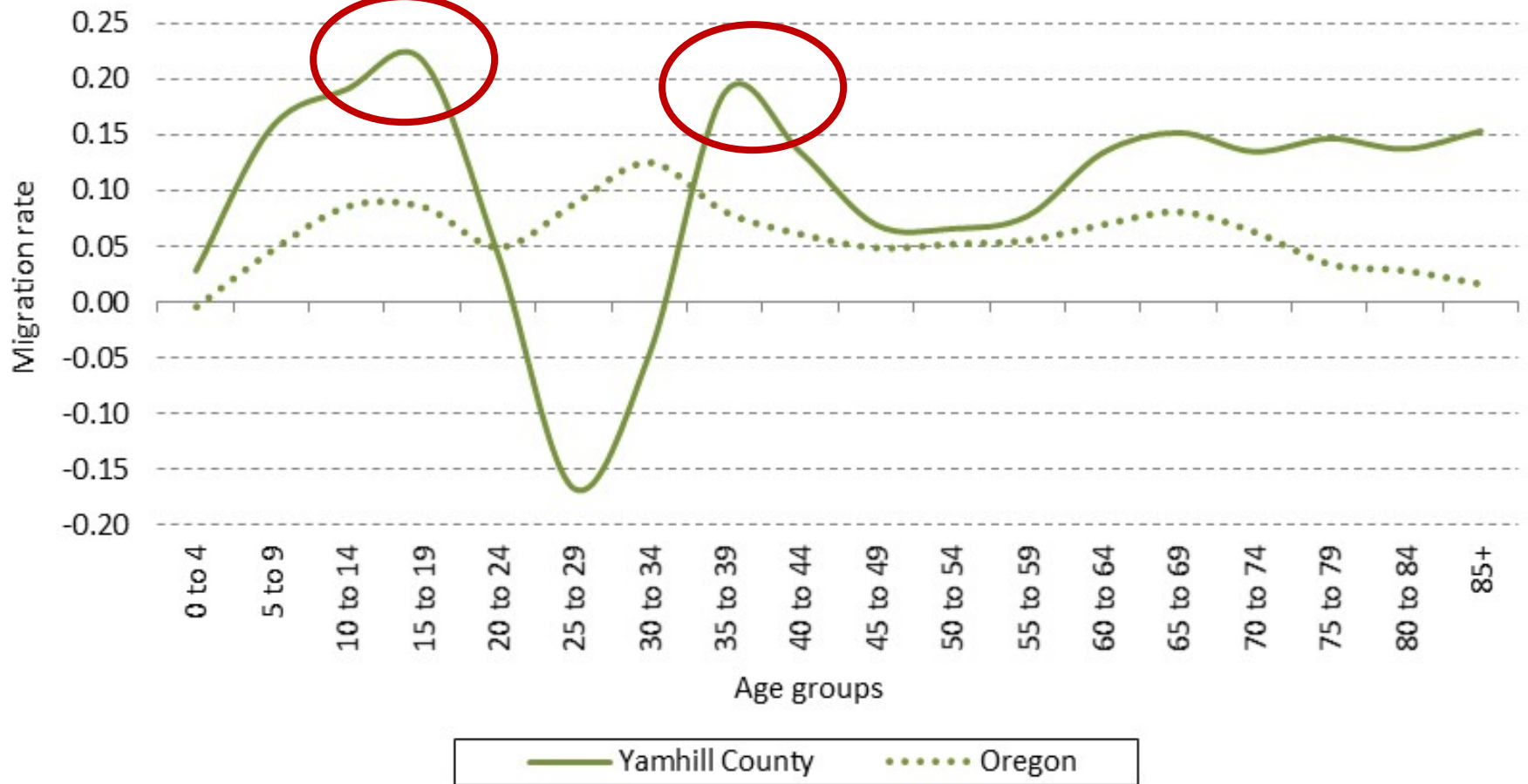


Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC).

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**Yamhill County and Oregon—Age Specific Migration Rates (2000 to 2010)**



Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculated by Population Research Center (PRC).

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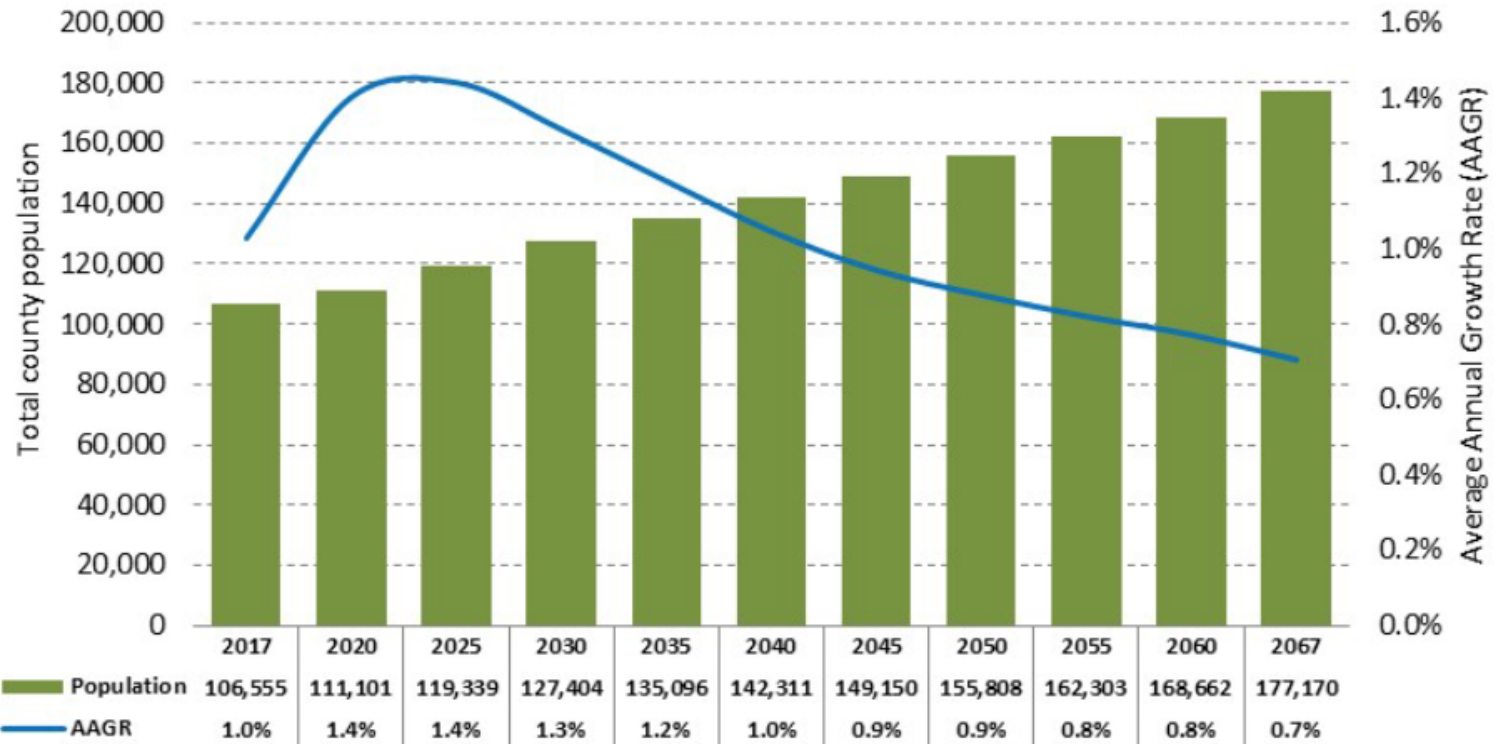
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# POPULATION FORECAST FUTURE TRENDS

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**Yamhill County —Total Population (2017-2067)**

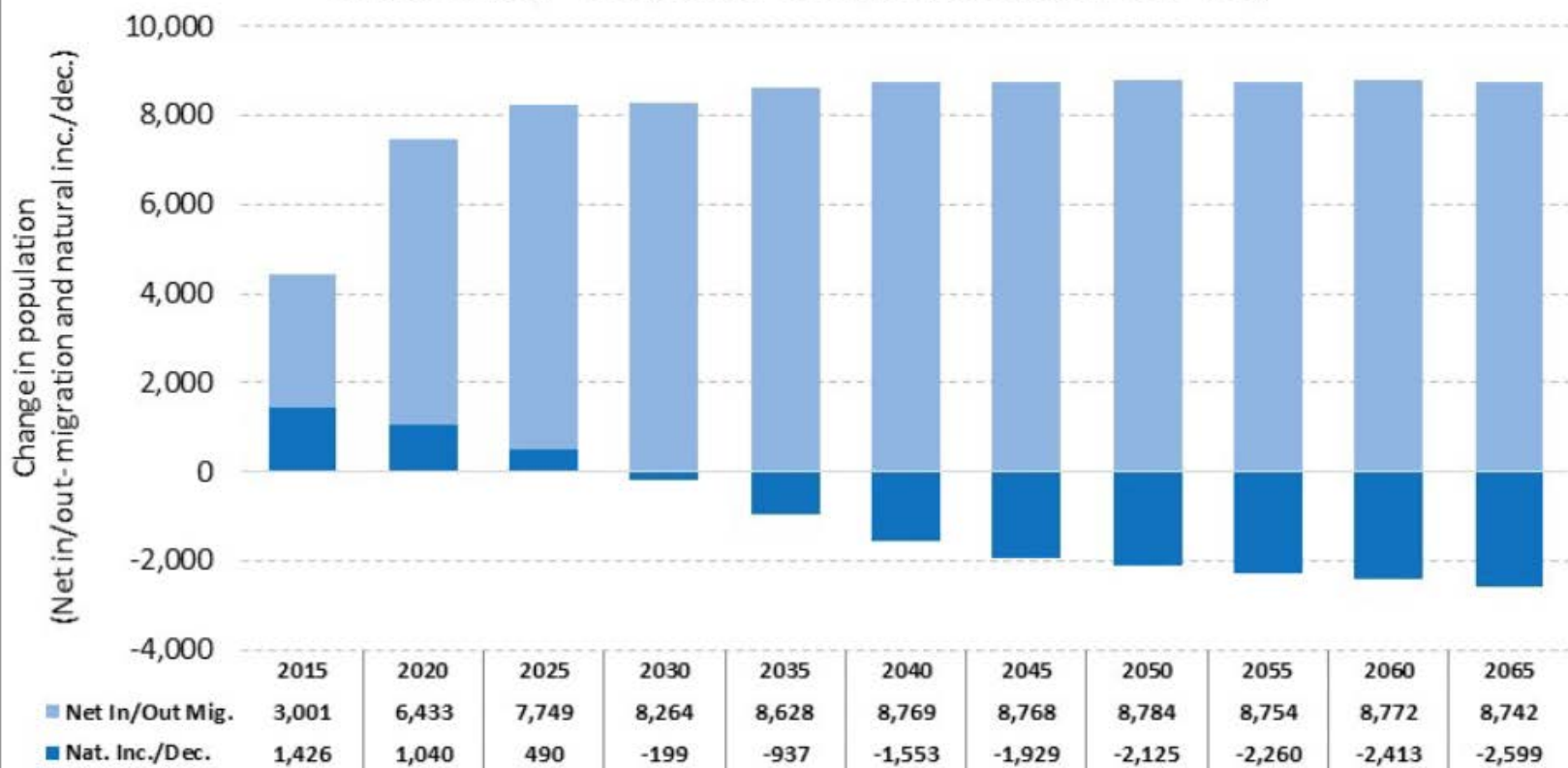


Source: Forecast by Population Research Center (PRC)

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**Yamhill County—Components of Population Change (2015-2065)**

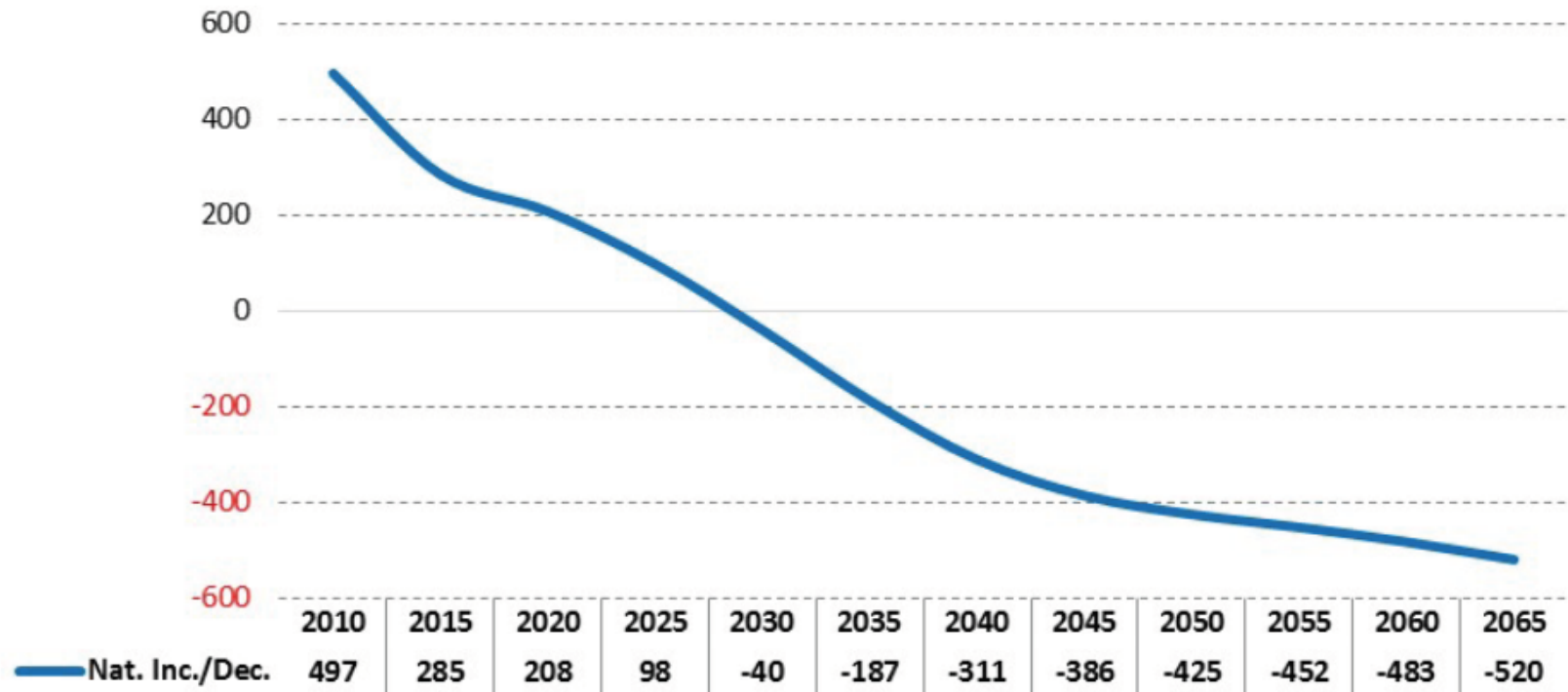


Source: Forecast by Population Research Center (PRC)

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### Yamhill County—Average Annual Natural Increase/Decrease



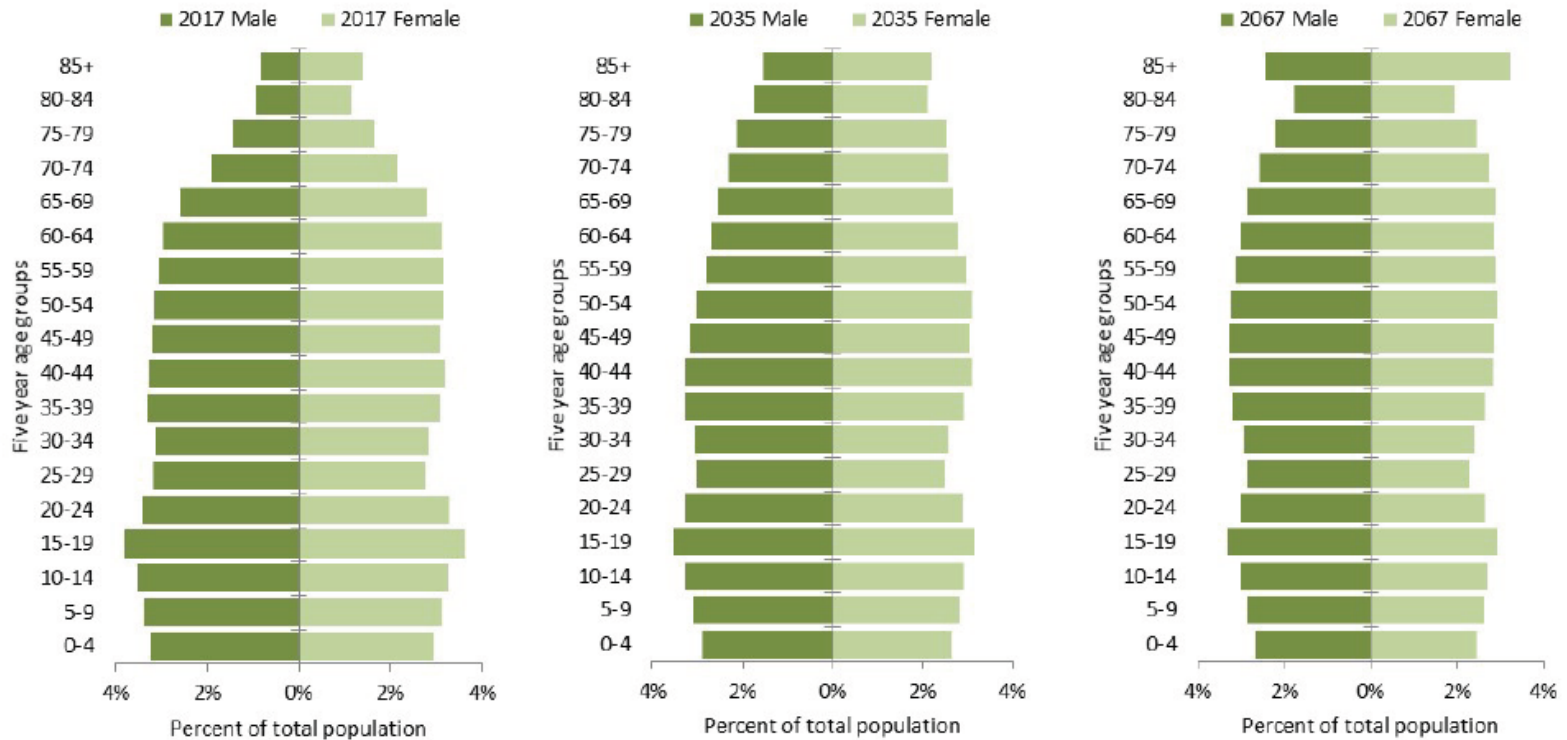
Sources: Oregon Health Authority, Center for Health Statistics. Calculations and Forecast by Population Research Center (PRC).

Note: The years signify the end of the period for which average annual numbers were calculated. The average annual numbers for "2010" were calculated for the 2000-2010 period, with the remaining years calculated for their preceding five-year periods.

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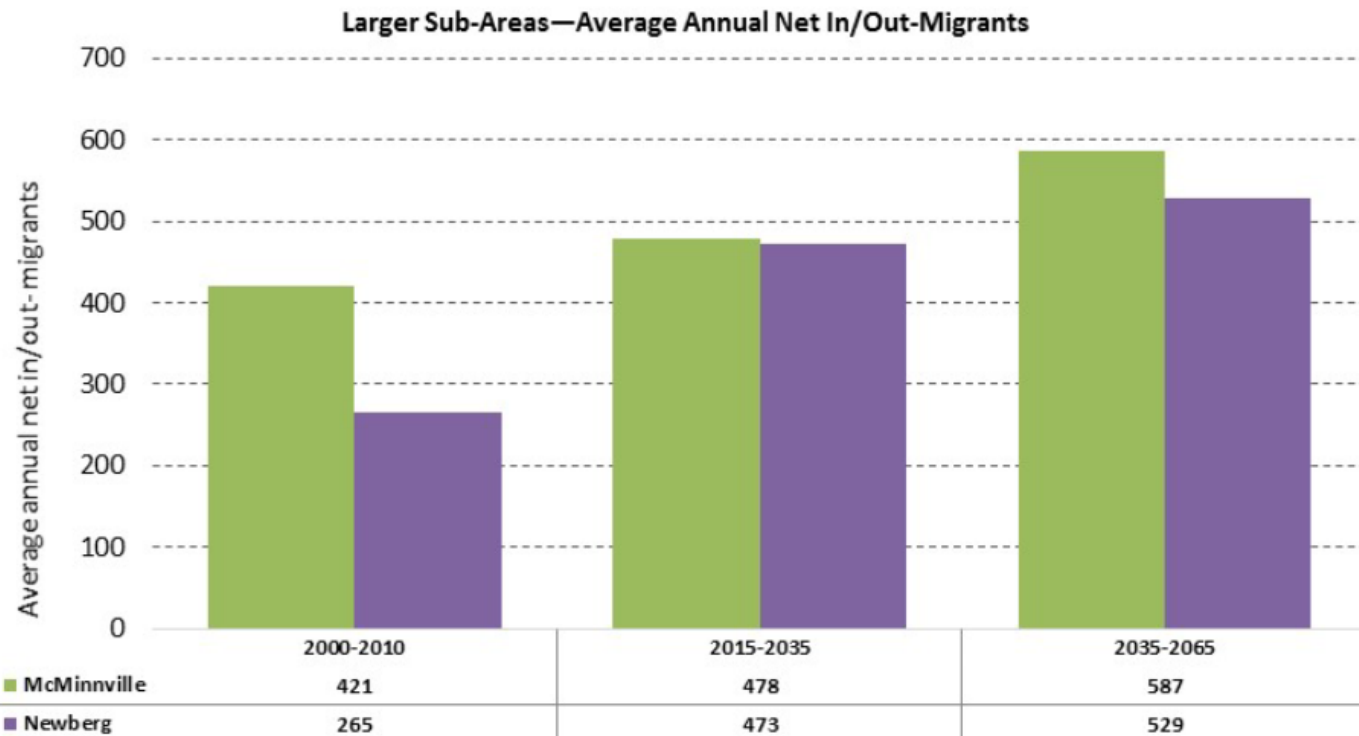
## Yamhill County—Age Structure of the Population



Source: Forecast by Population Research Center (PRC)

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Sources: U.S. Census Bureau, 2000 and 2010 Censuses. Calculations and Forecast by Population Research Center (PRC).

Note: The average annual numbers were calculated for the 10 year period (2000-2010), the 20 year period (2015-2035), and the 30 year period (2035-2065)

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## Historical and Forecast Populations for Yamhill County and its Sub-Areas

	Historical			Forecast				
	2000	2010	AAGR (2000-2010)	2017	2035	2067	AAGR (2017-2035)	AAGR (2035-2067)
<i>Yamhill County</i>	84,992	99,193	1.6%	106,555	135,096	177,170	1.3%	0.9%
Amity UGB	1,481	1,623	0.9%	1,642	1,910	2,276	0.8%	0.5%
Carlton UGB	1,514	2,007	2.9%	2,229	3,013	3,998	1.7%	0.9%
Dayton UGB	2,244	2,708	1.9%	2,837	3,200	3,761	0.7%	0.5%
Dundee UGB	2,672	3,162	1.7%	3,243	4,570	6,697	1.9%	1.2%
Gaston UGB (Yamhill)	110	154	3.4%	157	159	161	0.1%	0.0%
Lafayette UGB	2,586	3,742	3.8%	4,083	5,717	6,937	1.9%	0.6%
McMinnville UGB	26,709	32,527	2.0%	34,293	44,122	62,804	1.4%	1.1%
Newberg UGB	18,558	22,572	2.0%	24,296	34,021	52,135	1.9%	1.3%
Sheridan UGB	5,581	6,210	1.1%	6,340	6,893	7,560	0.5%	0.3%
Willamina UGB (Yamhill)	1,128	1,180	0.5%	1,227	1,272	1,360	0.2%	0.2%
Yamhill UGB	805	1,024	2.4%	1,077	1,338	1,671	1.2%	0.7%
Outside UGBs	21,604	22,284	0.3%	25,132	28,880	27,812	0.8%	-0.1%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC).

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# PSU POPULATION FORECASTS

	2000	2010	2017	2035	2067
Yamhill County	84,992	99,193	106,555	135,096	177,170
McMinnville UGB	26,709	32,527	34,293 <b>33,665</b>	44,122	62,804

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# HOW DO WE ACCOMMODATE THAT POPULATION

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# GROWTH VS. NO-GROWTH

---

## Growth

- ☐ Increased Tax Base
- ☐ Ability to Continue Levels of City Services
- ☐ Increased Land Supply Provides Opportunity for Affordable Housing
- ☐ Provide Variety of Housing Options

## No-Growth

- ☐ No Increase in Tax Base
- ☐ Inability to Maintain Existing Service Levels
- ☐ Decreased Housing Availability May Lead to Increased Housing Costs
- ☐ Densification of Existing Residential Areas
- ☐ Potential Gentrification

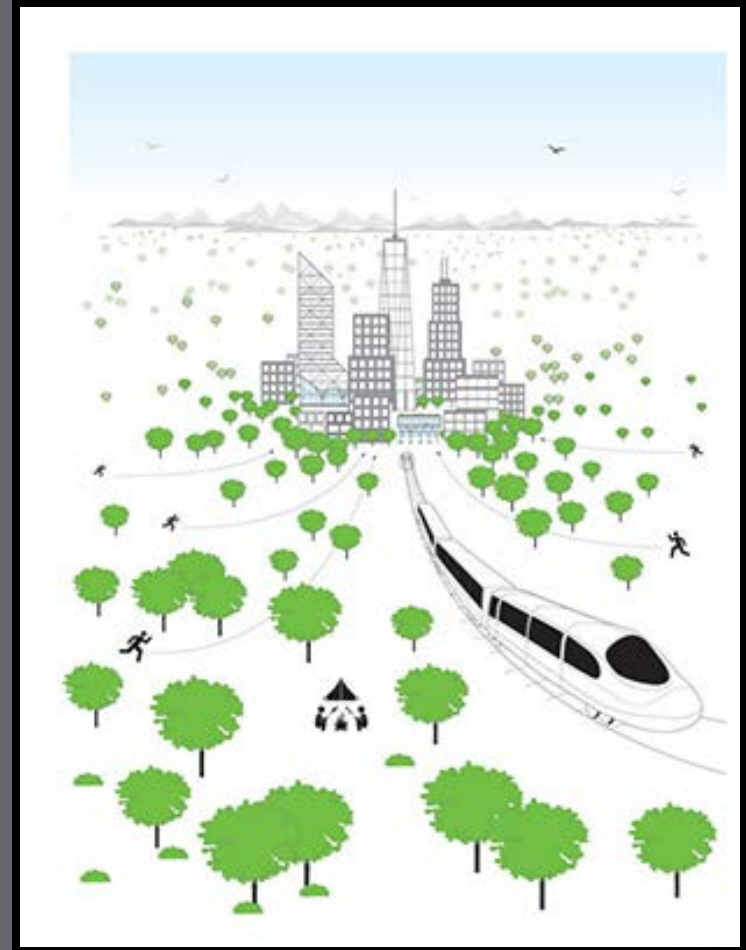
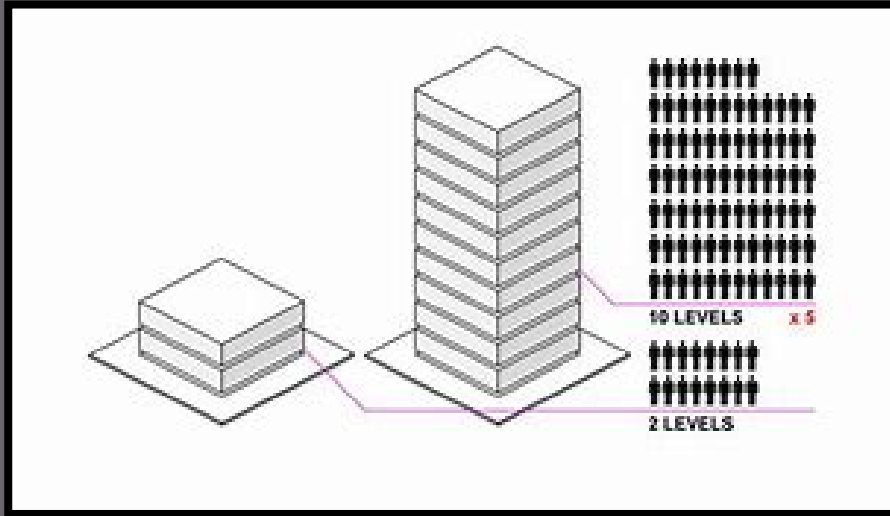
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# WHERE DO THE PEOPLE GO

66

## GROW UP



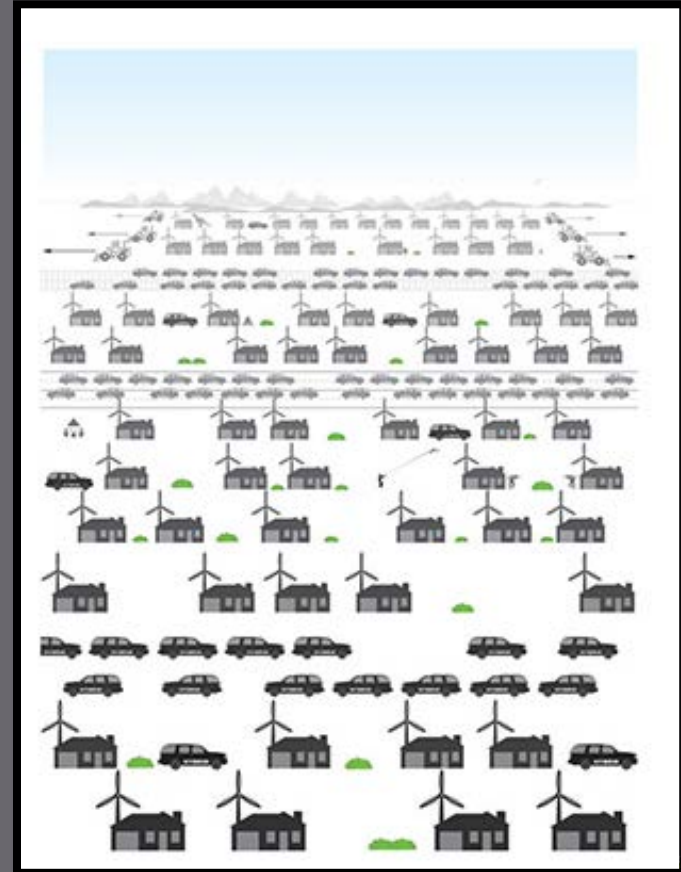
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# WHERE DO THE PEOPLE GO

67

## GROW OUT

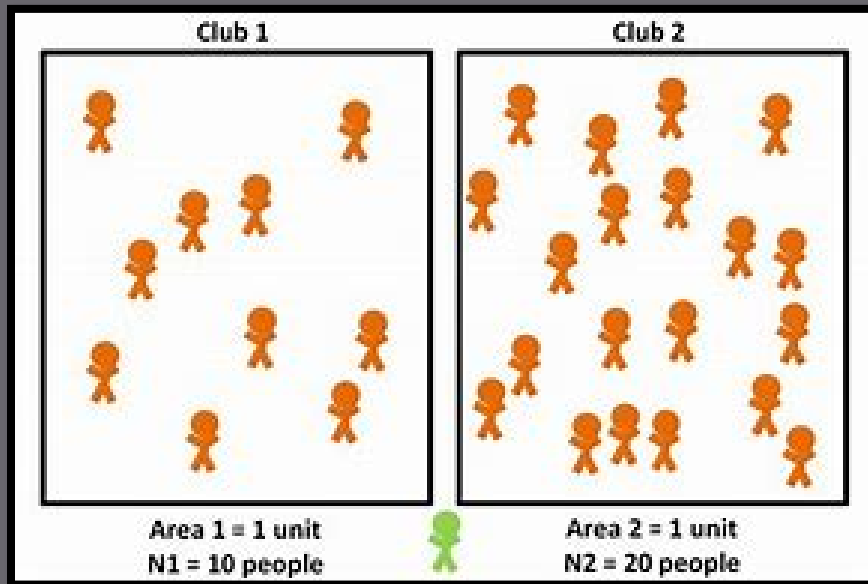


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# WHERE DO THE PEOPLE GO

68

## OR SOMEWHERE IN BETWEEN



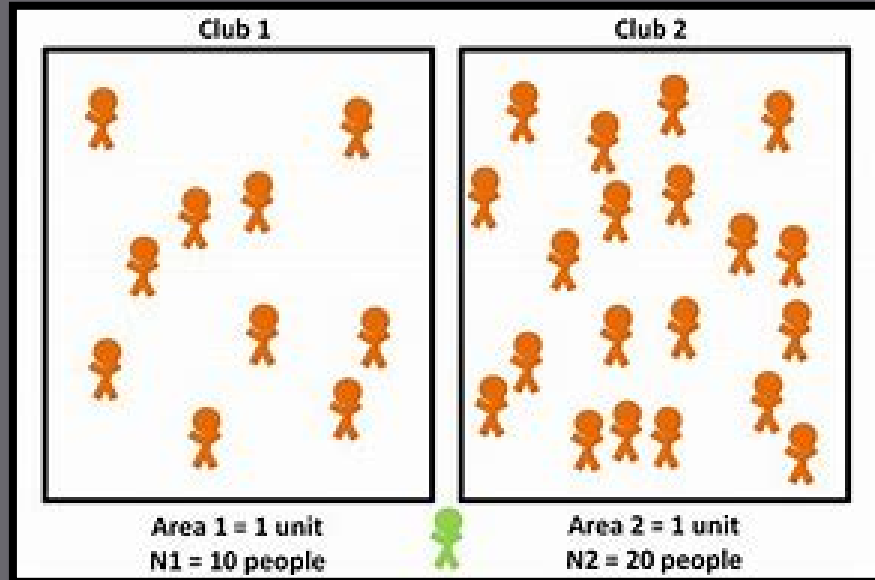
City Council, 03.13.18



# WHERE DO THE PEOPLE GO

69

## OR SOMEWHERE IN BETWEEN



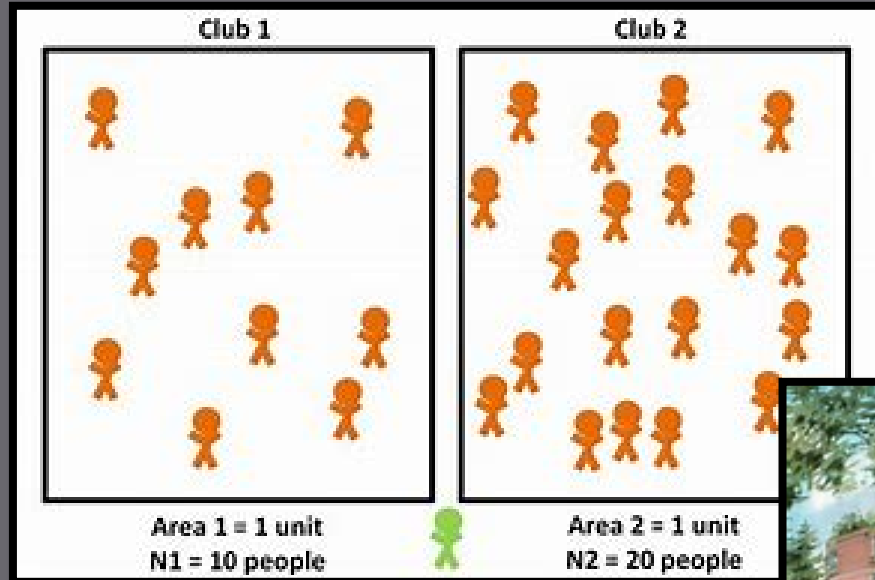
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# WHERE DO THE PEOPLE GO

70

## OR SOMEWHERE IN BETWEEN



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# PSU POPULATION FORECASTS

## ❑ McMinnville growth by 2035: 9,829 New Residents

- ❑ Increase of 29%
- ❑ 3,765 new households\* (700 Acres)  
10% Land Addition – City, 0.4% EFU Land Subtraction)
- ❑ 34.4% of Yamhill County population growth in McMinnville

## ❑ McMinnville growth by 2067: 28,511 New Residents

- ❑ Increase of 83%
- ❑ 10,923 new households\* (1900 Acres)  
30% Land Addition – City, 0.99% EFU Land Subtraction)
- ❑ 40.4% of Yamhill County population growth in McMinnville

\*2010 Decennial Census: Average Household Size of 2.61

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# THE PROCESS

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# OREGON LAND USE – PLAN FOR GROWTH

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- ☐ Long-Term planning for land-use efficiencies, fiscally prudent public infrastructure (How to grow, pay for growth and manage growth to protect unique quality of life values).
- ☐ Future Land-Use Planning for Quality of Life
- ☐ Public Facility Master Planning
- ☐ Funding Mechanisms
- ☐ City Limits for Urban Development

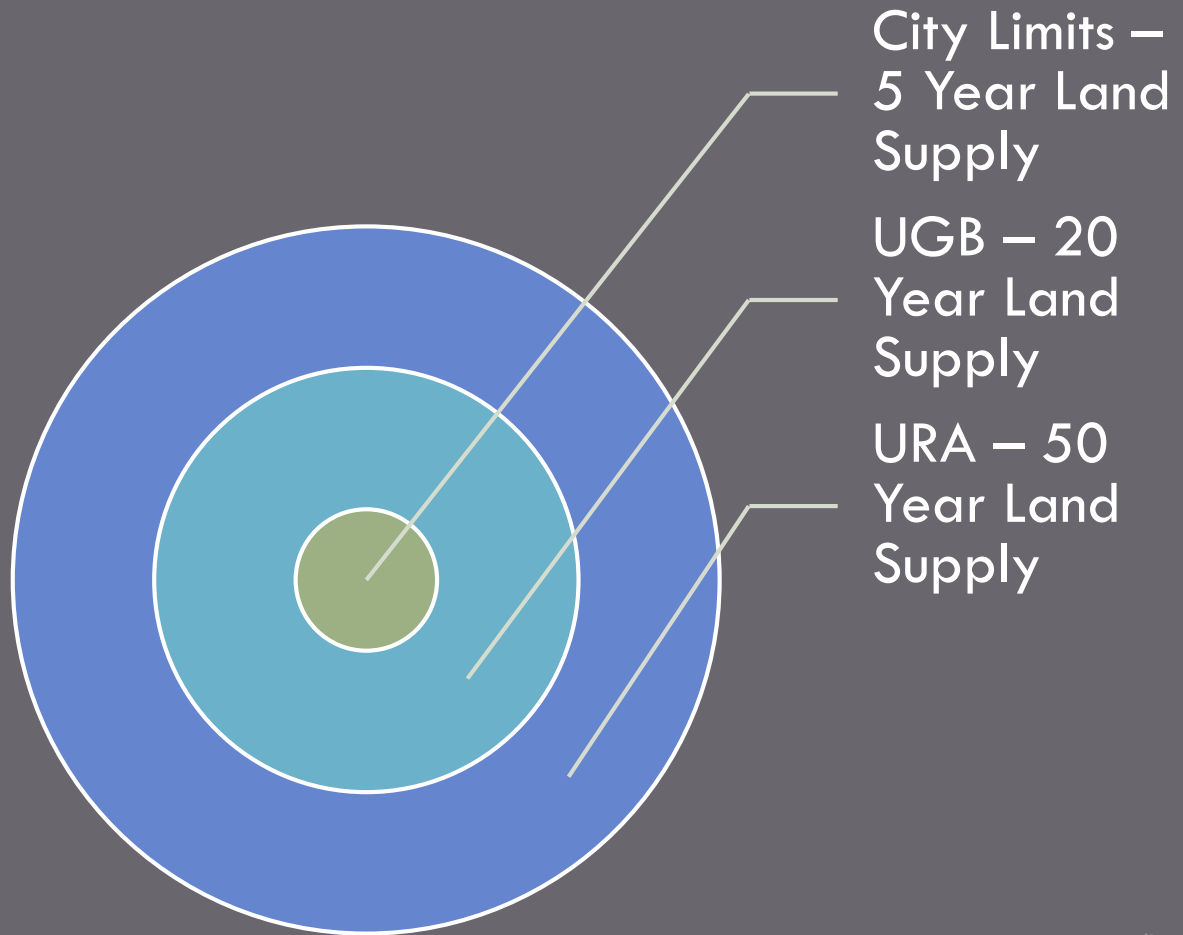
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# OREGON URBAN PLANNING

## Public Facility Planning in UGB:

Transportation  
Wastewater  
Water  
Parks  
Housing  
Employment



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# GROWTH PLANNING

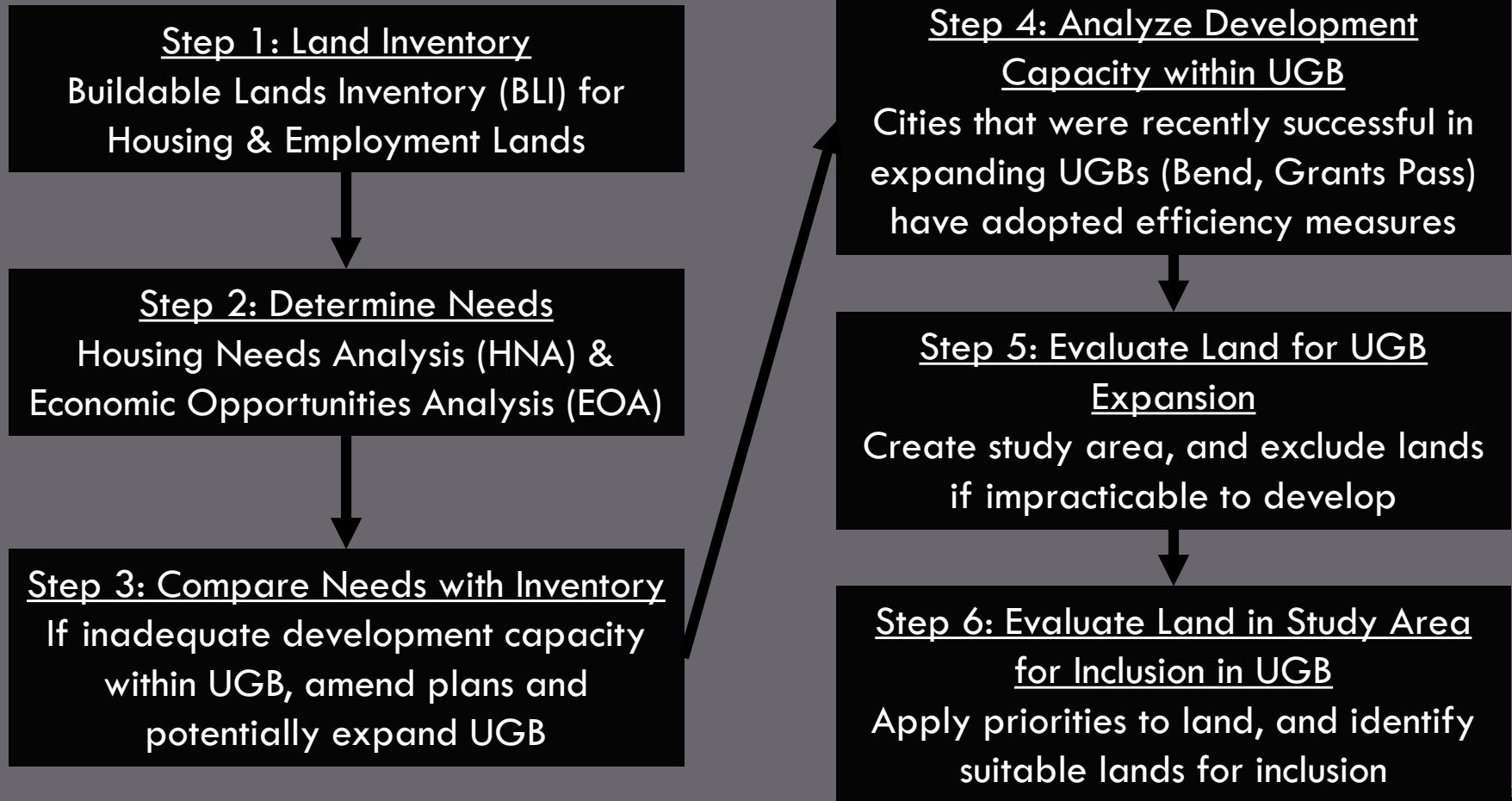
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- 1) **URBAN RESERVE AREA  
(50 YEAR LAND SUPPLY)**
- 2) **STANDARD URBAN GROWTH BOUNDARY  
(20 YEAR LAND SUPPLY)**
- 3) **SIMPLIFIED URBAN GROWTH BOUNDARY  
(14 YEAR LAND SUPPLY)**
- 4) **INCREMENTAL AMENDMENTS**

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# STANDARD UGB PROCESS



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# RESIDENTIAL INVENTORY & NEED

---

## ☐ **Buildable Lands Inventory**

- ☐ Identify vacant, partially vacant, undevelopable and developed lands within existing UGB
- ☐ Can include residential and employment lands
- ☐ Result: Determination of buildable acreage by plan designation (zoning district)

## ☐ **Housing Needs Analysis**

- ☐ Identify housing needs using projected growth rates and local/regional trends in housing
- ☐ Compare demand to supply - Apply needed housing types to buildable lands to determine capacity within existing UGB

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# EMPLOYMENT LAND NEEDS

---

## ☐ **Economic Opportunity Analysis**

- ☐ Similar to Housing Needs Analysis but for employment land
- ☐ Determine needs for employment land and capacity within existing UGB
- ☐ McMinnville has acknowledged EOA completed Nov. 2013
  - ☐ Identified surplus in industrial lands (235.9 acres) and deficit in commercial lands (35.8 acres)

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# STANDARD UGB AMENDMENT PROCESS ASSUMPTIONS

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- ❑ Standard BLI process allows for application of local plan policies to vacant & partially vacant lands
- ❑ “Safe Harbors” exist that define specific assumptions to be used in projecting housing need and future land development
  - ❑ Assumptions include: Household size, vacancy rate, housing densities, housing type mix
  - ❑ These “safe harbors” would not be appealable

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# RESPONSE TO LAND DEFICIENCY

---

- ❑ If inventory and needs analysis demonstrate inadequate development capacity within UGB, city must:
  - ❑ “Amend the plan to satisfy the need deficiency, either by increasing the development capacity of land already inside the city or by expanding the UGB, or both,...” \*
- ❑ Cities recently successful in UGB expansions (Bend, Grants Pass) first analyzed land within existing UGB and adopted “efficiency measures”
  - ❑ Explored up-zoning, increased densities, allowable uses, etc.

\*OAR 660-24-0050 (4)

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# EVALUATE LAND FOR UGB EXPANSION

---

## ☐ **Establish Study Area to include:**

- ☐ All land within 1 mile of existing UGB
- ☐ All exception lands contiguous to an exception area that includes land within 1 mile of existing UGB

## ☐ **Land can be excluded from study area if it is:**

- ☐ Impracticable to provide public facilities
- ☐ Subject to significant development hazards
- ☐ A significant scenic, natural, or cultural resource

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# EVALUATE LAND FOR UGB EXPANSION

---

- ☐ **Prioritize land in Study Area:**
  - ☐ First Priority: Urban Reserve, Exception Land, and Non-resource Land
  - ☐ Second Priority: Marginal land
  - ☐ Third Priority: Forest or farm land that is not predominately high-value farm land
  - ☐ Fourth Priority: High-value farm land
- ☐ **All vacant or partially vacant land in a priority class is “suitable” to satisfy land need**
- ☐ **City to prove certain conditions exist to not include land from lower priorities before moving to higher priorities**

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	<b>STANDARD UGB PROCESS</b>	<b>SIMPLIFIED UGB PROCESS</b>
Planning Horizon	20 Years	14 Years
BLI	<ul style="list-style-type: none"> <li>-Ability to use more accurate data</li> <li>-Use local plan policies to designate buildable lots</li> </ul>	<ul style="list-style-type: none"> <li>-Reqt. to use County assessor's data</li> <li>-Designate smaller areas (3,000 sf) as vacant, buildable lots</li> </ul>
Residential Land Need	<ul style="list-style-type: none"> <li>-Use of Housing Needs Analysis</li> <li>-Flexibility is assigning future housing densities &amp; housing type mix</li> <li>-“Safe Harbors” can be used, which are similar to reqd. assumptions in simplified process, but not all are reqd.</li> </ul>	<ul style="list-style-type: none"> <li>-Pre-determined formulas to project needed number of dwelling units</li> <li>-Use of pre-determined housing densities &amp; ratios for housing type mix</li> </ul>
Employment Land Need	<ul style="list-style-type: none"> <li>-Use of acknowledged EOA</li> </ul>	<ul style="list-style-type: none"> <li>-Pre-determined formulas for projecting employment land need</li> </ul>
Expansion Land Analysis	<ul style="list-style-type: none"> <li>-Same in both processes</li> </ul>	<ul style="list-style-type: none"> <li>-Same in both processes</li> </ul>

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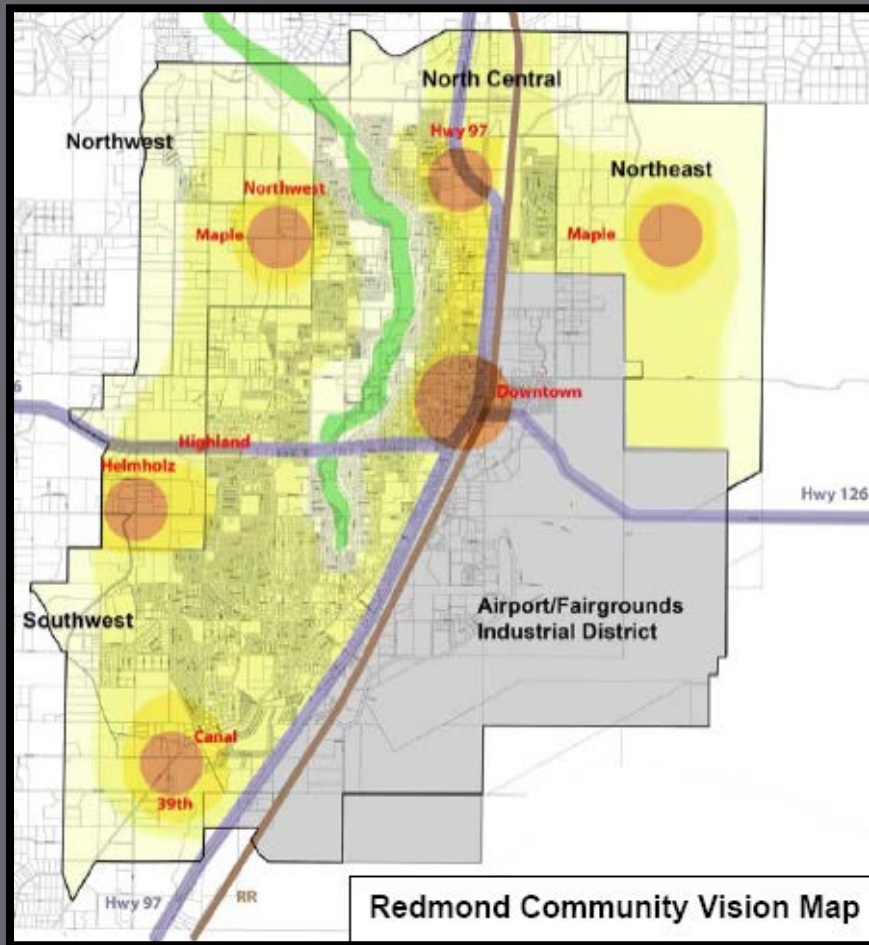
# STAFF RECOMMENDATION

---

- ☐ Need to initiate a discussion about growth asap.
- ☐ Pursue a substantial UGB amendment.
- ☐ Recommend a Urban Reserve Area analysis and establishment
- ☐ Recommend standard UGB Amendment process
- ☐ Minimum of 5 Years

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## LONG TERM VISION - URA

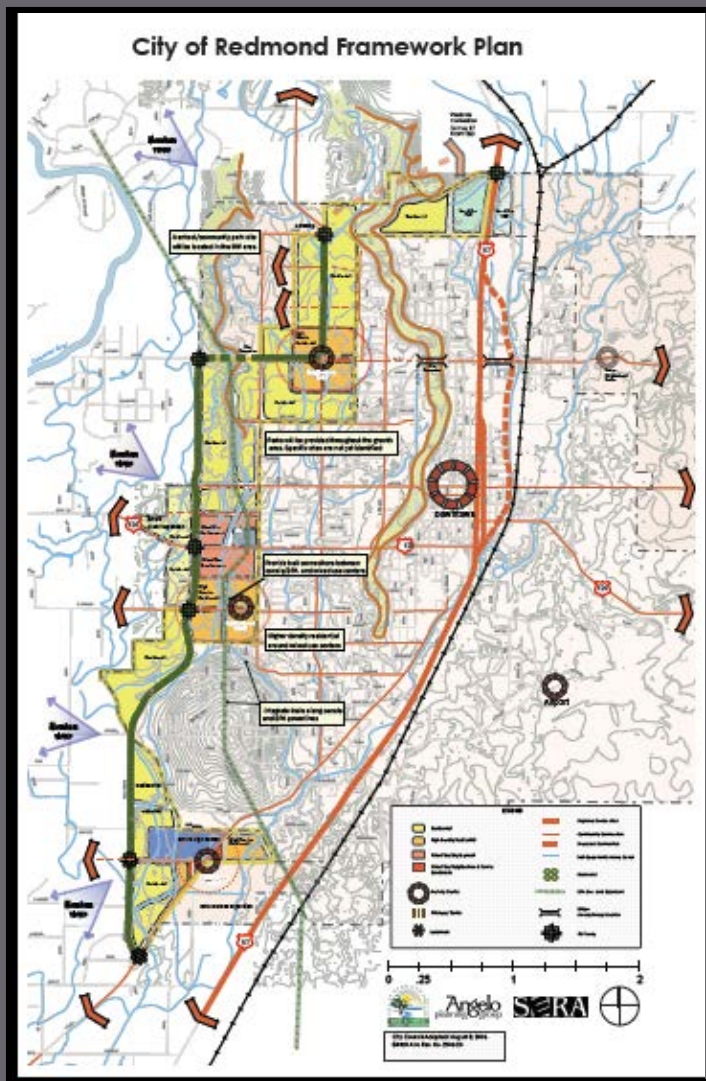
**Big picture 50-year growth plan.**

**Future certainty for growth areas.**

**Oversize public facilities to serve future growth area.**

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# FRAMEWORK PLAN - UGB

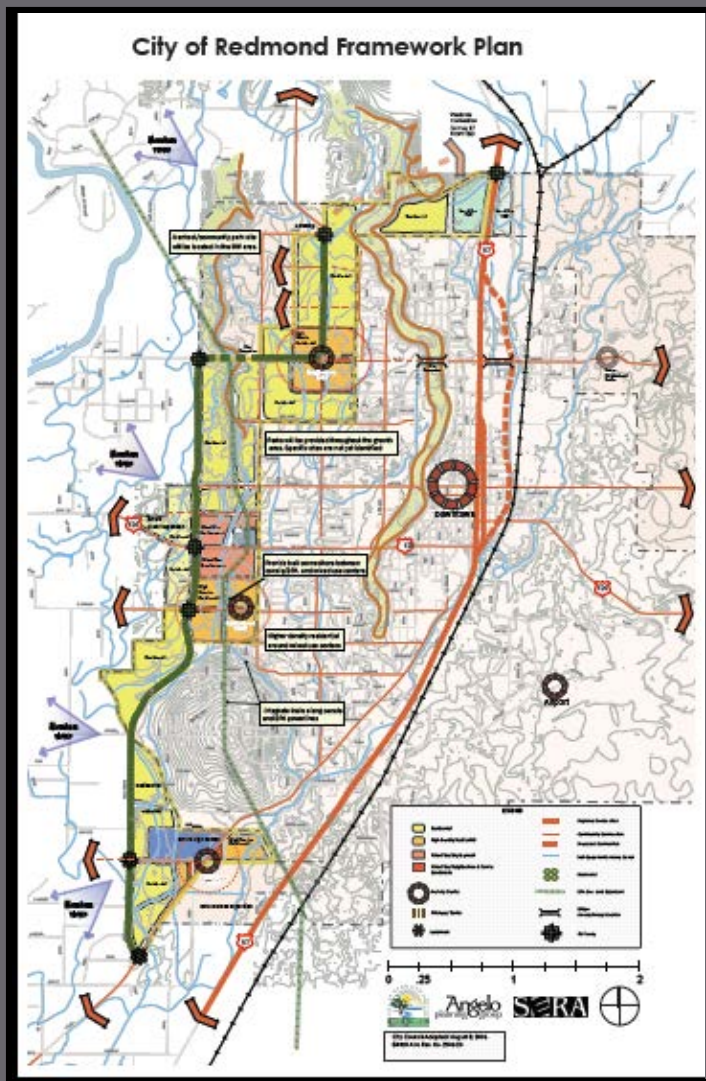
Conceptual guide for future lands in the UGB holding zone.

General guidance to community form and design.

Promote residential service centers that are bike and pedestrian friendly with public spaces.

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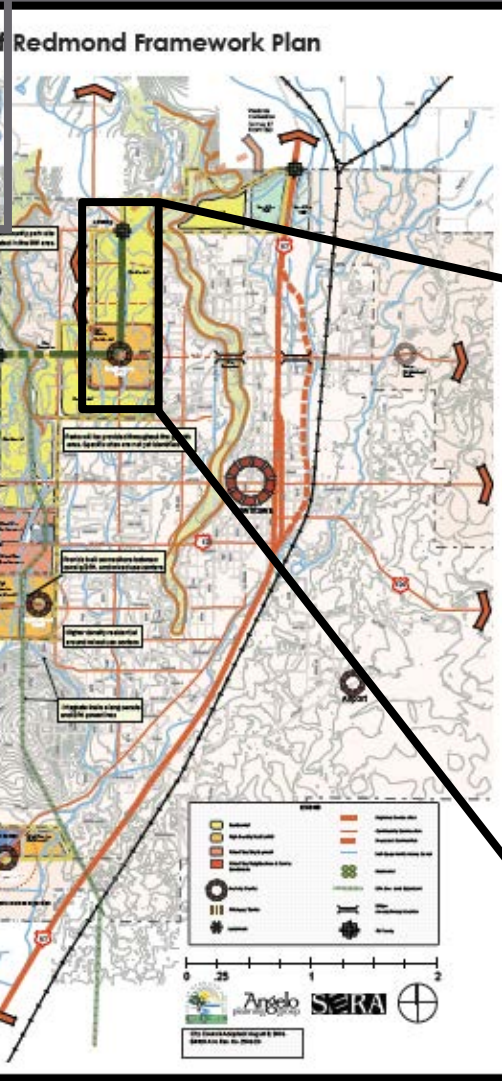


# FRAMEWORK PLAN

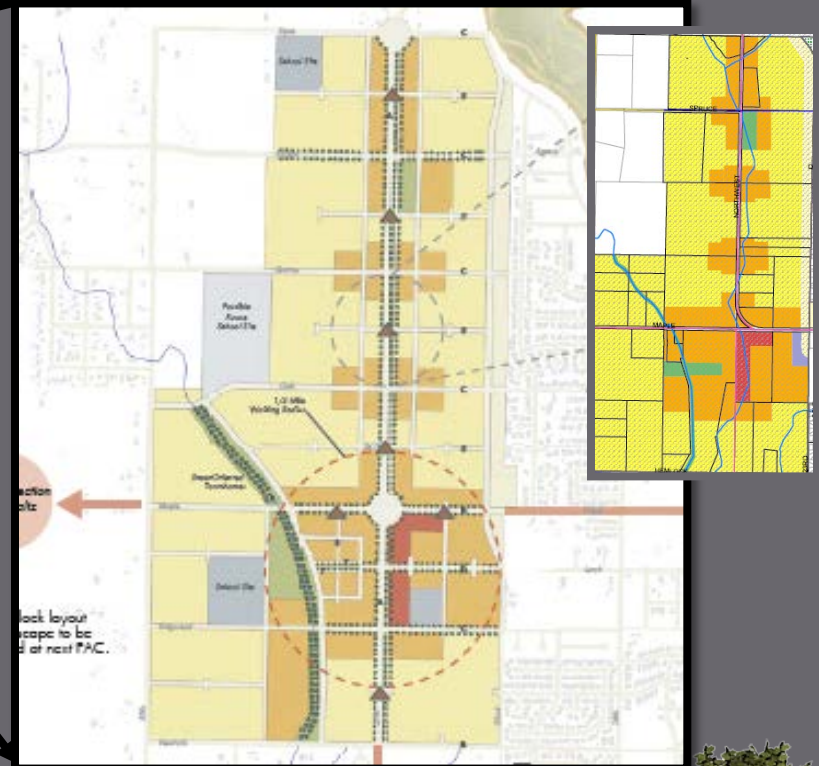
1. General Land Uses
2. Road Connections and Extensions
3. Mixed Use Neighborhood Centers
4. Gateways
5. View Corridors
6. Trails
7. Parks

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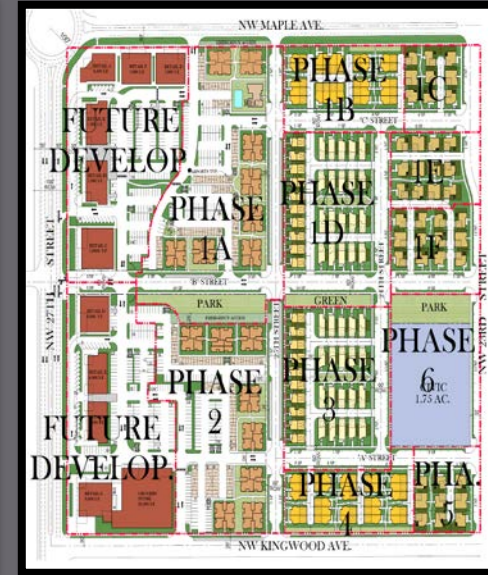
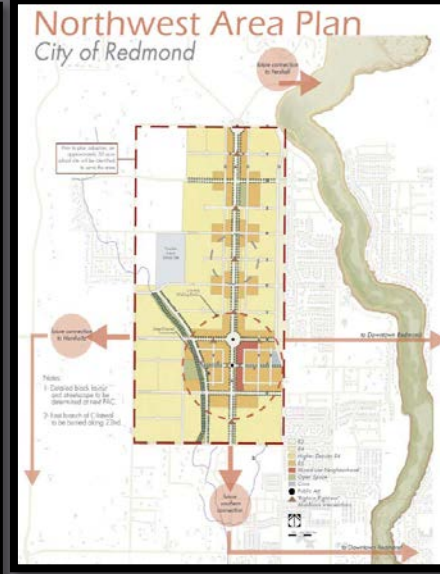
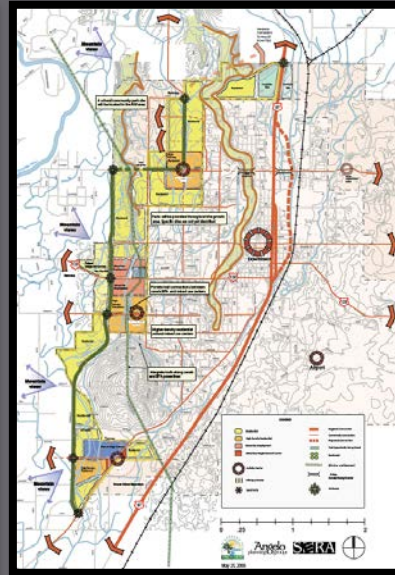
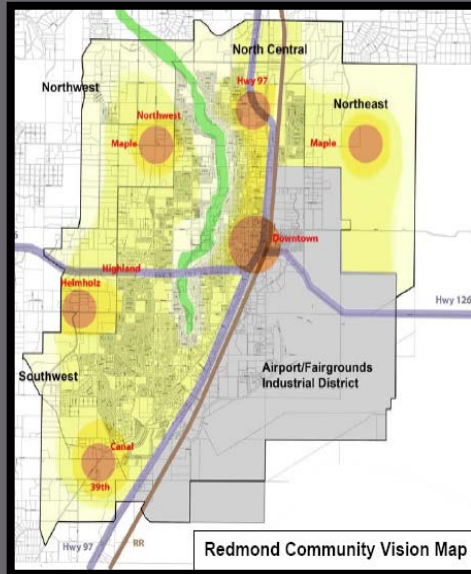


- **Public facilities are cohesive and adequate**
- **Schools**
- **Mix of housing units**



The logo for the City of McMinnville. It features a large, leafy green tree on the right side. To the left of the tree are two bunches of purple grapes. The text "City of" is in a black serif font, positioned above the word "McMinnville", which is in a large, green, sans-serif font. The entire logo is set against a white background with a subtle grey shadow beneath the tree and grapes.

# LONG-TERM PLANNING: URA TO SITE



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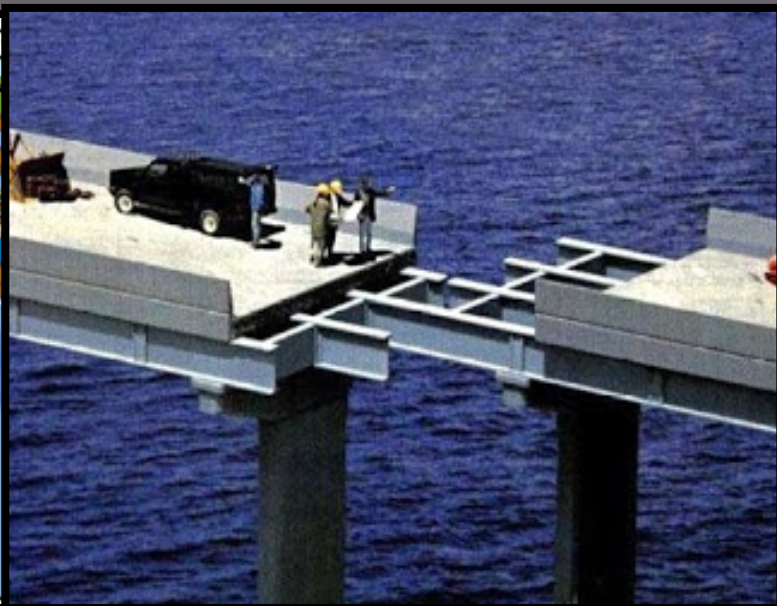
# MAKING IT ALL WORK



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# MAKING IT ALL WORK



CONNECTIONS ARE IMPORTANT AND NEED TO BE PREPLANNED

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# MAKING IT ALL WORK

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# MAKING IT ALL WORK

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# MAKING IT ALL WORK

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# MAKING IT ALL WORK

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# MAKING IT ALL WORK



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# MAKING IT ALL WORK



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# MAKING IT ALL WORK

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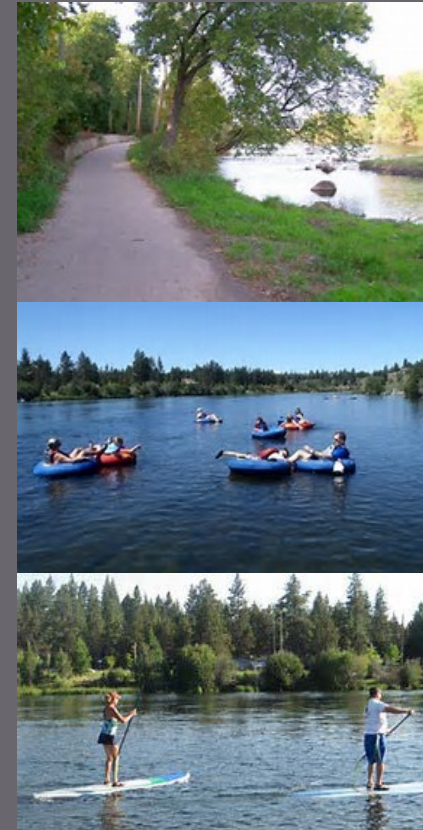


**WHAT HAPPENS  
UNDERGROUND  
IS IMPORTANT**

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## YAMHILL RIVER GREENWAY – IMAGINE:



The logo for the City of McMinnville features a stylized tree on the right, two bunches of purple grapes on the left, and the text "City of McMinnville" in a green, sans-serif font. The background is white with a grey shadow beneath the tree and grapes.

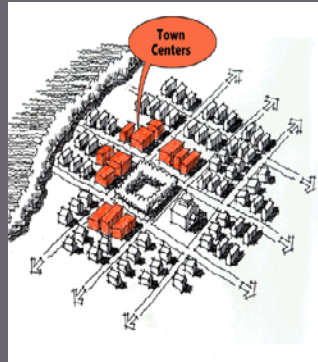
# MAKING IT ALL WORK



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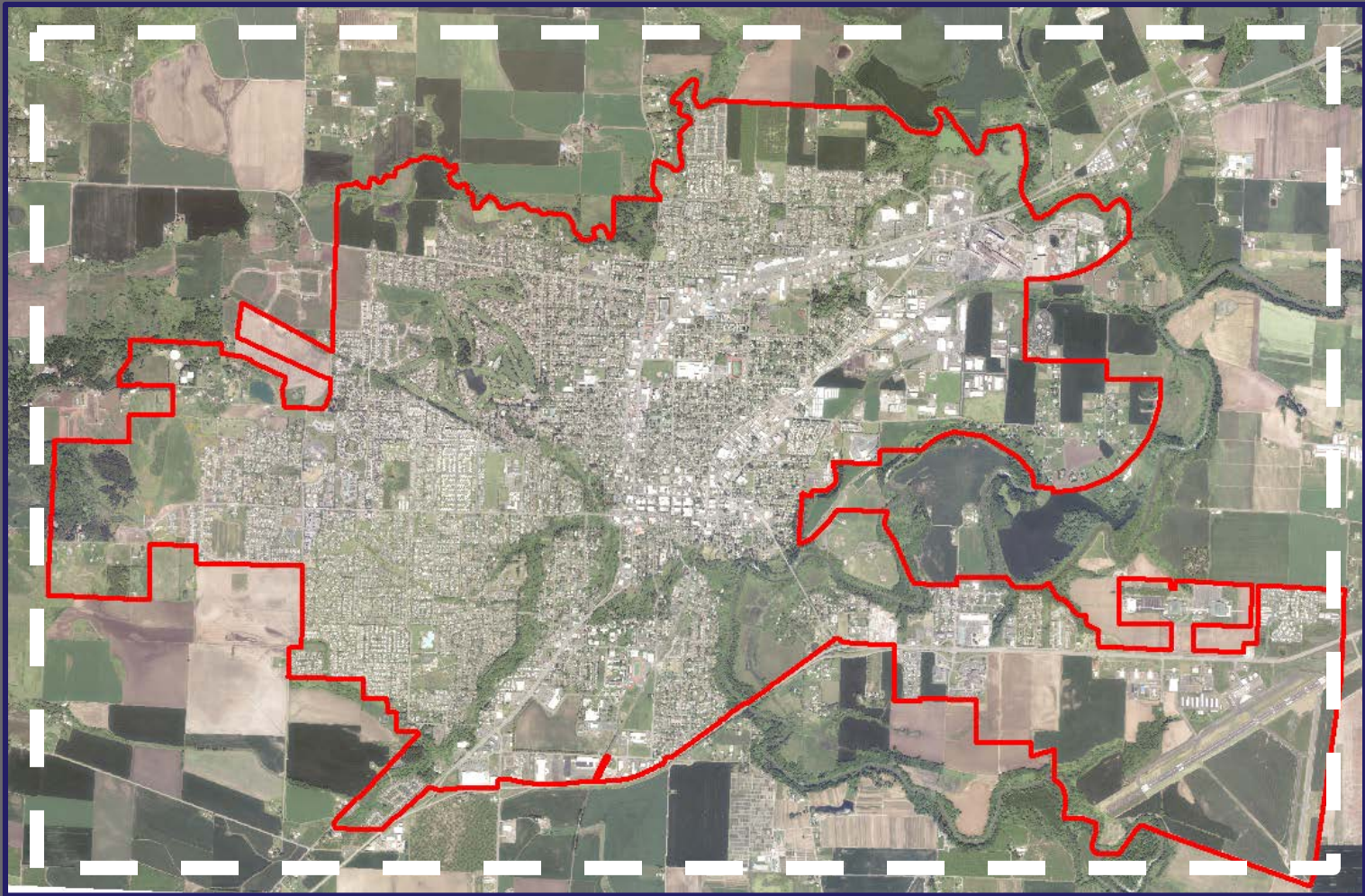
# GREAT NEIGHBORHOOD PRINCIPLES

- ☐ Walkable & Bikable
- ☐ Interconnected Streets
- ☐ Variety of Housing Choices
- ☐ Diverse Mix of Activities
- ☐ Open Spaces
- ☐ Public Art
- ☐ Scenic Views
- ☐ Environmentally-Friendly Design
- ☐ Urban-Rural Interface
- ☐ Integrated Design Elements



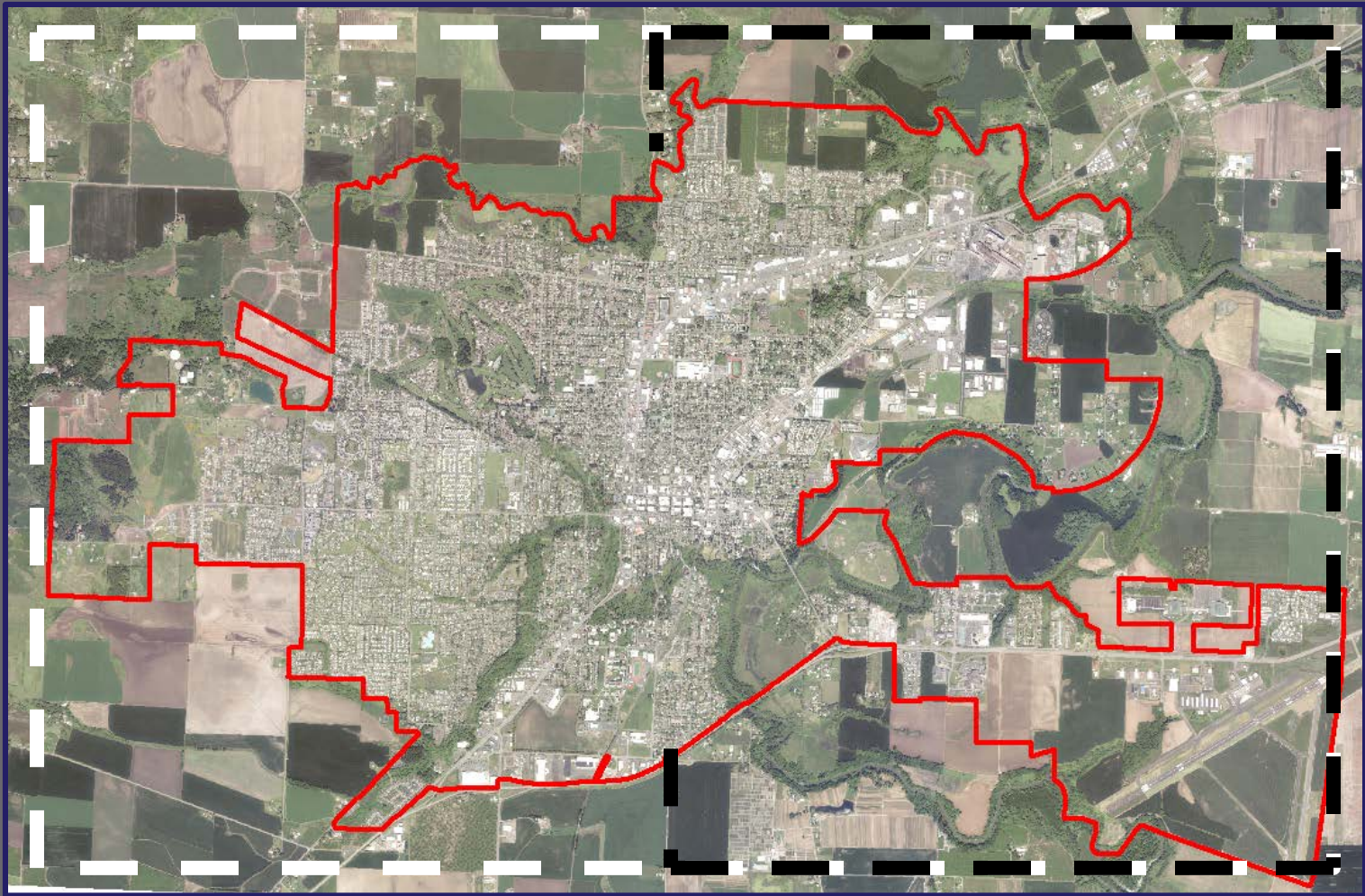
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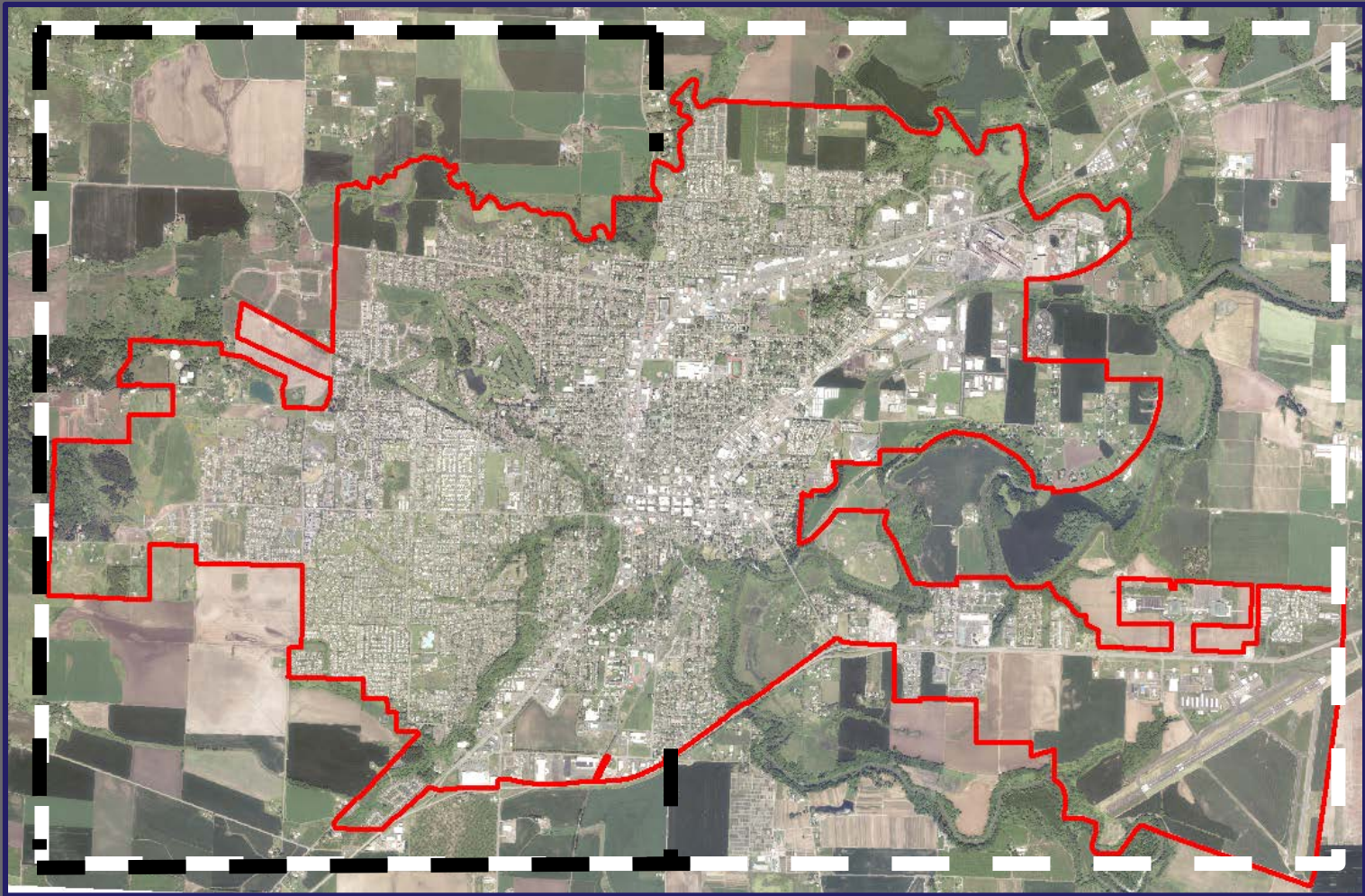
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# WHAT ARE THE TWO THINGS MCMINNVILLIANS HATE MOST?

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# DENSITY

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# SPRAWL

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# GOLDILOCKS UGB

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**NOT TOO BIG**

**NOT TOO SMALL**

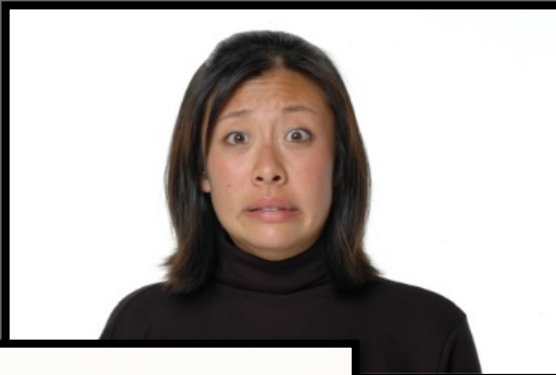
**BUT JUST RIGHT FOR MCMINNVILLE**

**Defined by community dialogue and values,  
thoughtful planning, great neighborhood principles,  
enduring value for future generations.**

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# PLANNING FOR GROWTH

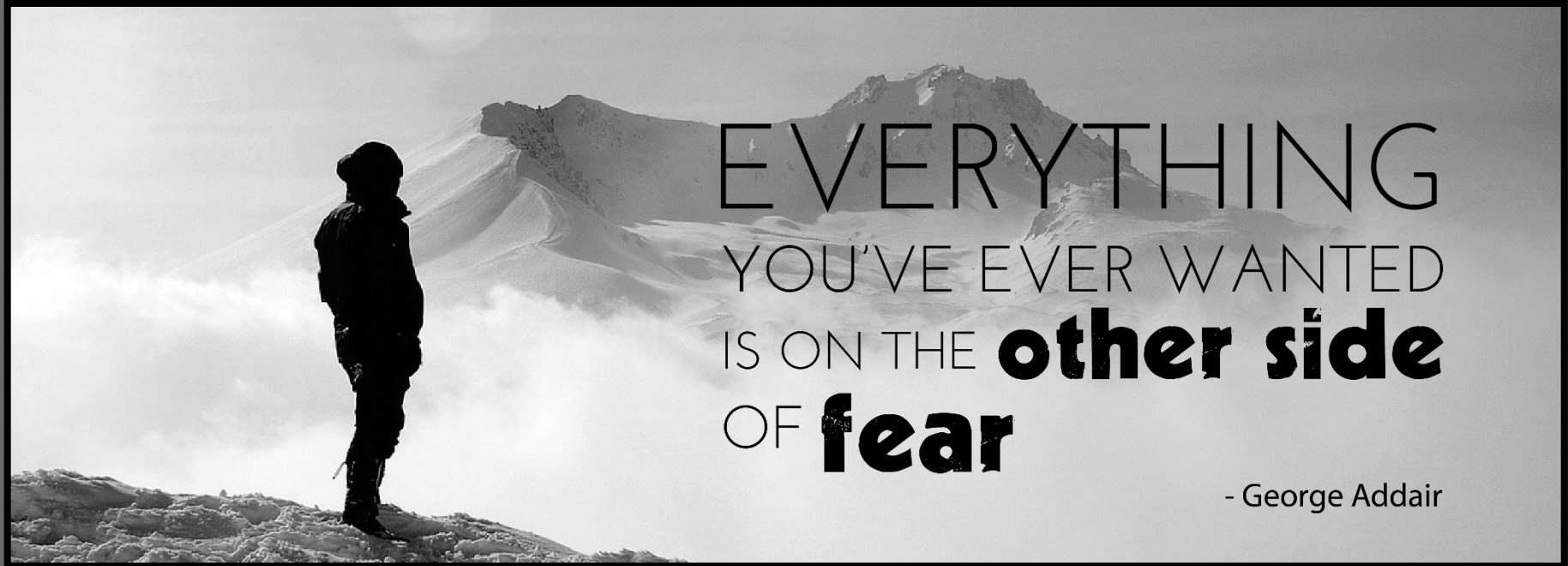


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# PLANNING FOR GROWTH

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