

McMinnville's Minimum Lot Sizes are very Large

McMinnville:

- R-1 zone 9,000 sq. ft
- R-2 zone 7,000 sq. ft.
- R-3 zone 6,000 sq. ft.

Newberg:

- R-1 zone 5,000 sq. ft.
- R-2 zone 3,000 sq. ft.
- R-3 zone 2,500 sq. ft.

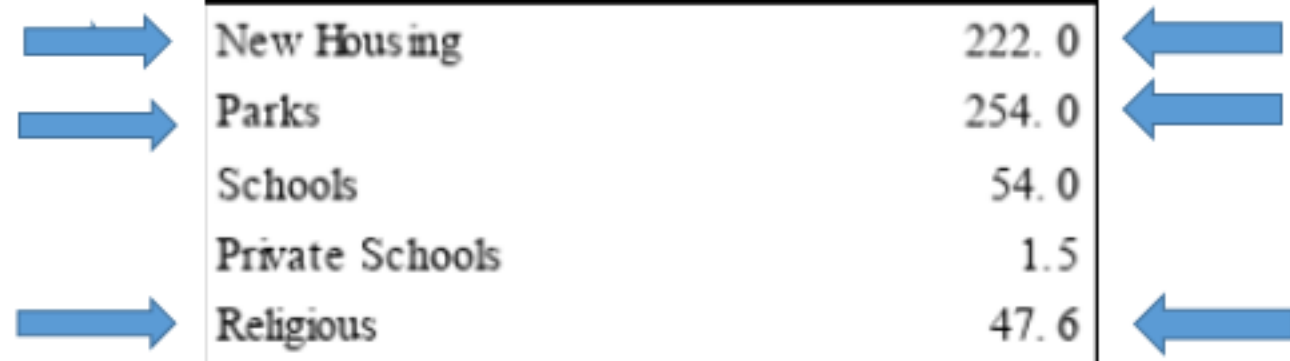
Parkland assumptions are not reasonable

From EOA appendix E:

Figure 2. Total additional residential acres needed in the McMinnville UGB, 2003-2023 Phase2 after land-use efficiencies are applied.

Source: City of McMinnville, *Growing McMinnville Mindfully – McMinnville Growth Management and Urbanization Plan 2003-3023*

Category of Land Need	Phase 2 Land Brought into UGB
New Housing	222.0
Parks	254.0
Schools	54.0
Private Schools	1.5
Religious	47.6
Government	0.9
Semi-public Services	22.5
Infrastructure	2.6
Total	605.1



HNA *reduces* planned density

- HNA 2021-2041 5.46 units per gross buildable acre
- MGMUP 2002-2023 5.7 units per gross buildable acre
- Safe harbor (OAR 660-024) 8 units per gross buildable acre

Jobs on residential land or existing employment sites

- McMinnville Draft EOA 5%
- McMinnville 2001 EOA 13-17%
- McMinnville 2013 EOA 17%
- Redmond 10%
- Grants Pass 10%
- Corvallis 11% to 29%
- Ashland 20%