

McMinnville HNA and EOA Update

PAC Meeting 2

June 22, 2023

ECONorthwest

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Review: Why is the City Completing this Update

§ Urban Growth Boundary (UGB) Expansion in 2020

- § Added land to the UGB
- § Update buildable land inventory (BLI) to account for recent development

§ New requirements in House Bill 2001 and 2003

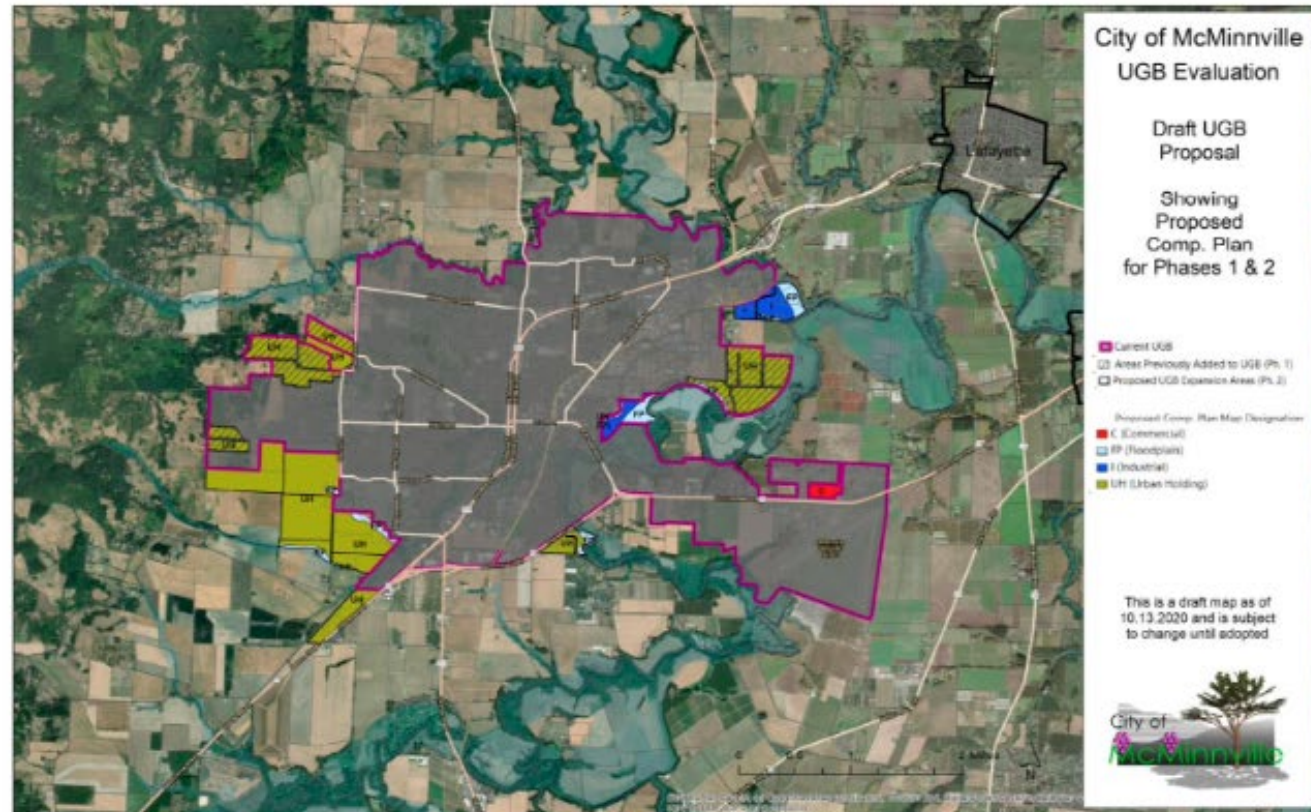
- § The City is required to adopt a housing needs analysis (HNA) by December 2023

Review: McMinnville UGB Expansion in 2020

The expansion included:

- § 665 acres in Urban Holding
- § 27 acres in Commercial
- § 40 acres in industrial

The acreages above do not include unbuildable land, such as floodplain, that was also brought into the UGB



Updated Housing Needs Analysis: 2021-2041

Changes from 2019 to 2023 versions of the HNA

- § Update the BLI to reflect recent development and account for land brought into the UGB
- § Increase future density assumptions by 3%, as allowed by HB 2001
- § Update the analysis of land capacity and land sufficiency based on the above
 - § Removed forecast of growth for 2019-2021 because that is accounted for in BLI update
- § Add an executive summary to the report
- § No other substantial changes were made

Requirements of House Bill 2001 (2021): Middle Housing

- § Middle housing types are cottage housing, duplex, tri-plex, quad-plex, and townhouses
- § Cities larger than 25,000 were required to allow these housing types in single-family zones by July 2022
- § McMinnville adopted middle housing code amendments in May 2022.

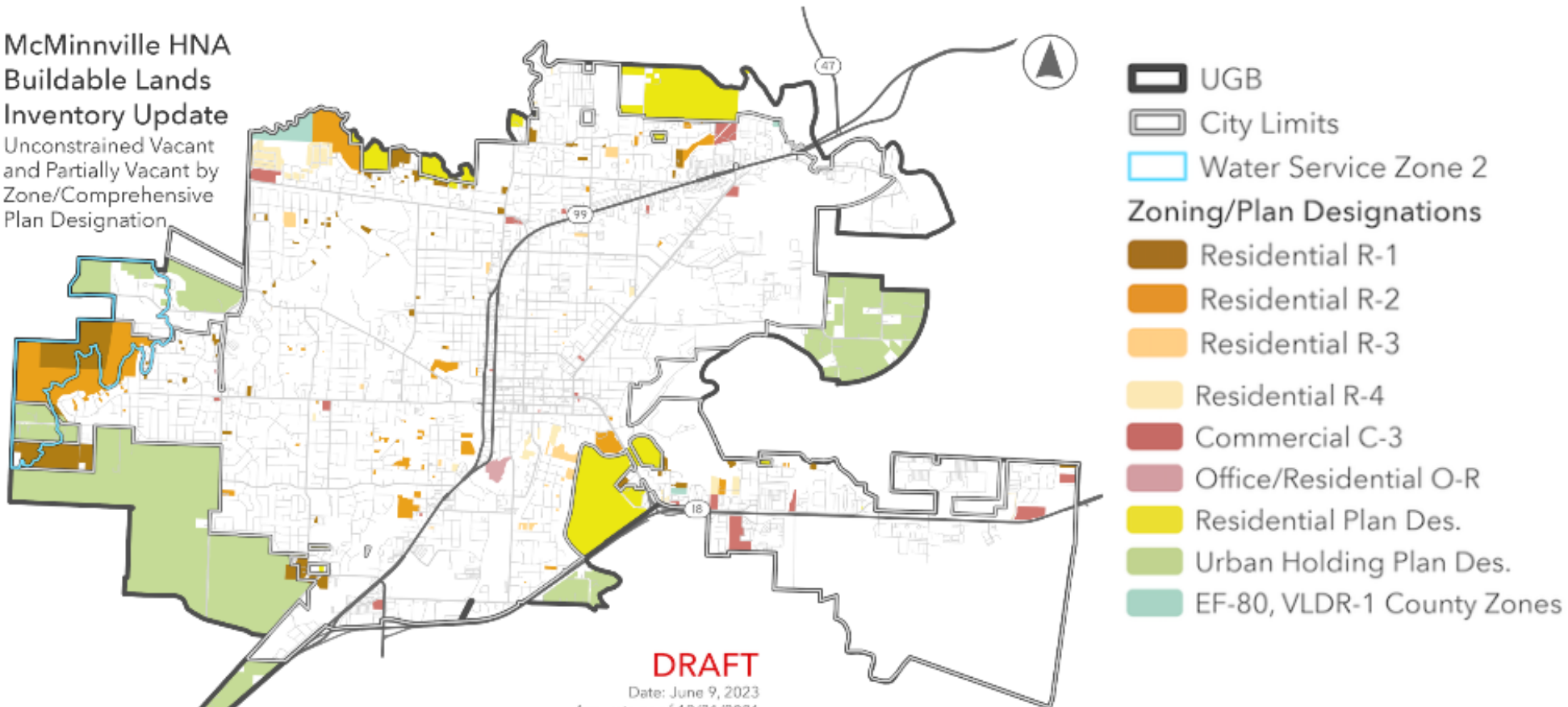
Requirements of House Bill 2003

- § McMinnville is required to adopt a new HNA by 12/31/2023
- § McMinnville will be required to develop a Housing Production Strategy
 - § 8-year action plan that includes actions for preserving existing affordable housing and developing new affordable housing
 - § Actions to address houselessness
 - § Must be adopted by December 2024

McMinnville Residential Buildable Lands Inventory

McMinnville HNA Buildable Lands Inventory Update

Unconstrained Vacant
and Partially Vacant by
Zone/Comprehensive
Plan Designation



DRAFT

Date: June 9, 2023
Accurate as of 12/31/2021
Source: ECONorthwest
City of McMinnville
Yamhill County

Residential Buildable Lands Inventory

Total: 847 Acres

Within city limits

R-1: 108 acres

R-2: 113 acres

R-3: 11 acres

R-4: 34 acres

O-R: 3 acres

C-3: 47 acres

County Zoning: 533 acres

Most increase was in Urban Holding Plan
Designation

Does not include land brought into the UGB for
public and semi-public uses

Vacant Land:

Unconstrained suitable land designated for residential, commercial, or industrial development.

Partially Vacant Land:

Unconstrained suitable land with enough land to could support additional residential, commercial, or industrial development under the existing zoning standards.

Constrained land:

Land that is not available for development based upon one or more factors such as environmental protections, such as flood plain or wetlands.

Housing Density - Adding 3%

Zoning Districts	2019 - Average Gross Density	2023 - Added 3% Average Gross Density
R-1 Single Family Residential	3.10	3.19
R-2 Single Family Residential	4.30	4.43
R-3 Two Family Residential	4.80	4.94
R-4 Multiple-Family Residential	6.10	6.28
O-R Office/ Residential	6.30	6.49
C-3 General Commercial	21.90	22.56
County Zoning	4.90	5.05
Average	4.90	5.05

Capacity:

Number of dwelling units that can be accommodated on buildable land at planned densities.

Housing Density:

Number of dwelling units in an acre of land, with 43,560 square feet to 1 acre.

Capacity on Land Inside the UGB

§ Within city limits: 1,125 dwelling units

§ Very similar to capacity in 2019 study

§ In County zoning: 2,414 dwelling units

§ Increase of more than one-third of the capacity in County zoning in 2019 because of land brought into the UGB

§ Accounted for decrease of capacity on small rural residential lots that had been in the UGB for more than 14 years

- § For 2021-2041 McMinnville has a deficit of residential capacity to accommodate expected growth
 - § Deficit for about 673 dwelling units
 - § Deficit of 133 acres at 5.05 dwelling units per gross acre
 - § At the needed density of 5.46 dwelling units per gross acre, deficit of 123 acres

Updated Economic Opportunities Analysis: 2021-2041

Changes from 2020 to 2023 versions of the EOA

- § Update the BLI to reflect recent development and account for land brought into the UGB
- § Update the “Other Sites” analysis
 - § Account for changing site needs
- § Update the analysis of land capacity and land sufficiency based on the above
 - § Account for the future McMinnville Innovation Campus
- § Update the Analysis of Public and Institutional Land need to acknowledge the land brought into the UGB for those uses

Other Land Needs not in the Forecast

See Exhibit 57 in the EOA document

§ Community Center/Recreation Center

§ Outdoor Stage/Amphitheater

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

§ Arts and Culture Event Center

§ Evergreen Aviation & Space Museum

§ Wings and Waves

§ Conference Center

~~§ Equestrian Center~~

§ Food Hub & Public Market

§ Makerspace/Innovation Hub

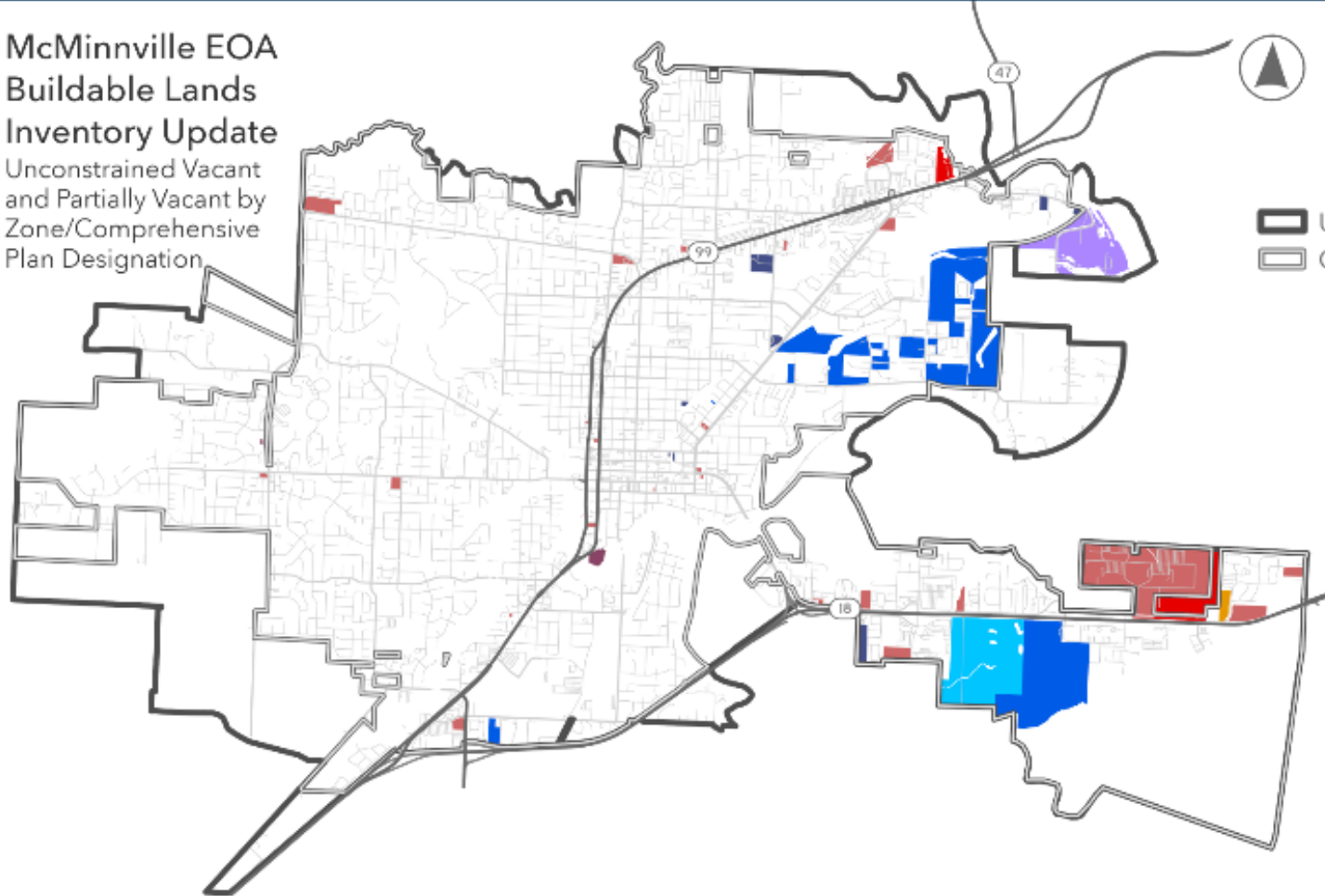
Total of 104 acres

Decreased to 49 acres land need

McMinnville Com. & Ind. Buildable Lands Inventory

McMinnville EOA Buildable Lands Inventory Update

Unconstrained Vacant
and Partially Vacant by
Zone/Comprehensive
Plan Designation



UGB
City Limits

- Zoning/Plan Designations
- Commercial C-2
 - Commercial C-3
 - Office/Residential O-R
 - Commercial Plan Des.
 - Industrial M-1
 - Industrial M-2
 - Industrial M-L
 - Industrial Plan Des.

DRAFT
Date: June 9, 2023
Accurate as of 12/31/2021
Source: ECONorthwest
City of McMinnville
Yamhill County

Commercial and Industrial Buildable Lands Inventory

Total: 469 Acres

Commercial: 115 acres

Industrial: 354 acres

Vacant Land:

Unconstrained suitable land designated for residential, commercial, or industrial development.

Partially Vacant Land:

Unconstrained suitable land with enough land to could support additional residential, commercial, or industrial development under the existing zoning standards.

Constrained land:

Land that is not available for development based upon one or more factors such as environmental protections, such as flood plain or wetlands.

- § For 2021-2041 McMinnville has a deficit of employment capacity to accommodate expected growth
 - § Industrial – Deficit of 29 acres
 - § Commercial – Deficit of 198 acres

- § About 337 acres were brought into the UGB in the 2020 expansion.
 - § Zoned in Urban Holding
- § The 2020 UGB expansion addressed most of McMinnville's public land deficit.
 - § Remaining deficit for parks: about 140 acres

§ Finalize the Updated documents

- § Housing Needs Analysis
- § Economic Opportunities Analysis
- § Urbanization Study

§ HNA Hearings in late summer and fall 2023

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