



Growing McMinnville
MINDFULLY

www.growingmcminnvillemindfully.com



We started to work on a new BLI / HNA and EOA.

Last acknowledged HNA (2001) and EOA (2013)

McMinnville Urbanization Report:

Housing Needs Analysis and Economic Opportunities Analysis

DRAFT



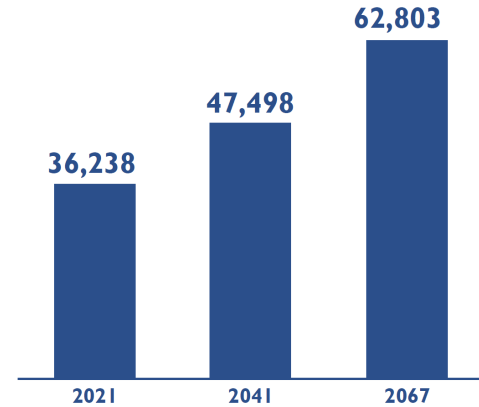
McMinnville Urbanization Report:

Housing Needs Analysis and Economic Opportunities Analysis

JUNE 2020

ECONorthwest
ECONOMICS • FINANCE • PLANNING

FORECASTED TOTAL POPULATION, MCMINNVILLE UGB



Population Increase 11,260 (2021-2041) and 15,305 (2041-2067)



**SINGLE-FAMILY
DETACHED**



**SINGLE-FAMILY
ATTACHED**



MULTIFAMILY

	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED	MULTIFAMILY
2021-2041	2,561 new dwelling units	559 new dwelling units	1,537 new dwelling units
2021-2067	6,042 new dwelling units	1,318 new dwelling units	3,626 new dwelling units

CONCLUSION: MCMINNVILLE HAS NEED FOR ADDITIONAL LAND SUPPLY

MCMINNVILLE NEEDS 1,399 ACRES TO ACCOMMODATE GROWTH THROUGH 2041

The land needs analysis indicates the City will need an additional 576 acres for housing in the 2021 to 2041 period. The City also needs about 280 acres for commercial employment and 70 acres for industrial employment during the 2021 to 2041 period.

LAND USE TYPE	SURPLUS (DEFICIT)	
	20-YEAR (2021-2041)	46-YEAR (2021-2067)
Residential	(576)	(1,481)
Public or Institutional	(473)	(780)
Industrial	(70)	(70)
Commercial	(280)	(494)
Total	(1,399)	(2,825)

Source: ECONorthwest

January 21, 2020 CC Discussion

How do we move forward?

Is there a path for
McMinnville that makes
sense?

City Council Direction



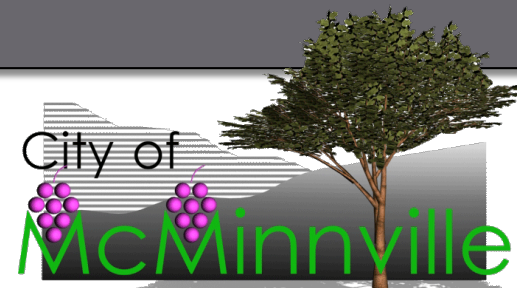
HNA/EOA UPDATE PAC MEETING, 05.08.23



POTENTIAL PATHS FORWARD

1. URA/UGB
2. UGB
 - a. Dust off 2003 Submittal, resubmit with revised findings
 - b. New alternatives analysis
 - c. Concurrent with URA
3. REGIONAL PROBLEM SOLVING
 - a. RPS – 2003 UGB Plan
 - b. RPS – URA/UGB
4. LEGISLATIVE BILL
5. QUASI-JUDICIAL UGB AMENDMENTS
6. DO NOTHING (Wait for a state-wide fix)
7. NEGOTIATE A DEAL

HNA/EOA UPDATE PAC MEETING, 05.08.23



DECISION MAKING FILTER

1. DOES IT ACHIEVE SUCCESS – Reality not Monopoly

- a. Housing
- b. Economy
- c. Parks
- d. Livability
- e. Infrastructure
- f. Master planning
- g. Local Control

- 2. ACHIEVEMENT OF GOALS
- 3. COSTS
- 4. TIME

McMINNVILLE'S GROWTH PLANNING - POTENTIAL PATHS FORWARD								
OPTION	DESCRIPTION	POTENTIAL COSTS	POTENTIAL TIMEFRAME	POTENTIAL RESULT	RISK ANALYSIS	Does it Actually Solve Need?	Costs	Time
URA/USB	Establish a 20 year Urban Growth Area (UGA) and then a 20 year Urban Growth Boundary (UGB)	\$1,000,000	2 - 10 Years (depending upon appeal)	20 year land supply with a combination of exception lands and vacant lands. 20 year land supply that is based upon: • Cohesive area planning • Realistic infrastructure planning • Good address need	Expect appeal approval by Commission in these other communities, Sandy PD, Redwood City, Menlo Park with no opposition. There are meetings that will be approved in Menlo Park or not approved by CHS/CLDC. No one has established yet. Also, recently undertaken in Ashland, Central Marin, San Francisco, Mendocino, Plumas, Placer as a part of its in Jackson County, 2018	Planning - Yes Economic - Yes Parks - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$500	Appeal?
UGB	UGB: Study of 2005 Subdivision Revision with revised findings.	\$200,000	2 - 10 Years (depending upon appeal)	20 year land supply with a combination of exception lands and vacant lands. Good address need.	Expect appeal approval with a combination of exception lands and vacant lands.	Planning - Yes Economic - Yes Parks - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$55	Appeal?
UGB: New alternatives analysis	Conduct a new alternatives analysis, also planning effort and infrastructure planning.	\$1,000,000	2 - 10 Years (depending upon appeal)	20 year land supply with most if not all exception lands. UGA will not address need due to timely redevelopment of exception lands. Metropolis solution - needs needs with a work.	See URA/UGB appeal	Planning - Yes Economic - Yes Parks - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$500	No appeal
UGB: Concurrent with UGA	Establish a 20 year Urban Growth Area (UGA) and then a 20 year Urban Growth Boundary (UGB)	\$1,000,000	2 - 10 Years (depending upon appeal)	20 year land supply with most if not all exception lands. Additional 20 year land supply with some exception lands. Can appeal into UGA when < 20 year land supply to get back to 20 year supply. However need some of appeal 20 year land supply. Likely will not address need due to timely redevelopment of exception lands. Metropolis solution - needs needs with a work.	See URA/UGB appeal	Planning - Yes Economic - Yes Parks - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$500	No appeal
REGIONAL PROBLEM SOLVING (RPS)	Collaborative regional problem solving or appeal for UGA requirement the statutory goal without strictly following the administrative rules. Allowed as an alternative process. Managed by UDC. Need occurs as a partner.	\$300,000	2 - 3 Years	20 year land supply with a combination of exception lands and vacant lands. Good address need.	Approved? Agreement to CLDC/UCG authority over decision-making leads to be approved as a process by UDC. Not the same level of appeal that requires UDC appeal. Needs to be led by the county. Regional opportunity to be given flexibility, but also not to be used.	Planning - No Economic - Yes Parks - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$55	18 - 24 Years
RPS - 2005 UGB Plan	Regional problem solving for 2005 UGB Plan that was recently approved by UDC.	\$300,000	2 - 3 Years	20 year land supply with a combination of exception lands and vacant lands. Good address need.	Approved? Agreement to CLDC/UCG authority over decision-making leads to be approved as a process by UDC. Not the same level of appeal that requires UDC appeal. Needs to be led by the county. Regional opportunity to be given flexibility, but also not to be used.	Planning - No Economic - Yes Parks - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$55	18 - 24 Years
RPS - URA/UGB	Regional problem solving to establish 20 Year UGA, and then a 20 Year UGB.	\$1,000,000	10 Years	20 year land supply with a combination of exception lands and vacant lands. Good address need.	Approved? Agreement to CLDC/UCG authority over decision-making leads to be approved as a process by UDC. Not the same level of appeal that requires UDC appeal. Needs to be led by the county. Regional opportunity to be given flexibility, but also not to be used.	Planning - No Economic - Yes Parks - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$55	18 - 24 Years

OPTION	DESCRIPTION	POTENTIAL COSTS	POTENTIAL TIMEFRAME	POTENTIAL RESULT	RISK ANALYSIS	Does it Actually Solve Need?	Costs	Time
LEGISLATIVE BILL	Sponsor a bill for a McMinnville UGB boundaries, meet on behalf and work the partner support.	\$50,000	2 Years	20 year land supply with a combination of exception lands and vacant lands. Good address need.	Expect coordinated approval. WB need to demonstrate to a majority of legislators the need with the current system. Could open up a state-wide debate.	Planning - Yes Economic - Yes Parks - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - Yes	\$50	1 Year
QUAD JUDICIAL DECISIONS	Attend needs analysis and meet on a quad-judicial process for priority issues to manage individuals.	\$25,000	2 Years	Incremental amendments that would allow some into the UGB and address issues that require all other UGB amendments. This would potentially duplicate infrastructure costs, both "Metropolitan" and in other appeal, unless City sets up a framework to fund and fund planning.	Not sure if it is supported by UGA and GAG. No precedent. UDC already supporting.	Planning - Yes Economic - Yes Parks - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - No	\$50	0.5 Year
DO NOTHING (Just for a state-liable bill)	Choose not to move forward.	\$0	Immediate	Deployment of unbridled urban form development. Property owner-driven process. No proactive city-side. City provides applications that are substantial if they come on.	Expect gentrification. Need for additional loans School District contribution	Planning - No Economic - Yes Parks - Yes Livability - Yes Infrastructure - Yes Masterplanning - Yes Local Control - No	0	Immediate
NEGOTIATE A DEAL	Meet with UDC, PAC, and negotiate a deal.	\$80,000	2 - 3 Years	Negotiate an appeal. Will need to give something up - must likely need to save head-line appearance and provide not to purchase before UGA amendments for a certain period of time. Illustrates Citizen Involvement and Engagement.	Someone else could appeal.	Planning - Yes Economic - Yes Parks - Yes Livability - Yes Infrastructure - Maybe Masterplanning - No Local Control - No	\$50	Unknown

The Coordinated Population Forecast which was scheduled to be re-evaluated June, 2022, is an evaluated time frame and will be re-evaluated June, 2020. All analysis DPM and UGA, representing \$12,000 of work is based on the existing data set of information. The city was not advised of the evaluated findings until fall, 2020.

NOTES:

- All UGA amendments and Urban Reserve must be adopted by the City and the County.
- Any UGA amendments UGA zone or urban reserve must be approved by CHS/CLDC. This decision is appealable to the Court of Appeals.
- For a UGA amendment UGA zone, the final decision is final unless appealed to UGA. There is no formal DECISION "appeal", although they can comment and/or appeal to UGA. UGA's decision is appealable to the Court of Appeals.
- All options require variables for the Representation Issues Plan, Infrastructure Plan, and other issues, such as "Good" T-matrix plan, such as website and application sites for areas in the north and south.

HNA/EOA UPDATE PAC MEETING, 05.08.23



CITY COUNCIL DIRECTED STAFF TO:

**EVALUATE RESPONDING TO THE
2013 REMAND OF THE 2003 MGMUP**

HNA/EOA UPDATE PAC MEETING, 05.08.23



MCMINNVILLE'S UGB REMAND RESPONSE:

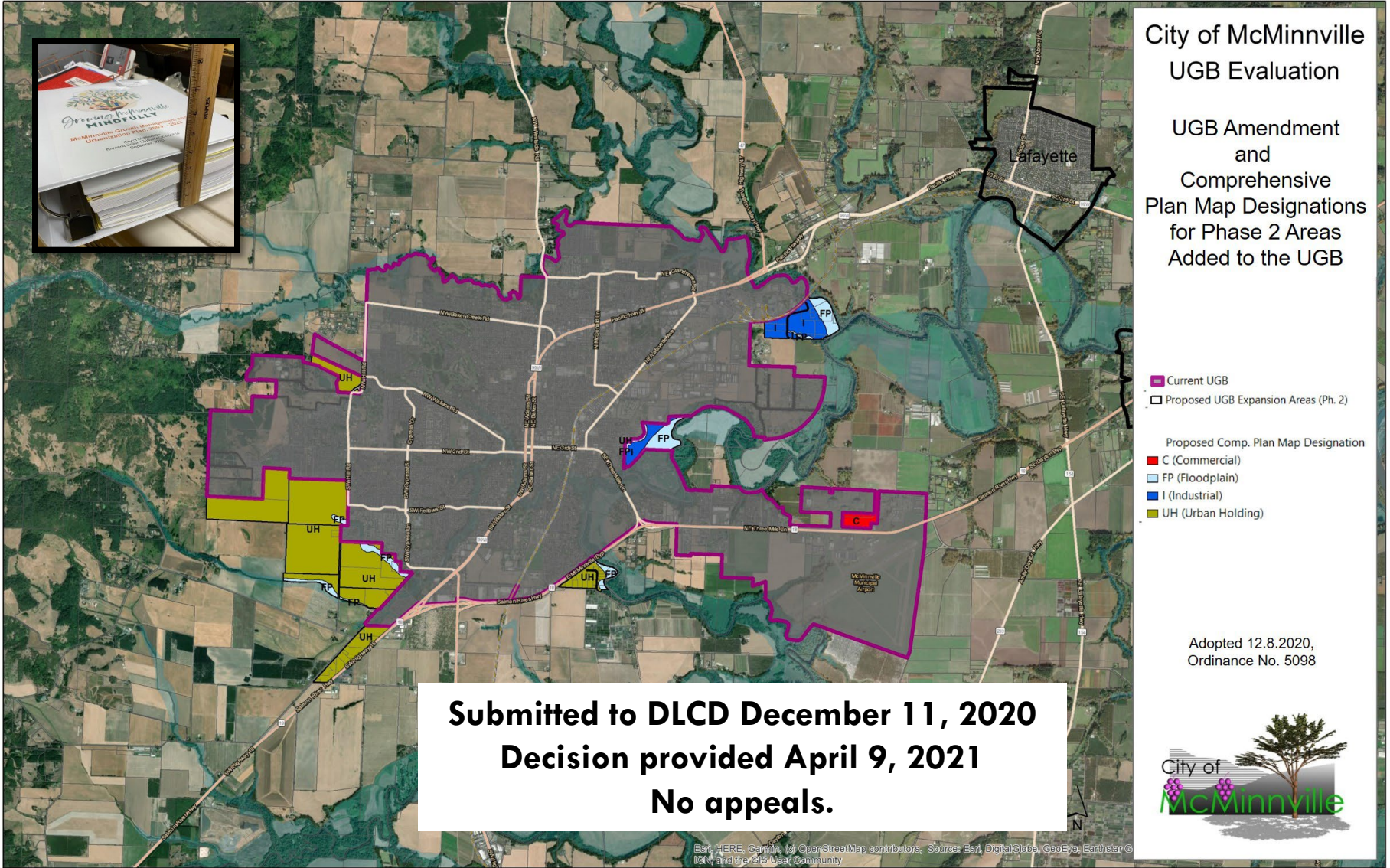
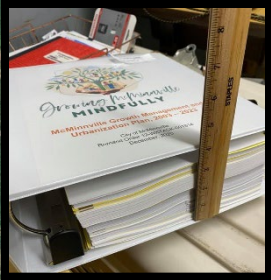
We responded to the LCDC remand to the City of McMinnville for the MGMUP 2003-2023, first submitted in 2003 and modified in 2005.



HNA/EOA UPDATE PAC MEETING, 05.08.23



MGMUP 2020 UGB AMENDMENT



City of McMinnville UGB Evaluation

UGB Amendment
and
Comprehensive
Plan Map Designations
for Phase 2 Areas
Added to the UGB

- Current UGB
- Proposed UGB Expansion Areas (Ph. 2)
- Proposed Comp. Plan Map Designation
 - C (Commercial)
 - FP (Floodplain)
 - I (Industrial)
 - UH (Urban Holding)

Adopted 12.8.2020,
Ordinance No. 5098

Submitted to DLCD December 11, 2020
Decision provided April 9, 2021
No appeals.



Esri, HERE, Garmin, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar © IGN and the GIS User Community

McMINNVILLE UGB

**921.40 Gross
buildable
acres**

**1280.30 Gross
Acres**

City of McMinnville UGB Evaluation

UGB Amendment
and
Comprehensive Plan
Map Amendment
Showing Designations
for Phases 1 and 2

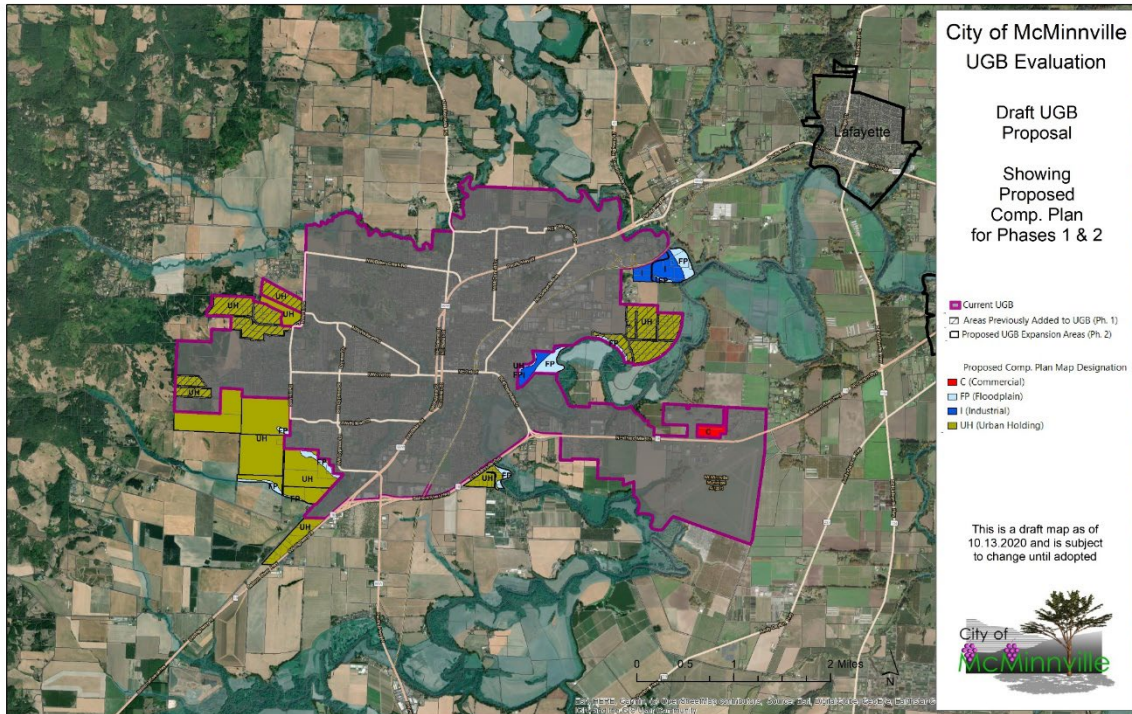
-  Current UGB
 -  Areas Previously Added to UGB (Ph. 1)
 -  Proposed UGB Expansion Areas (Ph. 2)
- Proposed Comp. Plan Map Designation
-  C (Commercial)
 -  FP (Floodplain)
 -  I (Industrial)
 -  UH (Urban Holding)

Adopted 12.8.2020,
Ordinance No. 5098

**44,055 People
2003-2023**

MCMINNVILLE UGB AMENDMENT

Comprehensive Plan Designation	Phase I (2003)	Phase II (2020)	Gross Buildable Acres (to satisfy land need)
Urban Holding	259.00	595.40	854.40
Commercial		26.70	26.70
Industrial ¹		40.30	40.30
Total	259.00	662.40	921.40



921.40 gross buildable acres

To serve a future population of 44,055 people.

Approximately 2,511 dwelling units, 254 acres of park land, 106 acres of employment land, and 121 acres of other public and semi-public uses.

LAND NEED – Phase II

Land Need	Gross Buildable Acres
Residential	559.10
Commercial	106.00
Industrial	(46.00)
TOTAL	665.10

LAND NEED – Phase II

Land Need	Gross Buildable Acres
Residential	559.10
R5 (High Density)	(36.70)
Parks	(219.00)
Public Schools	(43.00)
Private Schools	(1.50)
Religious	(47.60)
Government	(0.90)
Other Public	(25.10)
Commercial	106.00
Industrial	(46.00)
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Commercial	
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TOTAL	

MCMINNVILLE NEEDS 1,399 ACRES TO ACCOMMODATE GROWTH THROUGH 2041

The land needs analysis indicates the City will need an additional 576 acres for housing in the 2021 to 2041 period. The City also needs about 280 acres for commercial employment and 70 acres for industrial employment during the 2021 to 2041 period.

LAND USE TYPE	SURPLUS (DEFICIT)	
	20-YEAR (2021-2041)	46-YEAR (2021-2067)
Residential	(576)	(1,481)
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Commercial	(280)	(494)
Total	(1,399)	(2,825)

Source: ECONorthwest

City of McMinnville UGB Evaluation

Draft UGB Proposal

- Predominant Nonirr. Soil Cap. Class
- N/A (Exception Areas)
 - I
 - II
 - III or III+IV

Source:
City of McMinnville based on
NRCS Soil Survey Data from
Court of Appeals Record A124379
(for Resource Areas)

Yamhill County Zoning
(for Exception Areas)

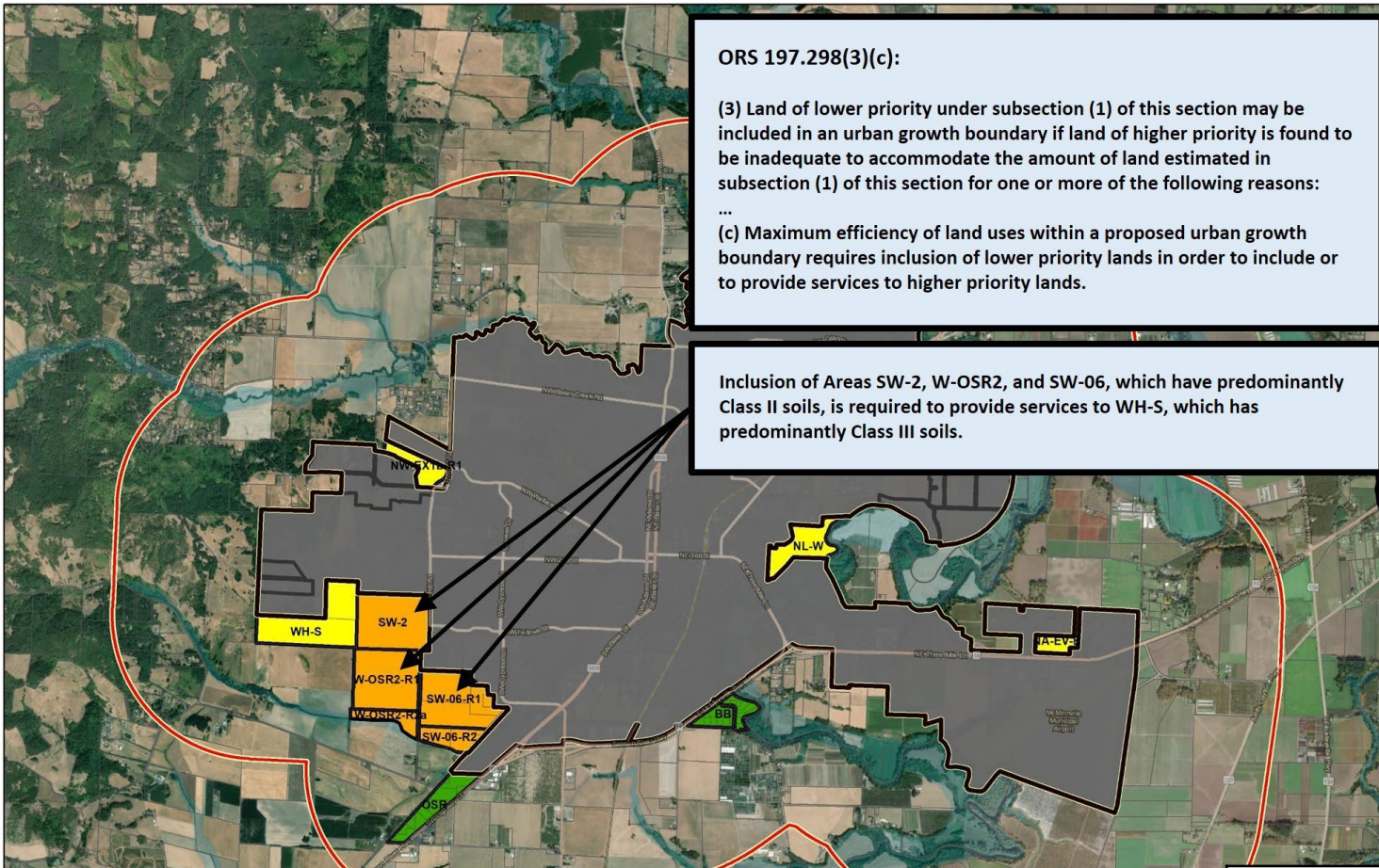
This is a draft map as of
10.13.2020 and is subject
to change until adopted

ORS 197.298(3)(c):

(3) Land of lower priority under subsection (1) of this section may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection (1) of this section for one or more of the following reasons:

...
(c) Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

Inclusion of Areas SW-2, W-OSR2, and SW-06, which have predominantly Class II soils, is required to provide services to WH-S, which has predominantly Class III soils.



Category of Land Need	Needed Gross Buildable Acres
Residential	595.40
Commercial	26.70
Industrial ¹	40.30
Total	662.40

Category of Land Need	Phase II Amendment Need (Gross Buildable Acres)
Residential	559.00
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Total	665.00

OAR 660-008-0045

Housing Capacity Analysis Update Schedule for Oregon Cities with a population above 10,000 (Required by ORS 197.296)

OAR 660, Division 8 – Exhibit A

Adopted by the Land Conservation and Development Commission November 12, 2020.

Updated November 23, 2020.

Cities to adopt updated Housing Capacity Analyses (HNA) by December 31st of the listed year.

	2022	2023	2024	2025	2026	2027
1	Grants Pass	Ashland	Bend	Springfield	Eugene	Central Point
2	Newport	Beaverton	Hermiston	The Dalles	Troutdale	Corvallis
3		Forest Grove	Sandy			Cottage Grove
4		Gresham				St. Helens
5		Happy Valley				
6		Hillsboro				
7		Lake Oswego				
8		McMinnville				
9		Medford				
10		Milwaukie				
11		Portland				
12		Tigard				
13		West Linn				
14		Wilsonville				

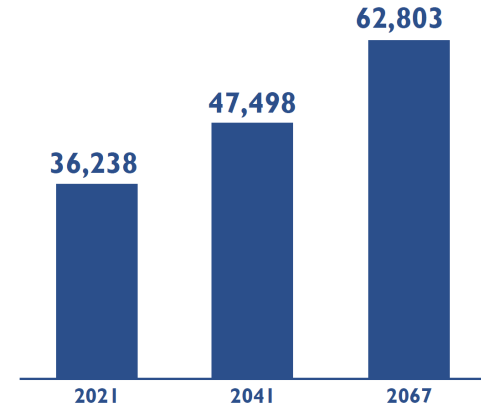
**Adopt a new HNA and BLI by
December, 2023**

DRAFT



The Good News We have it!

FORECASTED TOTAL POPULATION, MCMINNVILLE UGB



Population Increase 11,260 (2021-2041) and 15,305 (2041-2067)

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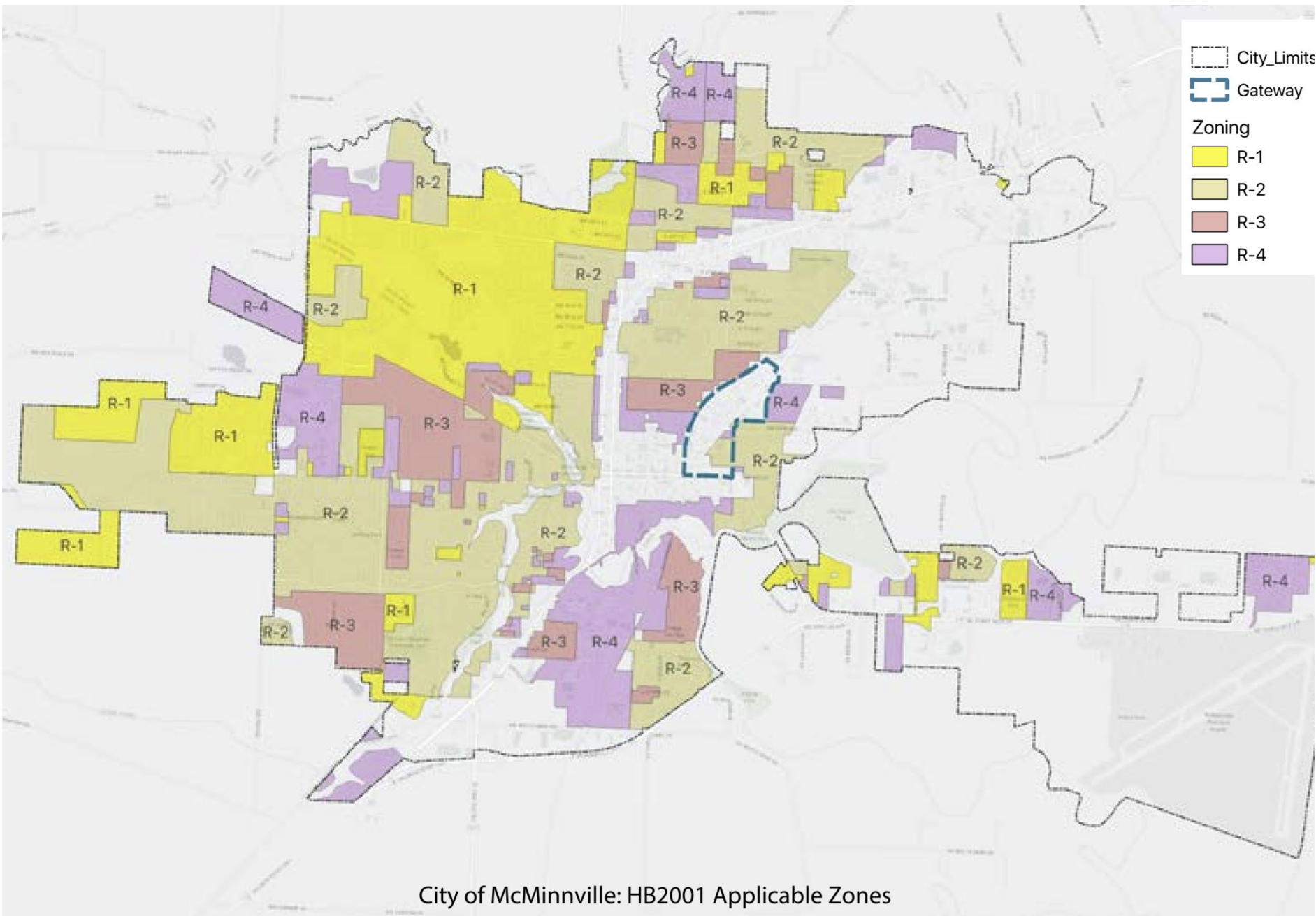
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HB 2001 Code Amendments

Shaping Up

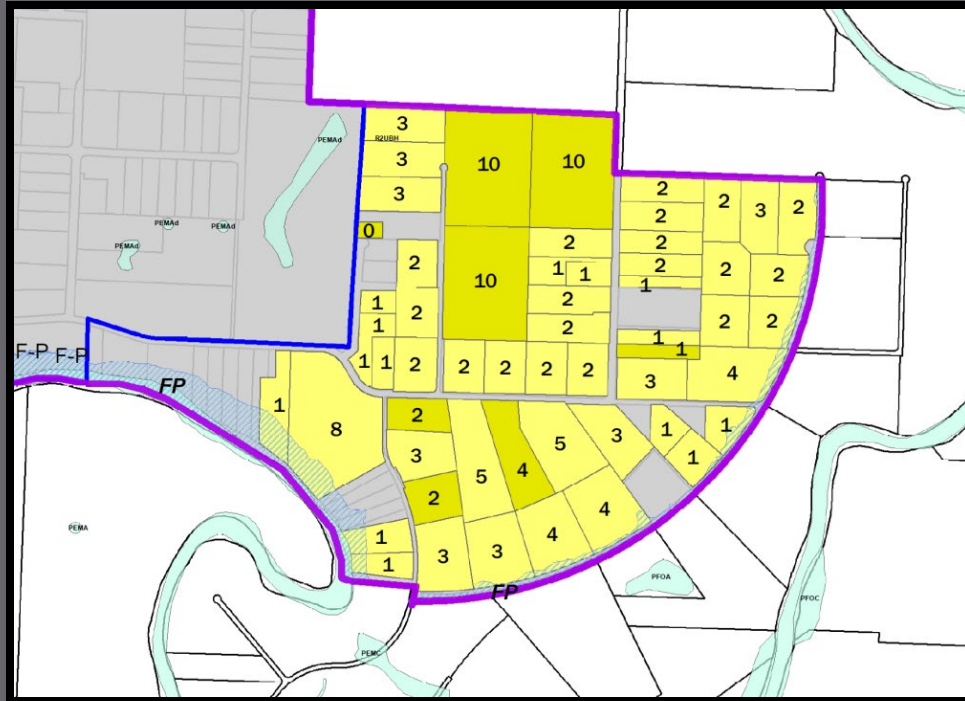
**Missing Middle Housing &
Residential Standards**





City of McMinnville: HB2001 Applicable Zones

EXCEPTION LAND HOUSING CAPACITY



Riverside Side South Rural Residential Exception Lands

Mostly 1 – 2 Acre Parcels that more than likely will not redevelop into urban densities.

However, MGMUP assumes 552 new housing units in this area.

HNA/EOA UPDATE PAC MEETING, 05.08.23

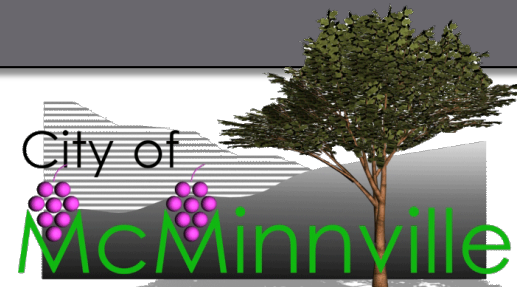


Exhibit 1. Summary of McMinnville's Great Neighborhood Principles

McMinnville's Great Neighborhood Principles will guide land use patterns, design, and development of the places where McMinnville citizens live, work, and play.



Great Neighborhoods are sensitive to the natural conditions and features of the land.



Great Neighborhoods preserve scenic views in areas that everyone can access.



Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.



Great Neighborhoods are pedestrian friendly for people of all ages and abilities.



Great Neighborhoods are bike friendly for people of all ages and abilities.



Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.



Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.



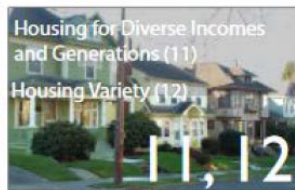
Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.



Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.



Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.



11 - Great Neighborhoods provide housing opportunities for people and families in all stages of life.
12 - Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.



Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity.

Developed a Housing Strategy with Land-Use Actions to achieve housing production that represented McMinnville's needs and values and reflected the Great Neighborhood Principles.

If we need more land

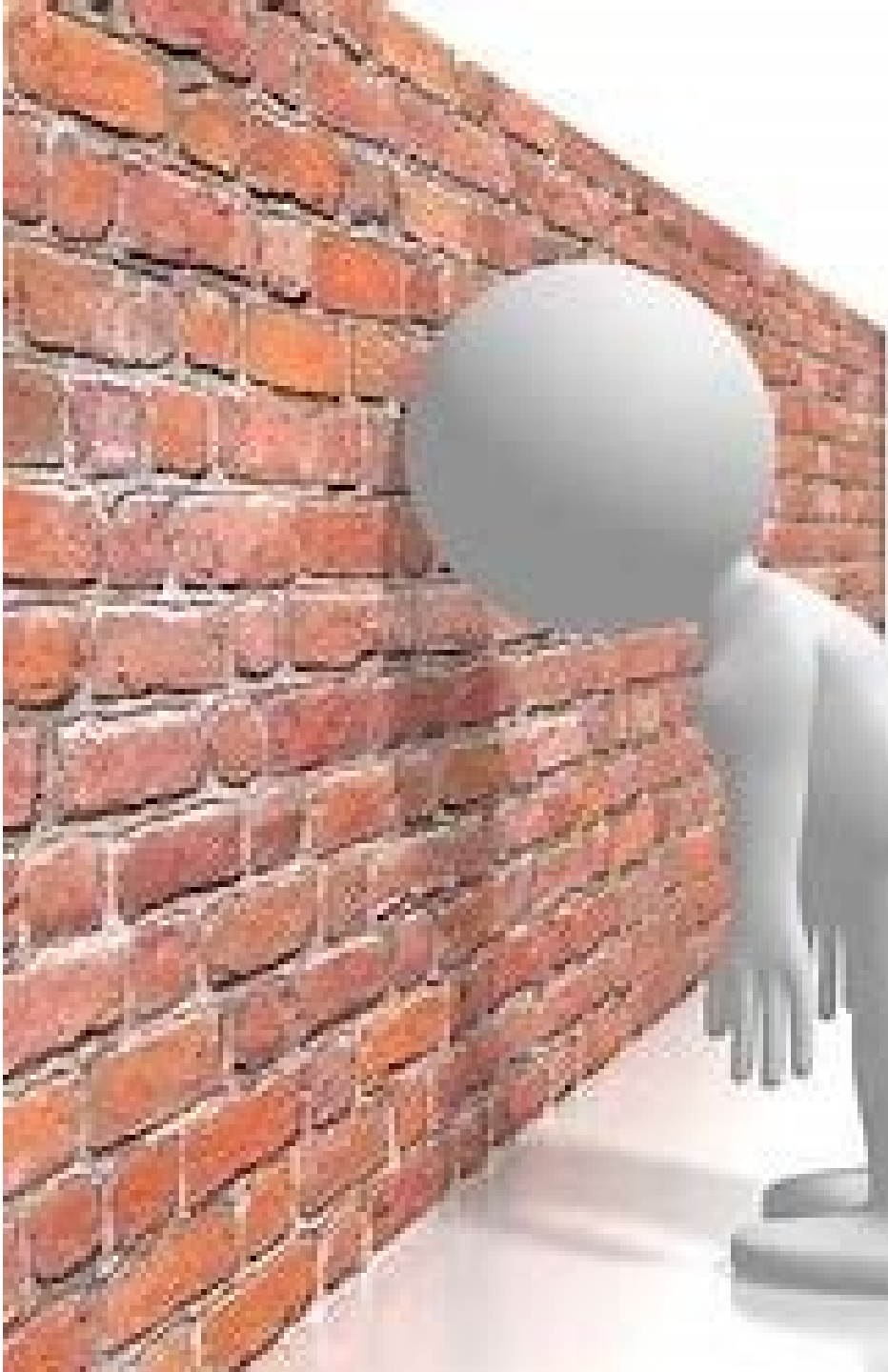
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**We might have to
do another UGB?!!?**

SEQUENTIAL UGB

OPTION	TIMEFRAME	COSTS	NOTES
<p>3. Adopt existing draft HNA/EOA and BLI in 2021, but ask to participate in the sequential UGB program (OAR 660-025-0040).</p> <p>Work with DLCD to put together a work program that would allow for two years to do efficiency measures and two years to UGB amendment.</p> <p>5-6 Years \$390,000</p>	<p>6 months for first step.</p> <p>Seq UGB – try to negotiate for five years for two additional steps – efficiency measures and UGB amendment</p> <p>TOTAL = 5 – 6 Years</p>	<p>FY 20/21 \$15,000 to refresh the document – in current budget.</p> <p>FY 22/23 \$50,000 for efficiency measures</p> <p>FY 23/24 \$150,000 UGB Amendment</p> <p>FY 24/25 \$100,000 UGB Amendment</p> <p>FY 25/26 \$75,000 URA</p> <p>TOTAL = \$390,000</p>	<p>Allows City to use existing investment in data for HNA/EOA and BLI, conduct the efficiency measures and then defer work for a UGB amendment if necessitated over the following 2 - 3 years, spreading out costs and workload.</p> <p>Would satisfy HB 2003 requirement.</p> <p>UGB submittal prior to absorption of current buildable land.</p> <p>8 year sequence in HB 2003 would start from 2023.</p> <p>Likely contested in court.</p> <p>URA – can start on URA immediately afterwards using the same data and documents that we have in existing draft information.</p>

SEQUENTIAL UGB

PROJECT COMPONENT	TIMEFRAME	COSTS
HNA/EOA/BLI – DRAFT Urbanization Study	May, 2021 First Evidentiary Hearing – Open and Continue	\$162,000 FY 2019/20
Reconcile MGMUP UGB Remand with Urbanization Study	Draft December, 2021	\$15,000 FY 20/21
Efficiency Measures	Adopt December, 2023	\$50,000 FY 21/22
HNA/BLI/Housing Production Strategy	Adopt December, 2023	Draft Form
UGB Amendment (if needed)	Adopt June 30, 2025	\$250,000 FY 23/24, 24/25
URBAN RESERVE AREA	Adopt June 30, 2027	\$75,000
Start work for HB 2003 requirements for HNA and Concurrency	July 1, 2027	???
HB 2003 Compliance	December 31, 2031	???

SHOULD McMinnville Grow...

Up?



**HIGHER DENSITY
RESIDENTIAL DEVELOPMENT**
(apartment complexes, smaller lots, duplexes & triplexes)

**NO URBAN GROWTH
BOUNDARY EXPANSION**

Out?



**MAINTAIN THE EXISTING
MIX OF HOUSING TYPES**
**LARGE URBAN GROWTH
BOUNDARY EXPANSION**

Both?



**ADDITION OF HIGHER DENSITY
RESIDENTIAL DEVELOPMENTS
AND SINGLE FAMILY HOMES**
**SMALL URBAN GROWTH
BOUNDARY EXPANSION**



Growing McMinnville
MINDFULLY



Growing McMinnville MINDFULLY

SHOULD McMINNVILLE GROW...

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Growing McMinnville
MINDFULLY

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