



Growing McMinnville
MINDFULLY



Growing McMinnville

MINDFULLY

PART 2

LAND USE, GROWTH AND DEVELOPMENT – McMinnville



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**

Tonight's Public Hearing

Review Draft Results of:

- ❖ Housing Needs Analysis
- ❖ Economic Opportunities Analysis
- ❖ Public Lands Need Analysis

Discuss Next Steps

**Updates of
2019/2020
Drafts**

PLANNING FOR GROWTH



FIRST and FOREMOST:

Planning for growth is all about planning for people – how they will live and work in the future.

There is a significant impact to people based on our decisions. Be it good or be it bad, there is impact.

PLANNING FOR GROWTH

SECOND:

It is impactful for more than twenty years.

What happens in the next twenty years will impact future generations far past twenty years.



PLANNING FOR GROWTH

SECOND:

It is impactful for more than twenty years.

What happens in the next twenty years will impact future generations far past twenty years.



Some would say that our last effort at growth planning had a human cost – gentrification of the community and displacement of lower and moderate-income families.

Affordability is critical and an increasing problem in McMinnville

If your household earns....

\$15,000

(30% of MFI)

\$25,150

(50% of MFI)

\$40,240

(80% of MFI)

\$50,300

(100% of MFI)

\$60,400

(120% of MFI)

Then you can afford....

\$375

monthly rent

\$630

monthly rent

OR

\$1,000

monthly rent

OR

\$1,260

monthly rent

OR

\$1,510

monthly rent

OR

**\$45,000-
\$53,000**

home sales price

**\$75,000-
\$88,000**

home sales price

**\$141,000-
\$161,000**

home sales price

**\$176,000-
\$201,000**

home sales price

**\$211,000-
\$242,000**

home sales price



.5 FTE,
earning minimum wage
\$13,000



Food Processor
\$25,490



Healthcare Support
\$36,705



Real Estate Broker
\$52,287



Firefighter
\$65,904

Affordability is critical and an increasing problem in McMinnville

\$58,692

If your household earns....

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home sales price

**\$211,000-
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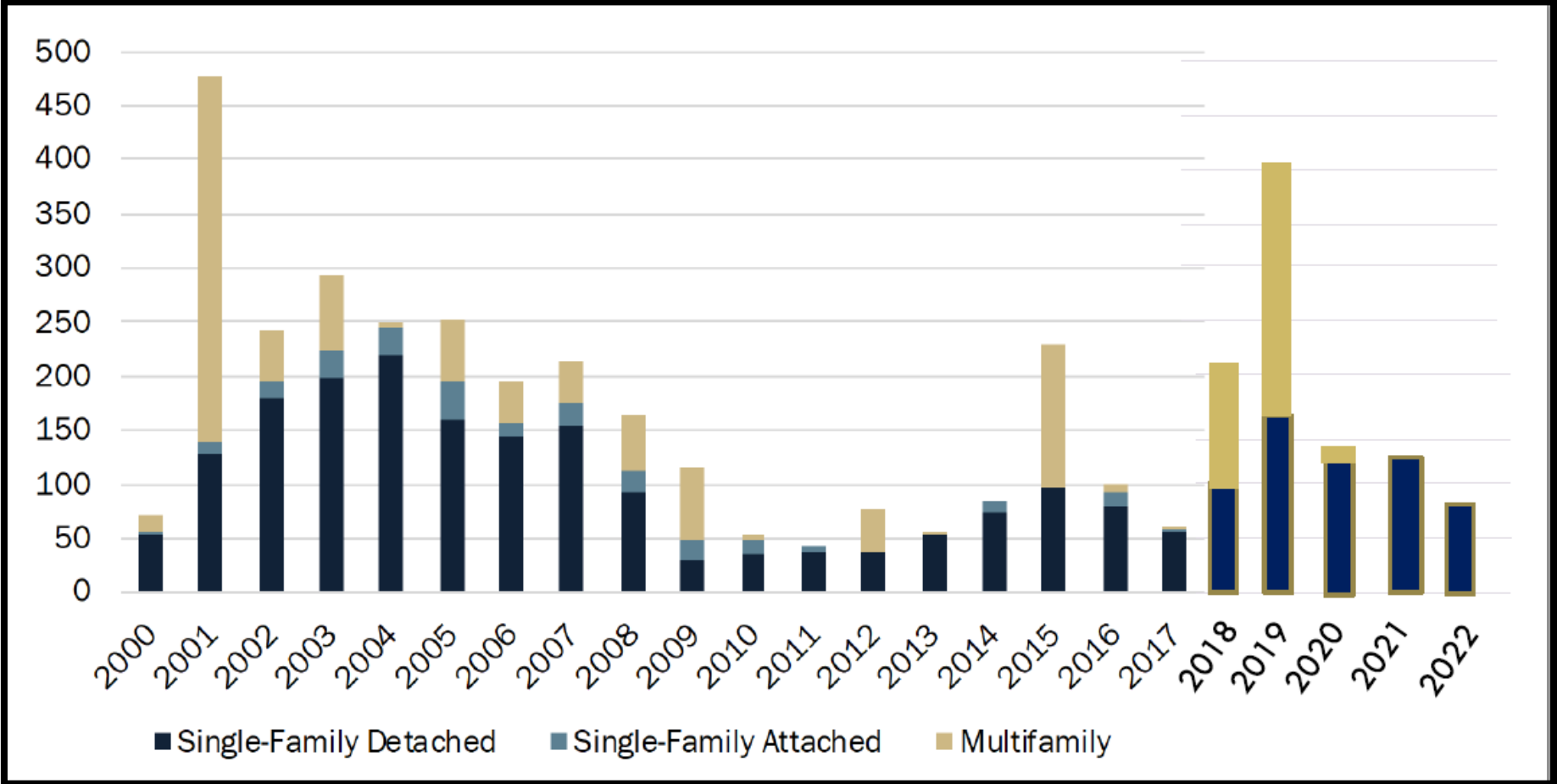


Firefighter
\$65,904

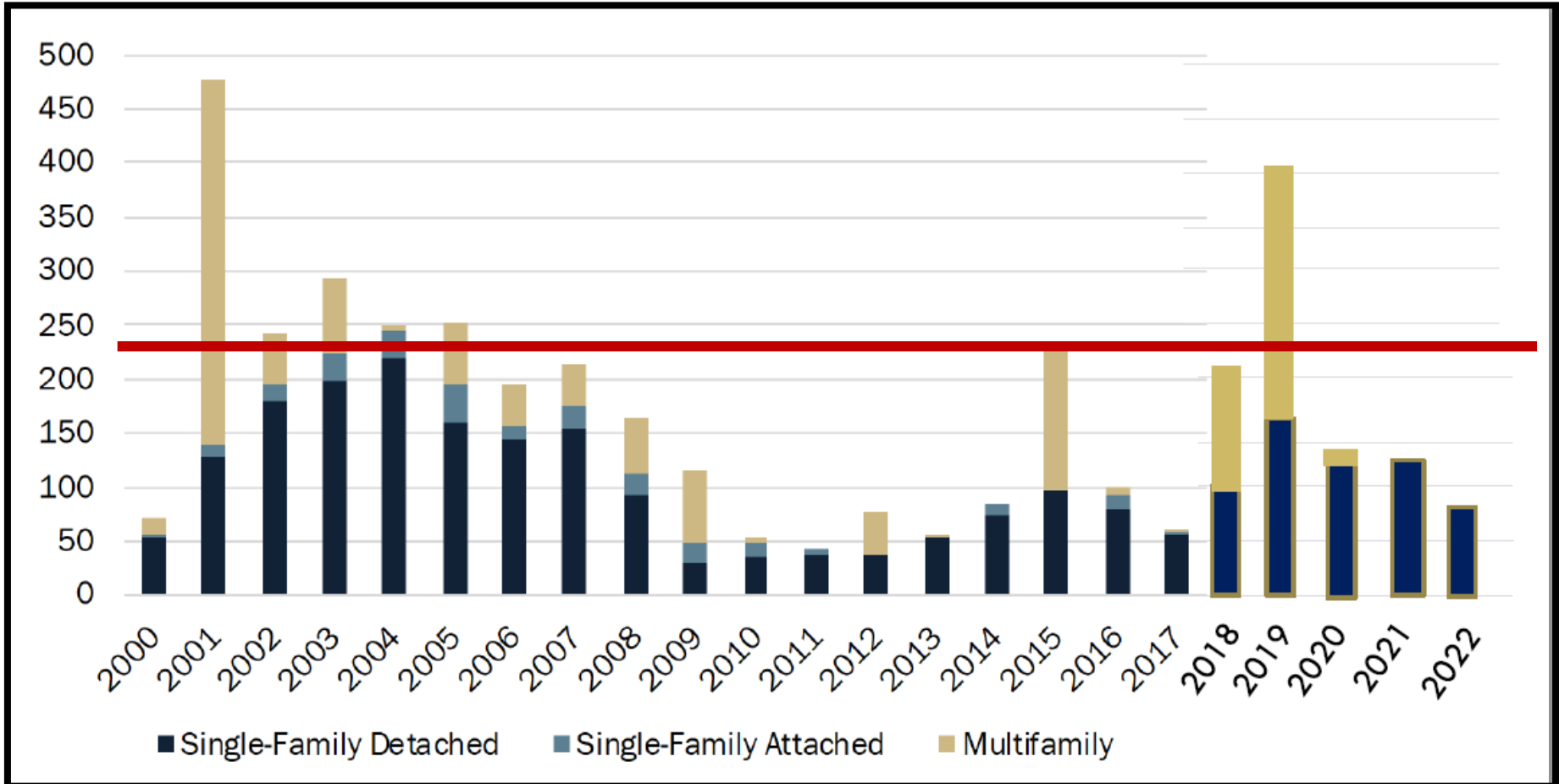
Median Home Sales Price = \$474,000 (July, 2023)

Housing supply contributes to affordability and supply is an increasing problem

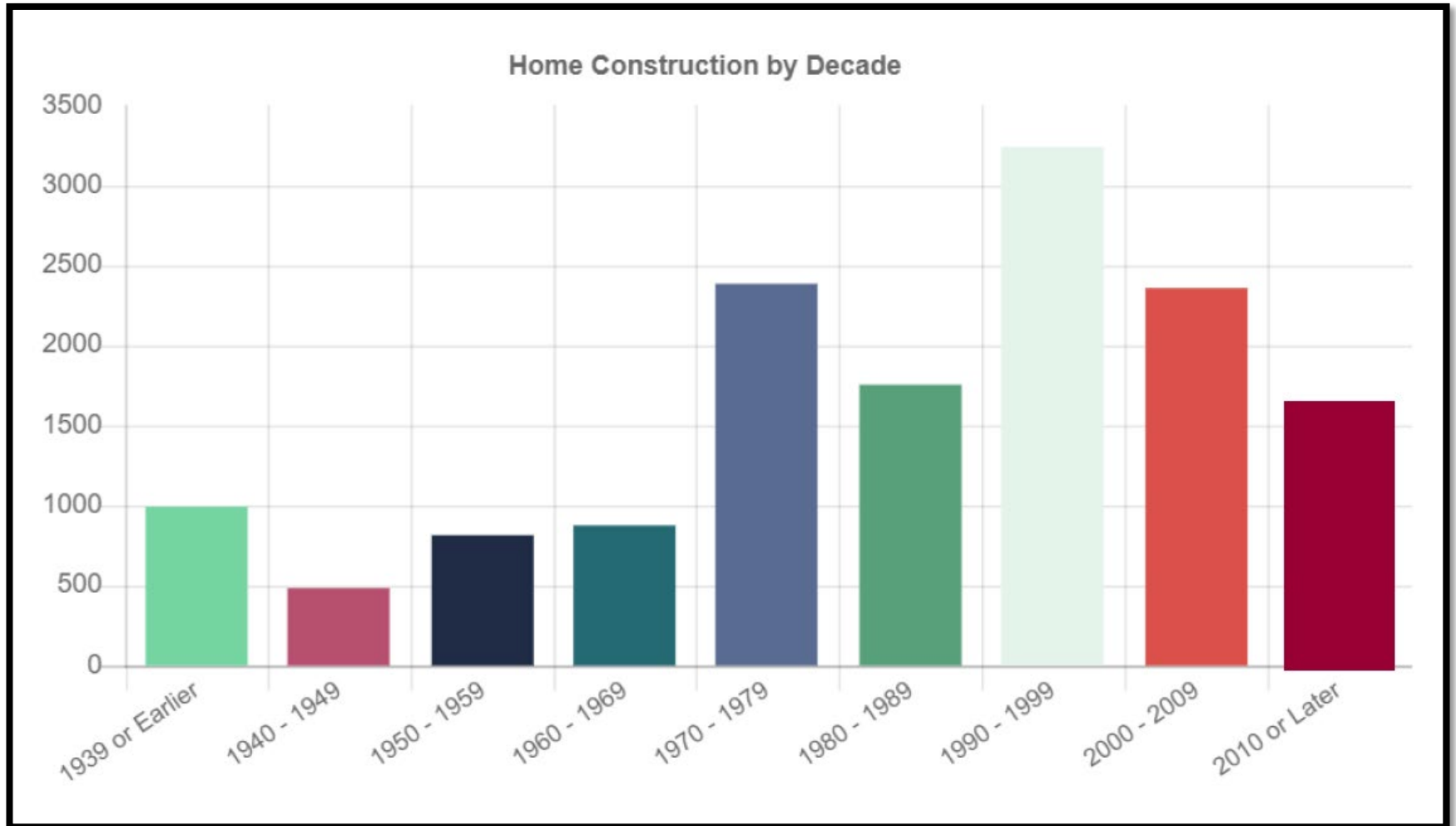
Building Permits – Housing



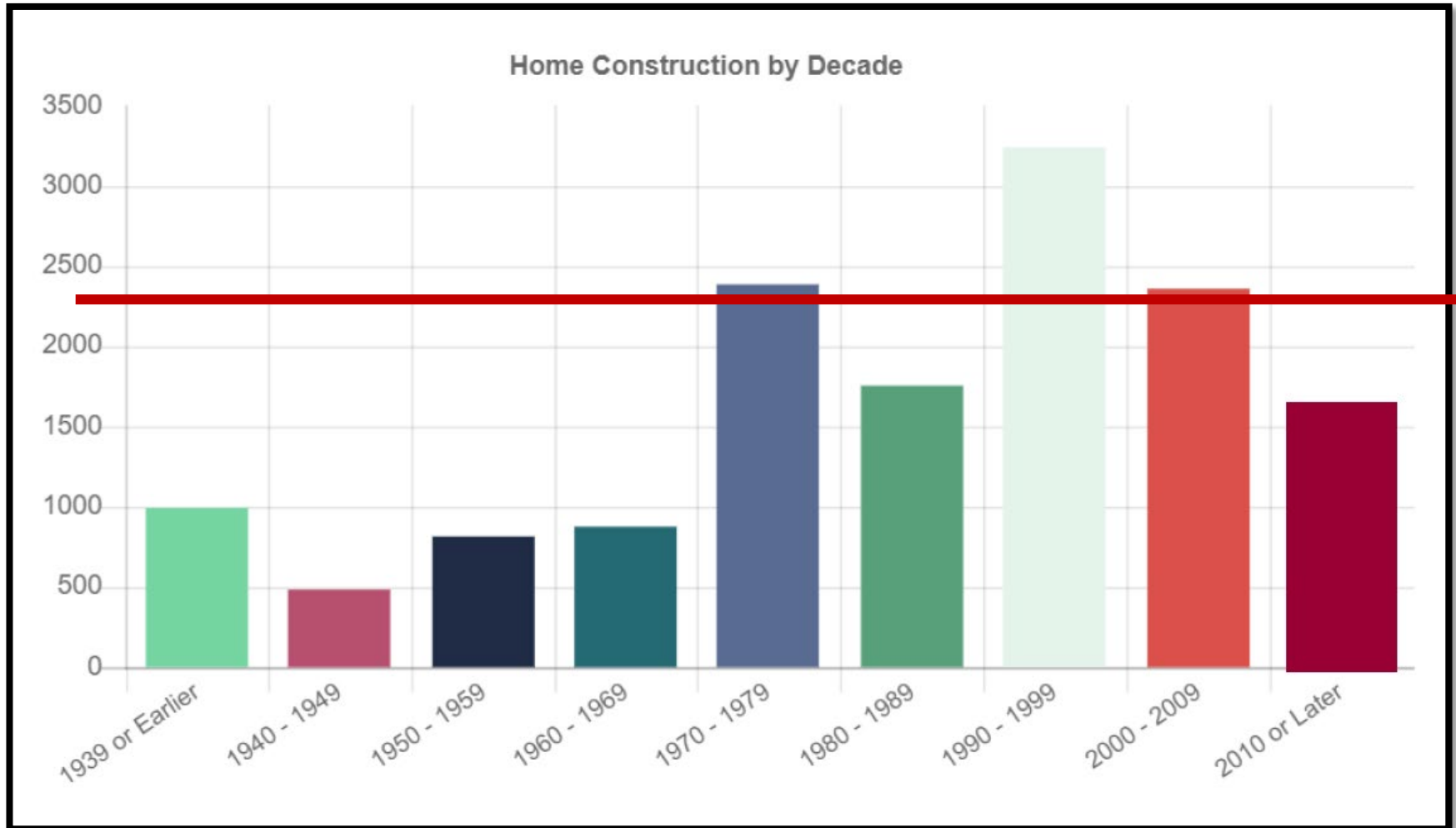
Building Permits – Housing (Goal = 233/Year)



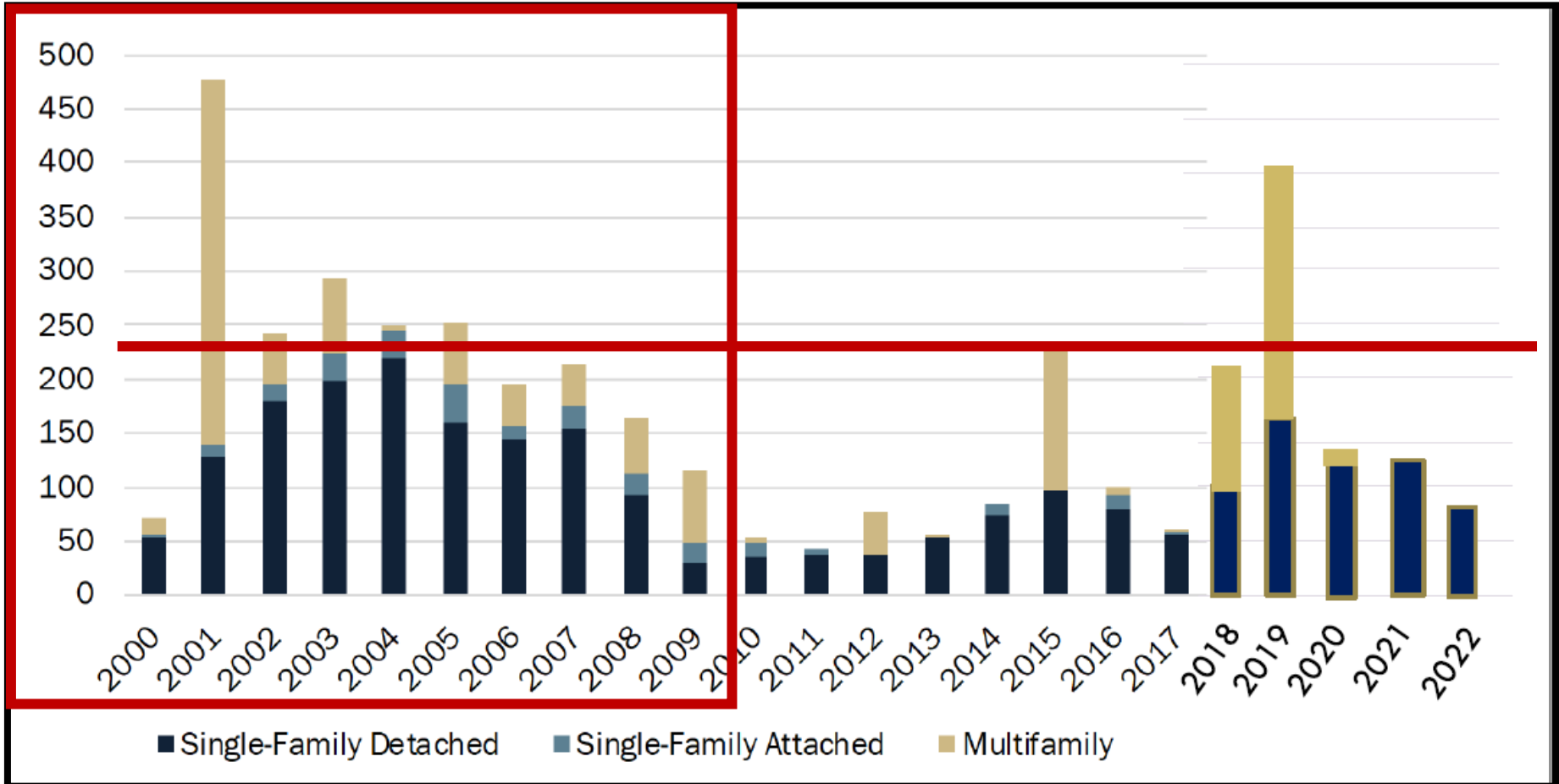
Building Permits – Housing (by decade)



Building Permits – Housing (by decade)



Building Permits – Housing (Goal = 233/Year)



Building Permits - Housing

2022 – Issued Building Permit Recap

January 1st – December 31, 2022

88

Single Family Dwelling Units

0

Multi Family Dwelling Units

5

New Commercial Buildings

43

Commercial Additions/ Remodels

2021 – Issued Building Permit Recap

January 1st – December 31, 2021

143

Single Family Dwelling Units

0

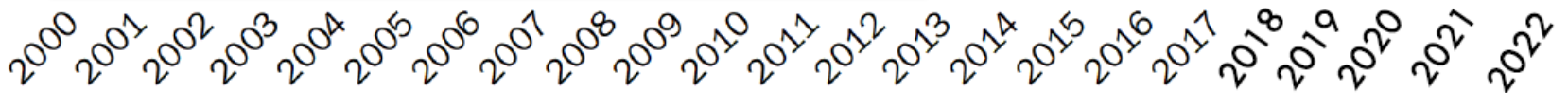
Multi Family Dwelling Units

15

New Commercial Buildings

35

Commercial Additions/ Remodels



■ Single-Family Detached

■ Single-Family Attached

■ Multifamily

Other Cities that are Severely Rent Burdened		Cities that are not Severely Rent Burdened	
Corvallis	37.7%	Springfield	24.8%
Happy Valley	35.8%	Silverton	24.6%
Klamath Falls	32.3%	Redmond	24.7%
Monmouth	33.2%	Astoria	24.6%
Gresham	33.1%	Lincoln City	23.9%
Baker City	31.5%	Albany	23.7%
Ashland	31.0%	Milwaukie	23.6%
Cottage Grove	31.0%	Molalla	23.5%
Troutdale	30.5%	Oregon City	23.5%
Eugene	30.5%	Canby	23.4%
Sandy	30.3%	Keizer	23.3%
Forest Grove	29.9%	Newport	23.2%
Grants Pass	28.6%	Sweet Home	21.0%
Lake Oswego	28.5%	Coos Bay	22.7%
The Dalles	27.4%	Coos Bay	22.7%
Medford	27.2%	Independence	22.6%
Wilsonville	27.2%	Beaverton	22.3%
Salem	27.1%	Newberg	21.9%
McMinnville	26.5%	Prineville	20.5%
West Linn	26.0%	Roseburg	19.3%
Tigard	25.8%	Cornelius	19.1%
Tualatin	25.8%	Fairview	18.2%
Woodburn	25.8%	Central Point	17.1%
La Grande	25.6%	Ontario	17.7%
Bend	25.5%	Hillsboro	15.0%
Gladstone	25.5%	North Bend	15.0%
Lebanon	25.3%	St Helens	13.8%
Pendleton	25.3%	Sherwood	13.7%
Portland	25.2%	Hermiston	10.6%

PLANNING FOR GROWTH

THIRD:

It is required by state law.

For good reasons.



POPULATION FORECAST

Population Forecast Used:

McMinnville's 5-, 10-, 20-, and 46-Year Population Forecast, McMinnville UGB, 2021, 2026, 2031, and 2067

Source: Population Research Center, Portland State University, June 30, 2017.

36,238	38,985	41,813	47,498	62,803
2021	2026 (5-year)	2031 (10-year)	2041 (20-year)	2067 (46-year)

PLANNING FOR GROWTH

FOURTH:

It is about balance.

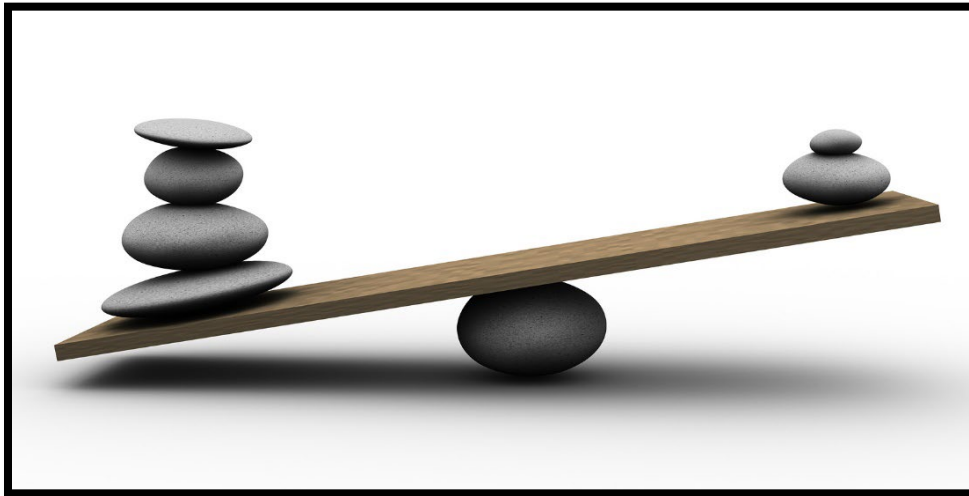
- **Balancing priorities.**
- **Balancing agendas.**
- **Balancing near-term needs and long-term opportunities.**
- **Balancing aspirational goals and cautiousness.**

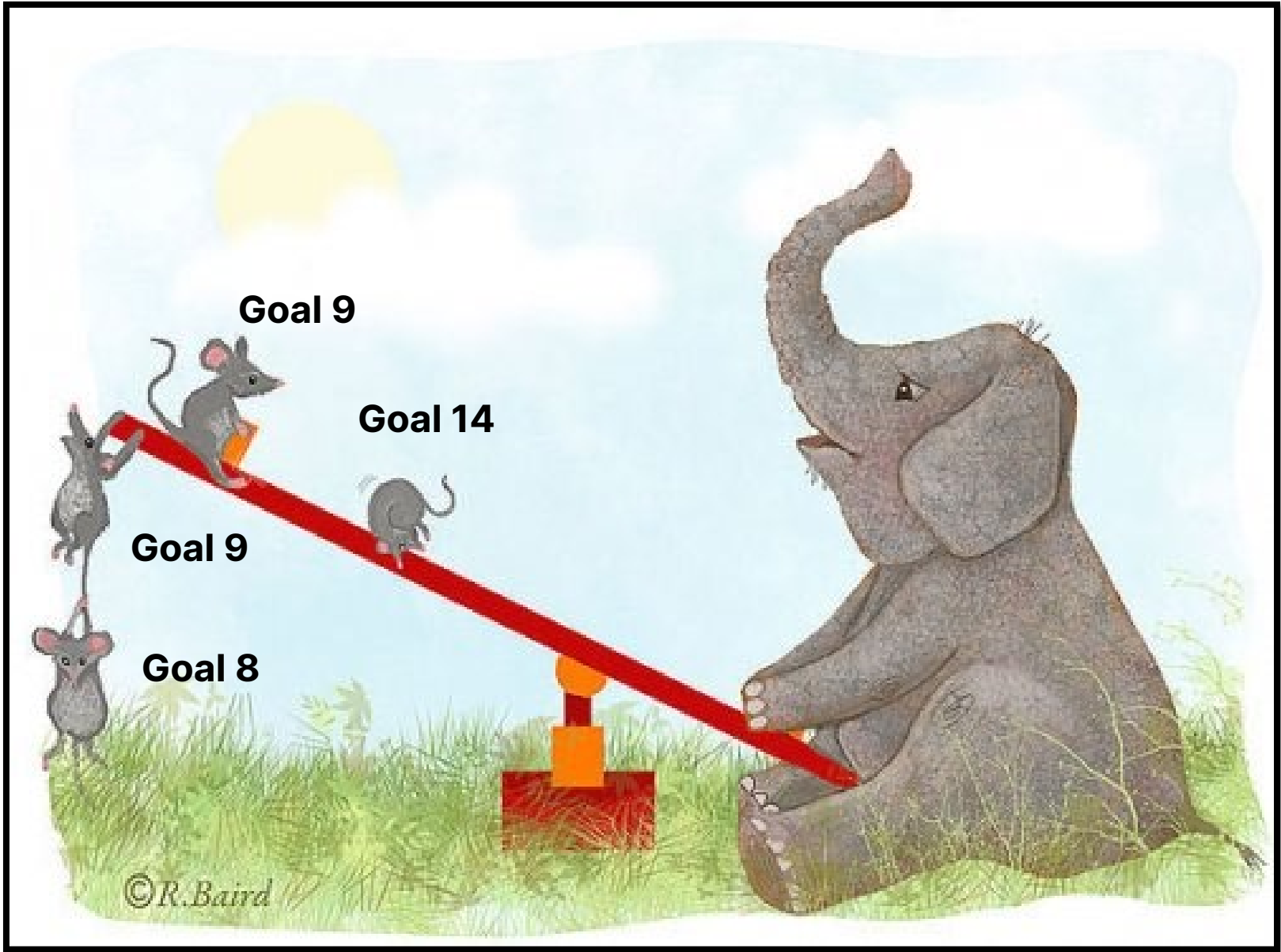


PLANNING FOR GROWTH

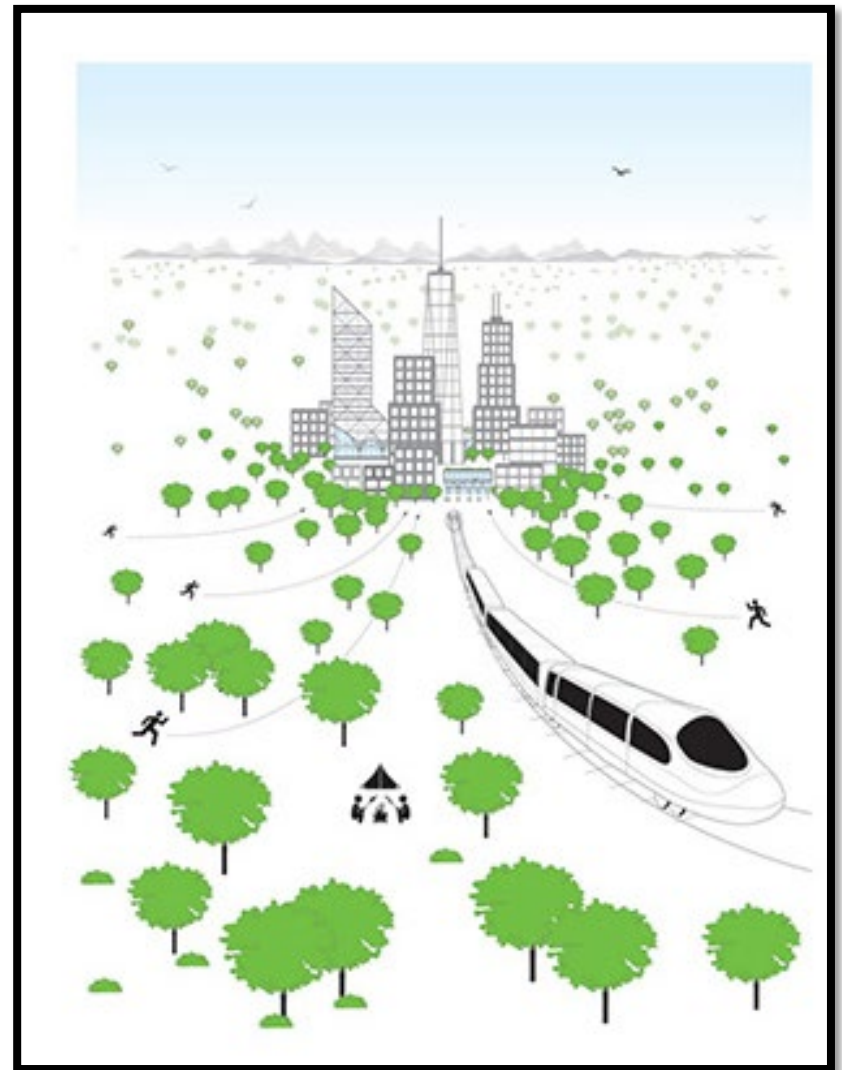
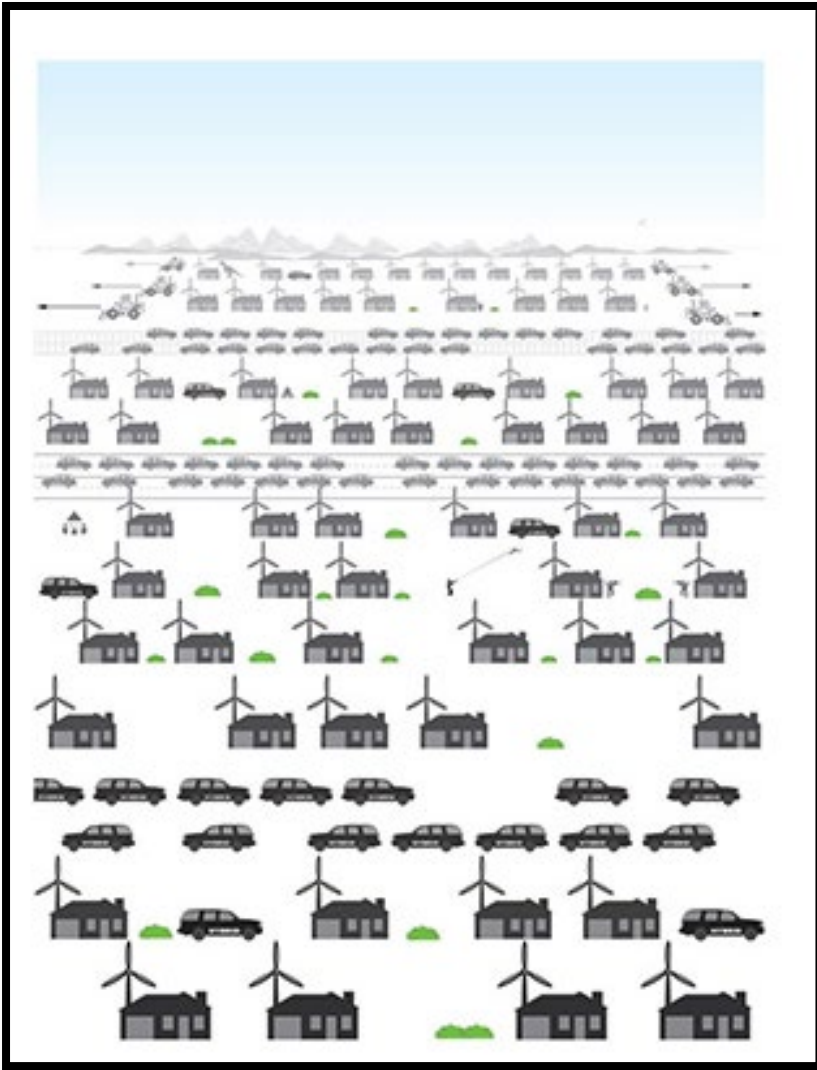
FOURTH:

When it is out of balance it is unfairly weighted in one direction and the results are inequitable.





WE DON'T WANT TO SPRAWL AND DEVELOP ON ALL OF OUR FARM AND FOREST LAND, BUT WE ALSO DON'T WANT TO DEVELOP METROPOLITAN DENSITY IN A COMMUNITY THAT PRIDES ITSELF ON HUMAN SCALE, SMALL-TOWN CHARM.



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...

Up?



**HIGHER DENSITY
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**LARGE URBAN GROWTH
BOUNDARY EXPANSION**

Both?



**ADDITION OF HIGHER DENSITY
RESIDENTIAL DEVELOPMENTS
AND SINGLE FAMILY HOMES**

**SMALL URBAN GROWTH
BOUNDARY EXPANSION**

WE SHOULD NOT ASSUME THAT ALL MULTI-FAMILY HOUSING IS LOW INCOME



WE SHOULD NOT PUSH ALL LOWER INCOME HOUSEHOLDS INTO MULTI-FAMILY HOUSING



AS LOTS GET SMALLER, ACCESS TO OPEN SPACE IS MORE IMPORTANT



Buildable Lands Inventory

Identifies buildable residential and employment land within existing urban growth boundary

Housing Needs Analysis

Identifies future housing needs and types to accommodate projected growth per community values in twenty and fifty years.

Economic Opportunities Analysis

Identifies future employment needs and types to accommodate strategic economic development goals and resulting growth in twenty and fifty

Growth Analysis

Analysis of where and how future housing and employment growth will be accommodated in twenty and fifty years.

Three Steps:

Identification of Need
Land-use Efficiencies
UGB Alternatives Analysis



**City of
McMinnville**

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**City of
McMinnville**

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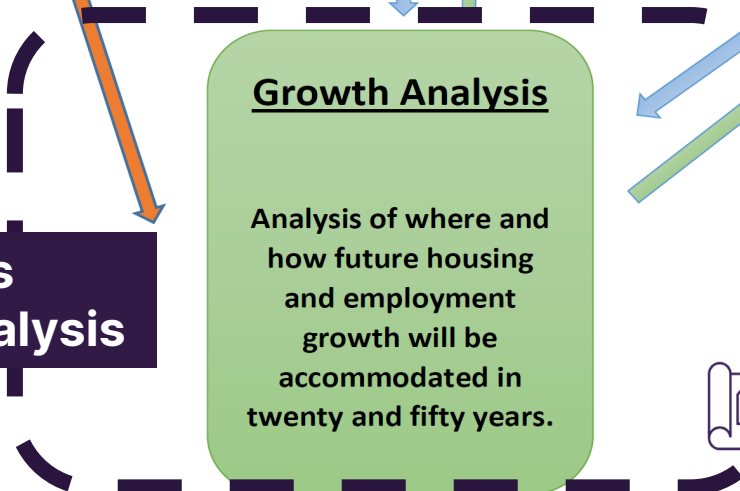
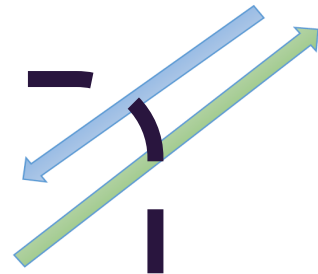
Growth Analysis

Analysis of where and how future housing and employment growth will be accommodated in twenty and fifty years.

**Land Use Efficiencies
UGB Alternatives Analysis**



**City of
McMinnville**



DOCUMENT REVIEW

- ❖ **Housing Needs Analysis**
- ❖ **Economic Opportunities Analysis**
- ❖ **Public Lands Need Analysis**



**Updates of
2019/2020
Drafts**

Update Buildable Lands Inventory:

- **Include new UGB amendment (662.40 acres)**
- **Include development through 12/31/21**

Update Housing Capacity:

- **HB 2001 – Missing Middle (Increase density assumptions)**
- **Rural Residential (Decrease density assumptions)**

DOCUMENT REVIEW

- ❖ Housing Needs Analysis
- ❖ Economic Opportunities Analysis
- ❖ Public Lands Need Analysis



**Updates of
2019/2020
Drafts**

They are extensive, but they walk you through the analysis step-by-step and the applicable laws that govern the decisions.

PROCESS TO DEVELOP THEM

- ❖ **Hired a Consultant – ECONorthwest**
 - **Data Review and Development**
 - **Scenario Analysis**
- ❖ **Appointed a Project Advisory Committee**
 - **Reviewed data and scenarios developed**

Decisions were made by the PAC based on three factors

- **Legal Framework (Safe Harbors)**
- **Local Adopted Policies**
- **Discretion of what is Best for McMinnville (data informed)**

PROJECT ADVISORY COMMITTEE MEMBERS (54)

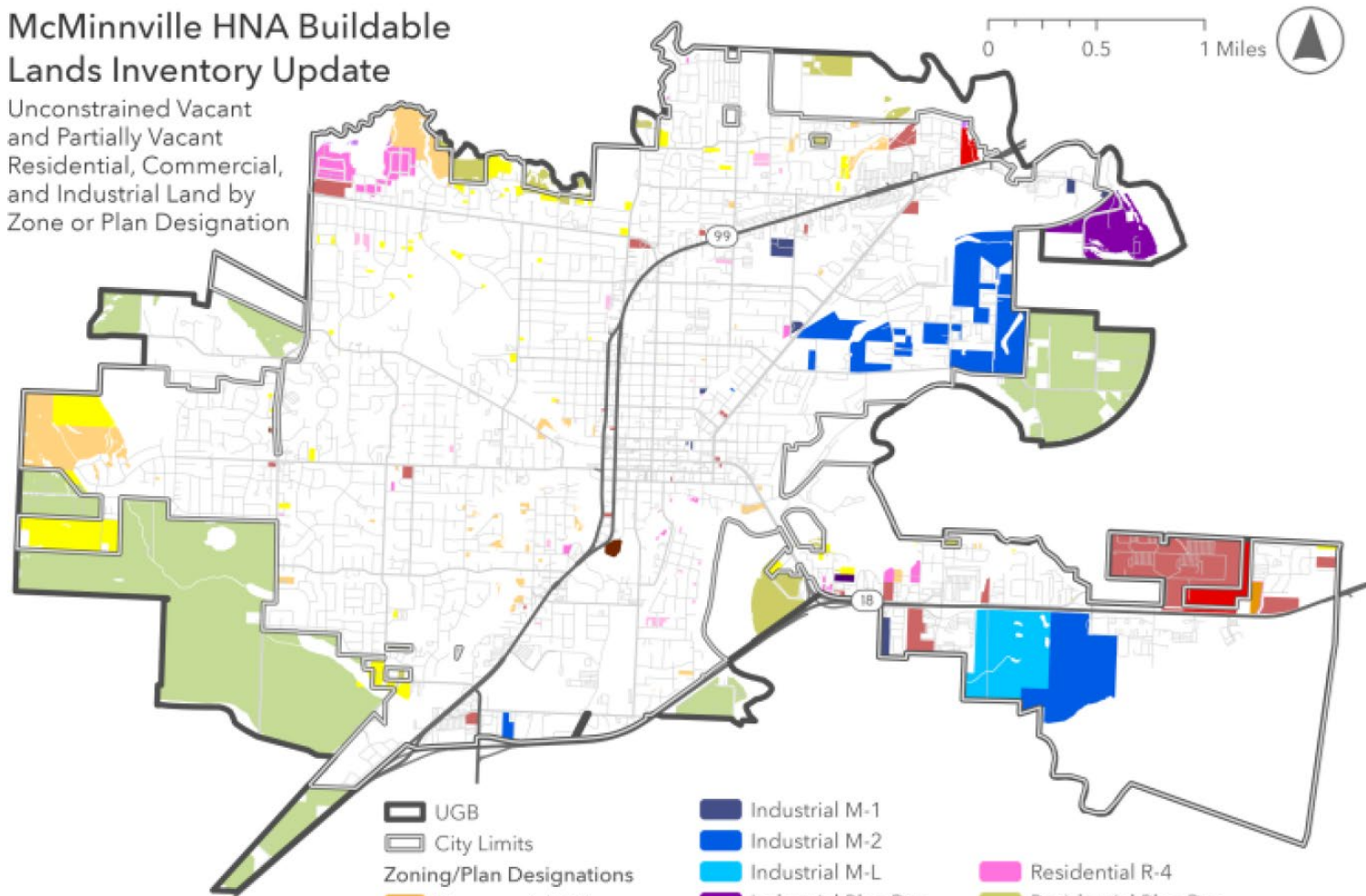
Kellie Menke	Paul Davis	Marilyn Worrix
Roger Lizut	Susan Muir	Zack Geary
Susan Dirks	Mike Bisset	Roger Hall
Sid Friedman	John Dietz	Sal Peralta
Mark Davis	Mary Ann Rodriguez	Alan Ruden
Andrew Burton	Matt Johnson	Danielle Hoffman
Beth Cater	Laura Seyring	Brad Bassitt
Michael Jester	Peter Keenan	Angela Carnahan
Robert J. Banagay	Ryan McIrvine	Kevin Young
Amanda Perron	Steve Ganzer	Chuck Darnell
Matt Deppe	Justin Hogue	Heather Richards
Patty O'Leary	Abigail Neilan	Tom Schauer
Doug Hurl	Christopher Anderson	Melissa Ahrens
Scott Cooper	Ellen Hogg	Jody Christensen
Alan Amerson	Judith Pasch	
Kelly McDonald	Katie Russ	
Mike Morris	Katie Wennerstrom	
Jeff Knapp	Rob Hallyburton	
Gioia Goodrum	Scott Green	
Ed Gormley	Kyle Faulk	

McMinnville Buildable Lands Inventory

Vacant and Partially Vacant Residential, Commercial, and Industrial Land by Zone (or Plan Designation)

McMinnville HNA Buildable Lands Inventory Update

Unconstrained Vacant and Partially Vacant Residential, Commercial, and Industrial Land by Zone or Plan Designation



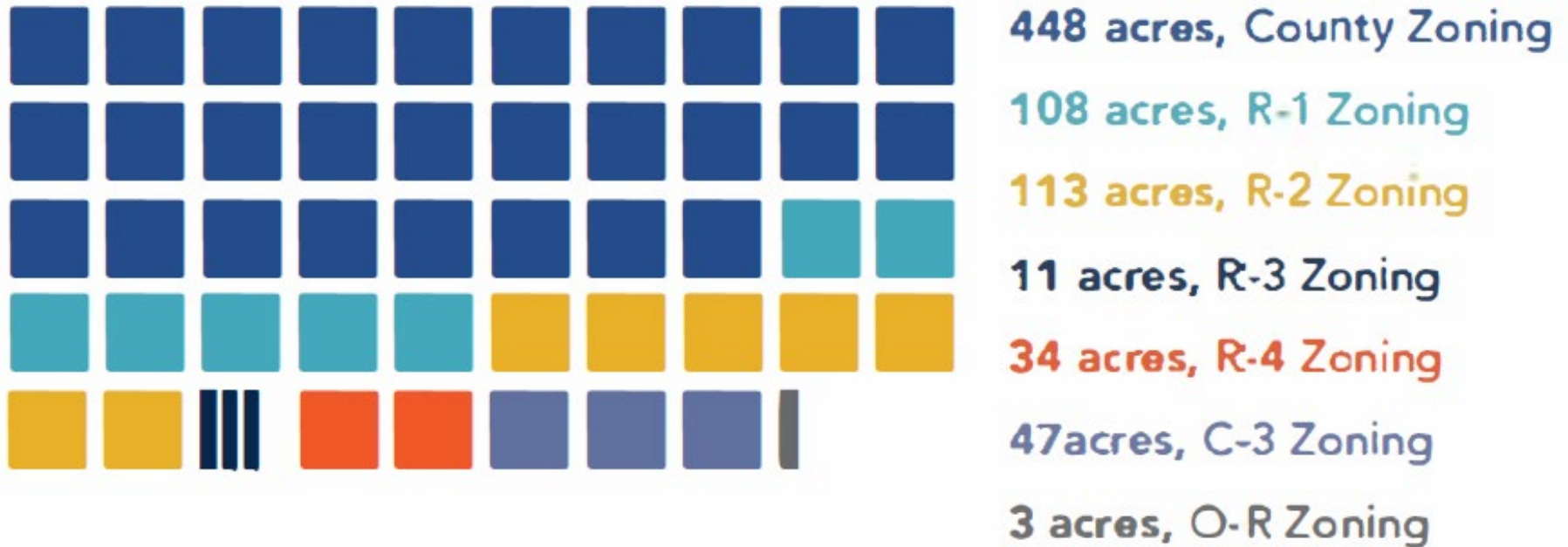
- | | | |
|---------------------------------|----------------------|-------------------------|
| UGB | Industrial M-1 | Residential R-4 |
| City Limits | Industrial M-2 | Residential Plan Des. |
| Zoning/Plan Designations | Industrial M-L | Urban Holding Plan Des. |
| Commercial C-2 | Industrial Plan Des. | EF-80 (County Zone) |
| Commercial C-3 | Residential R-1 | VLDR-1 (County Zone) |
| Office/Residential O-R | Residential R-2 | |
| Commercial Plan Des. | Residential R-3 | |

Date: June 14, 2023
 Accurate as of 12/31/2021
 Source: ECONorthwest
 City of McMinnville
 Yamhill County

MCMINNVILLE'S BUILDABLE VACANT AND PARTIALLY VACANT RESIDENTIAL LAND, BY ZONING DISTRICT, 2023

763 total acres

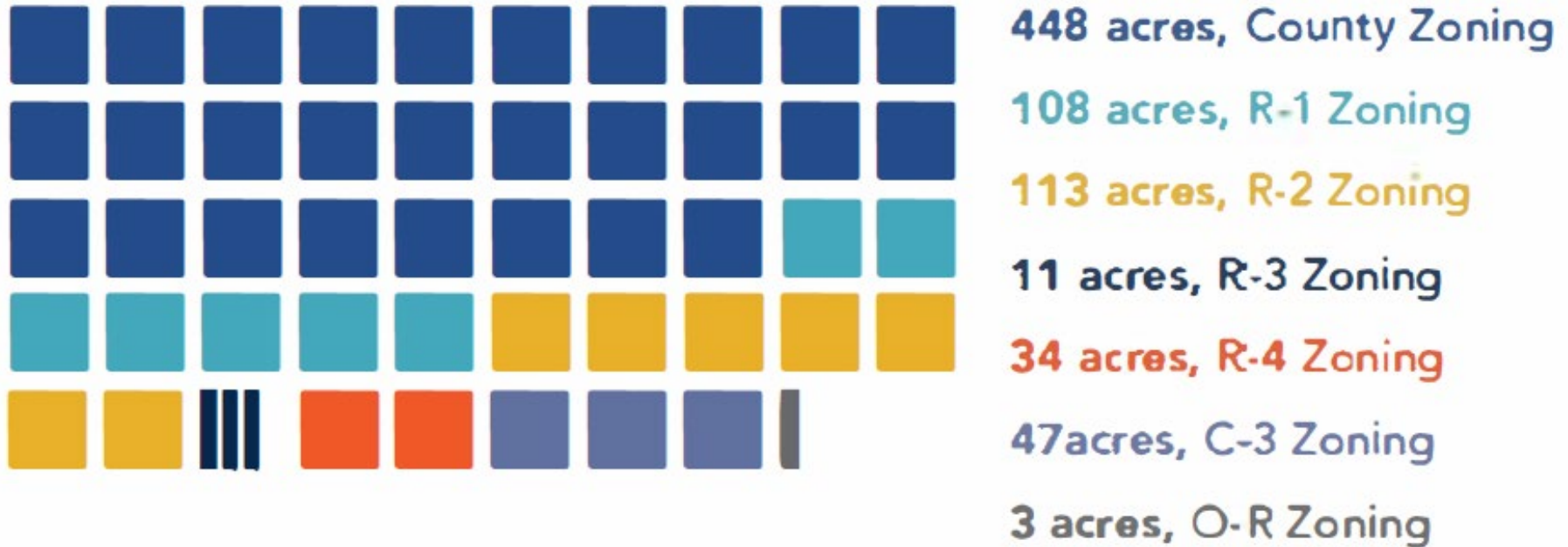
1 square represents 16 acres



MCMINNVILLE'S BUILDABLE VACANT AND PARTIALLY VACANT RESIDENTIAL LAND, BY ZONING DISTRICT, 2023

763 total acres

1 square represents 16 acres

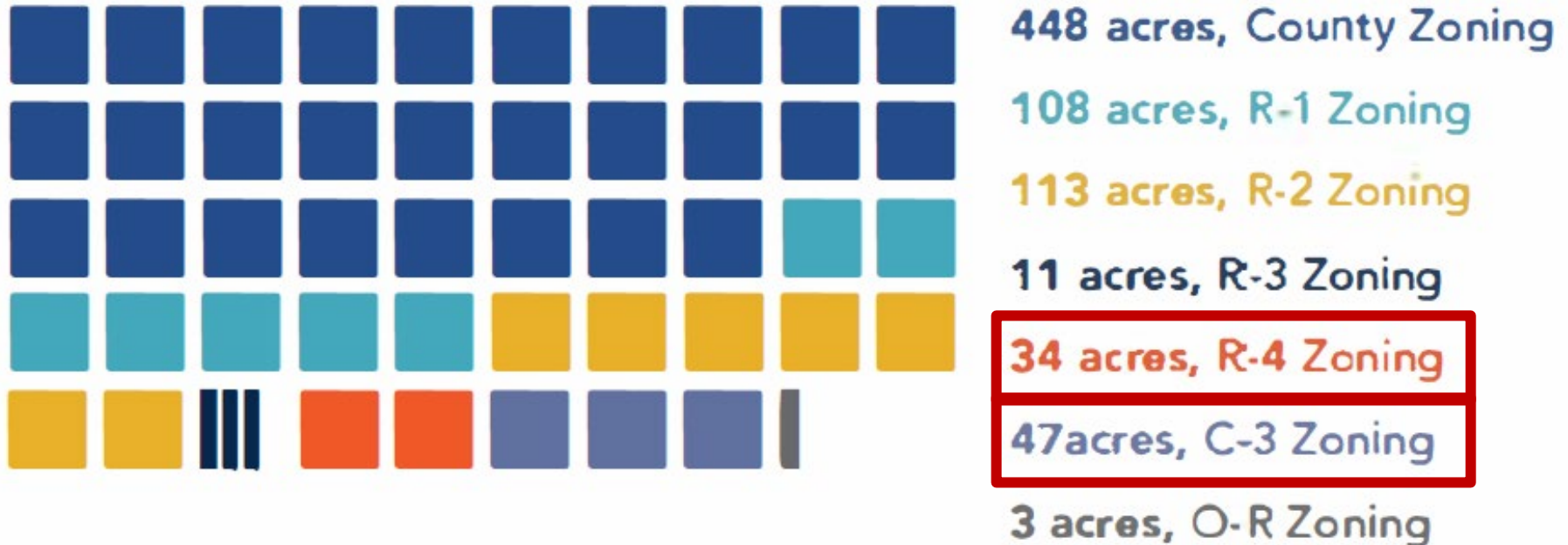


763 acres of vacant or partially vacant land. 448 acres (59%) are in county zoning. 131 acres (17%) are in Water Zone 2. 184 acres (24%) are in city zoning and have water service.

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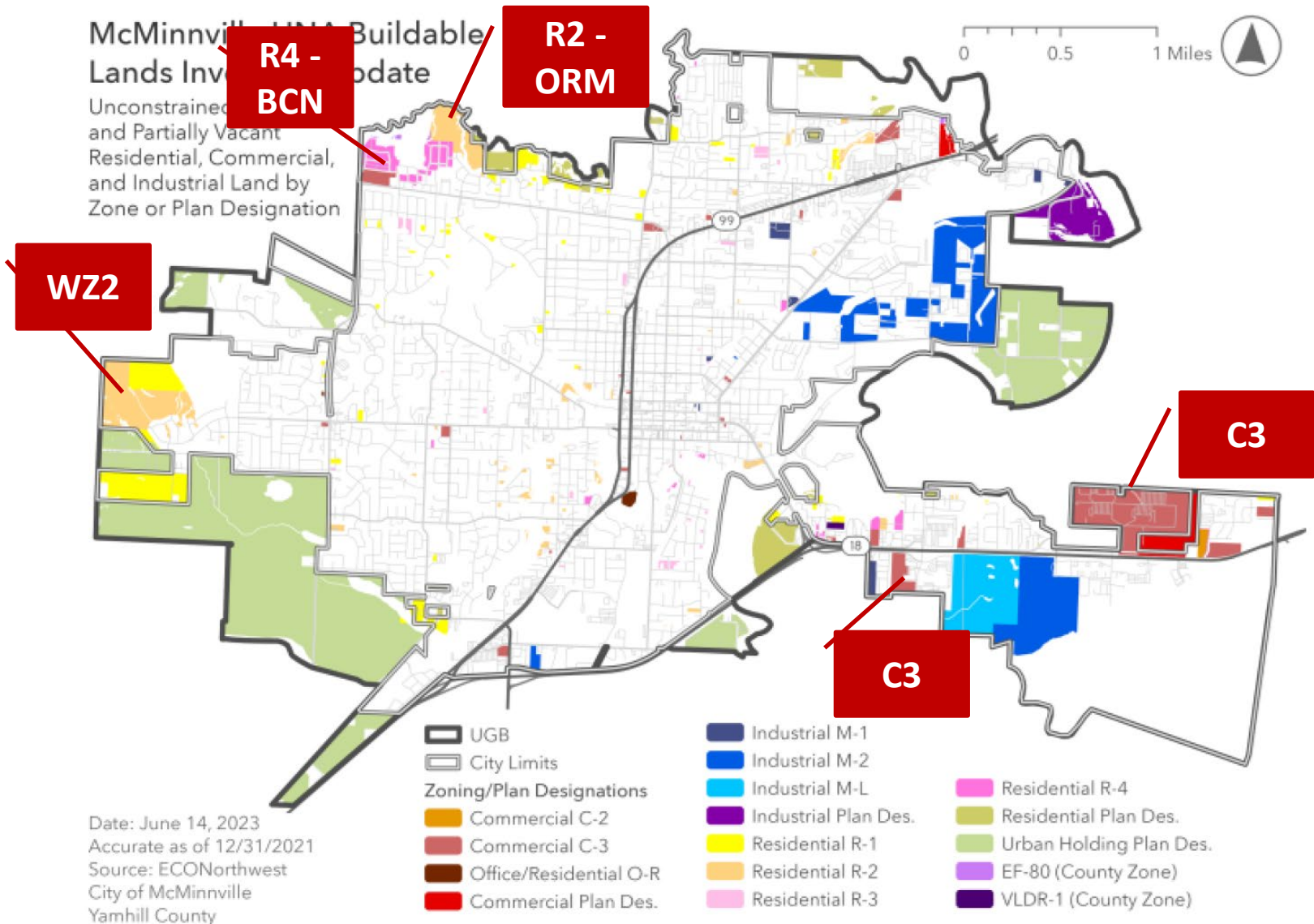
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MIX OF HOUSING TYPES, 2017



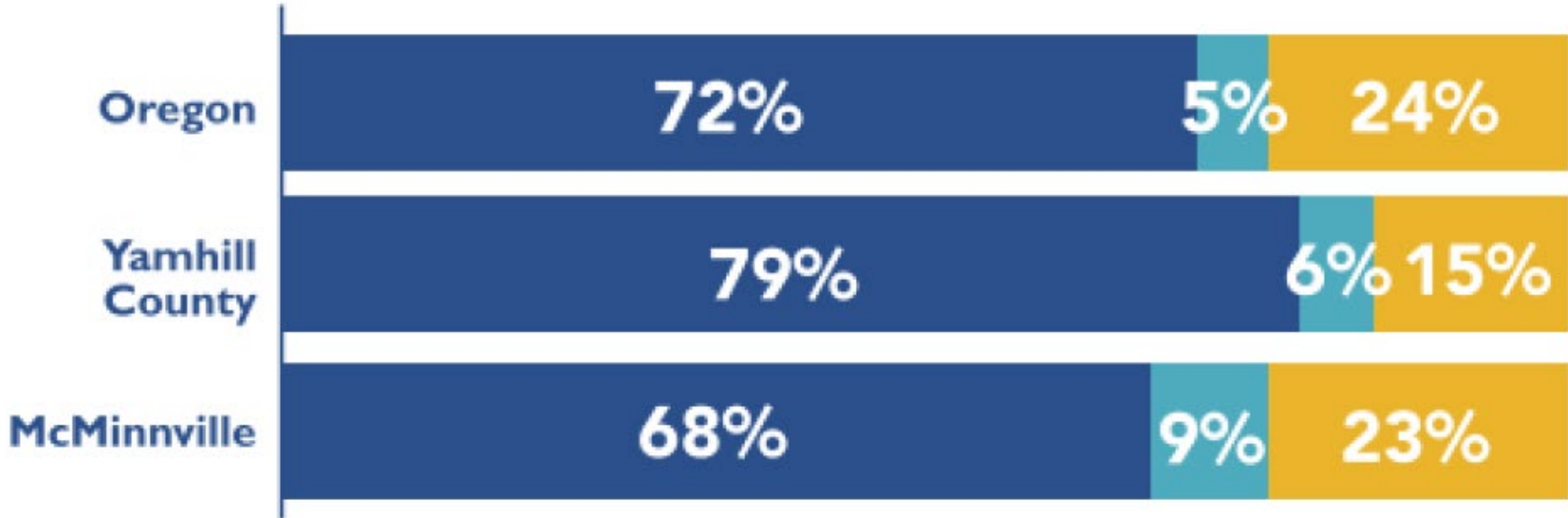
Single-family Detached



Single-family Attached



Multifamily



MIX OF HOUSING TYPES, 2017



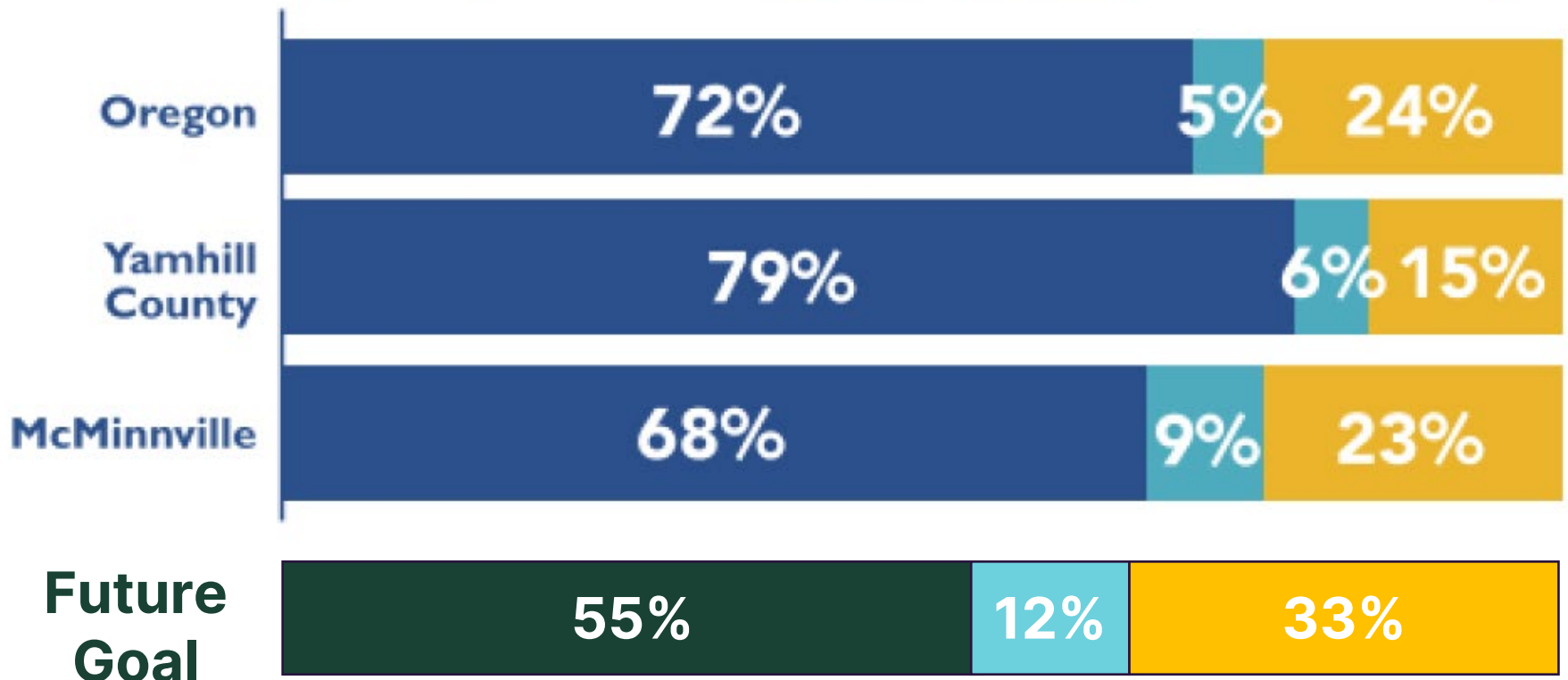
Single-family Detached



Single-family Attached



Multifamily



DEFICIT OF LAND FOR NEW HOUSING, MCMINNVILLE UGB, 2021-2041

A deficit of 1,101 dwelling units results in a deficit of:

218 GROSS ACRES
at historic densities
(5.05 units per gross acre)



202 GROSS ACRES
at proposed densities
(5.46 units per gross acre)

LAND NEED FOR HOUSING

To serve a population of 47,498 in 2041, the City of McMinnville needs an additional 202 gross buildable acres dedicated to housing.

Planning Horizon	Land Need
2021 – 2041 (UGB)	202 Acres
2041 – 2067 (Urban Reserve Area)	1066 Acres

A man with a beard and a brown hat is sitting at a restaurant table, eating a meal. He is wearing glasses and a blue shirt. A woman with long dark hair is sitting across from him, also eating. The table has several glasses of wine and water, and plates of food. The background is a dimly lit restaurant with a bar and shelves of bottles.

Developing an Economic Opportunity Analysis to Support a Local Economic Development Strategy

MC MINNVILLE
— oregon —

OAR 660-009-0015 (5)

(5) Cities and counties are strongly encouraged to assess community economic development potential through a VISIONING or SOME OTHER PUBLIC INPUT based process in conjunction with state agencies. Cities and counties are strongly encouraged to use the assessment of community economic development potential to form the community economic development objectives pursuant to OAR 660-009-0020(1)(a).g

Planning Commission Work Session, 08.03.23





MAC-Town 2032

Economic Development Strategic Plan



FOUNDATIONAL GOALS AND STRATEGIES...

are meant to be broadly beneficial across multiple industry sectors.

1. **Accelerate Growth in Living-Wage Jobs** Across a Balanced Array of Industry Sectors
2. Improve Systems for **Economic Mobility and Inclusion**
3. Maintain and Enhance our **High Quality of Life**

TARGET SECTOR GOALS AND STRATEGIES...

are intended to pursue opportunities and improve outcomes within clusters or sectors of related industries.

4. Sustain and Innovate within **Traditional Industry and Advanced Manufacturing**
5. Foster Opportunity in **Technology and Entrepreneurship**
6. Be a Leader in **Hospitality and Place-Based Tourism**
7. Align and Cultivate Opportunities in **Craft Beverages and Food Systems**
8. Proactively Assist Growth in **Education, Medicine and Other Sciences**

MCMINNVILLE'S BUILDABLE VACANT & PARTIALLY VACANT COMMERCIAL & INDUSTRIAL LAND, BY ZONING DISTRICT, 2023

508 total acres

1 square represents 15 acres



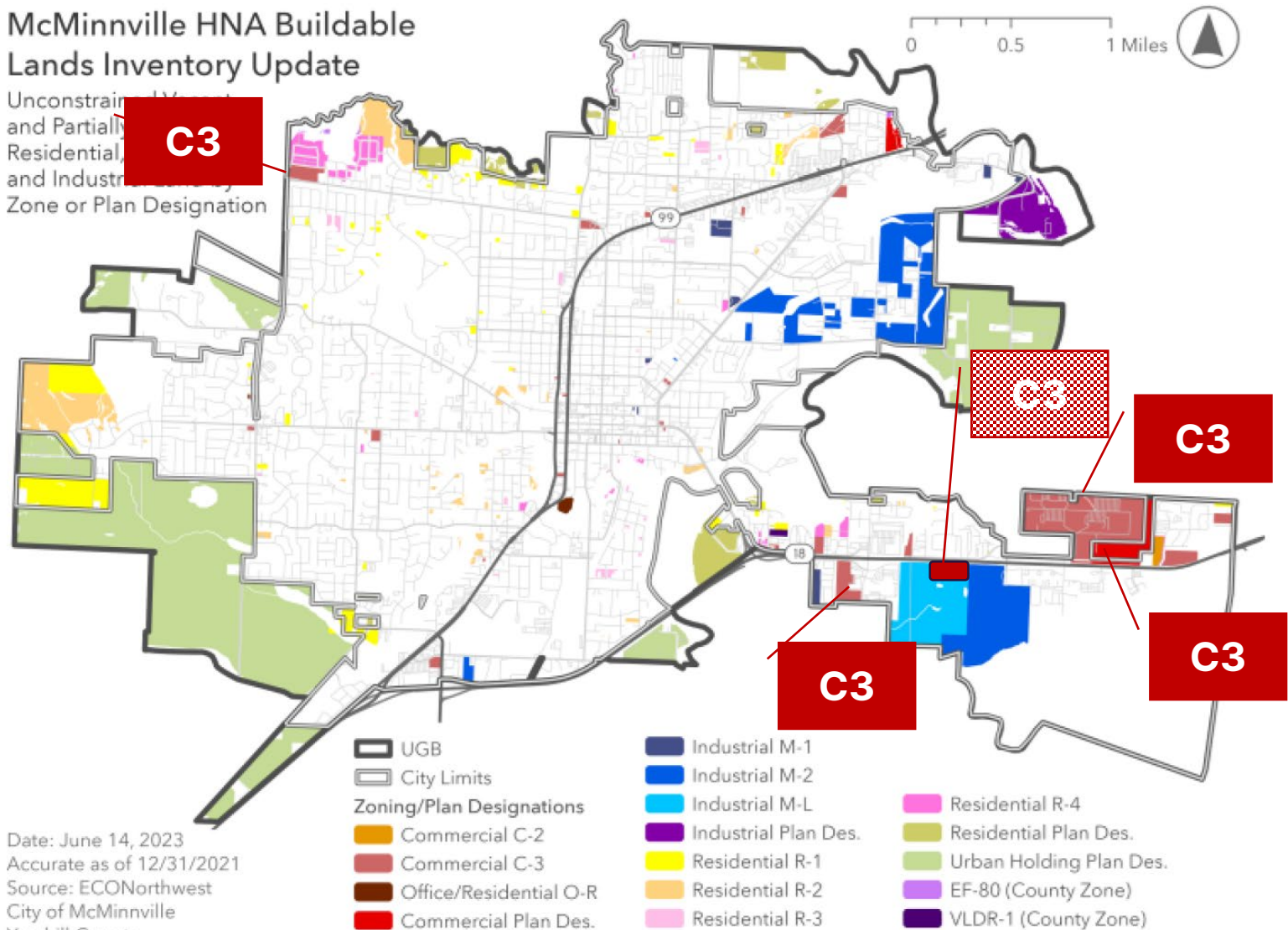
384 acres, Industrial 154 acres, Commercial

McMinnville Buildable Lands Inventory

Vacant and Partially Vacant Residential, Commercial, and Industrial Land by Zone (or Plan Designation)

McMinnville HNA Buildable Lands Inventory Update

Unconstrained, Vacant and Partially Vacant Residential, Commercial, and Industrial Land by Zone or Plan Designation



Date: June 14, 2023
 Accurate as of 12/31/2021
 Source: ECONorthwest
 City of McMinnville
 Yamhill County

LAND NEED FOR EMPLOYMENT

To serve a population of 47,498 in 2041, the City of McMinnville needs an additional 188 gross buildable acres dedicated to housing.

Planning Horizon	Land Need
2021 – 2041 (UGB)	29 Industrial 159 Commercial
2041 – 2067 (Urban Reserve Area)	N/A 237 Commercial

FORECASTED DEMAND FOR LAND TO ACCOMMODATE EMPLOYMENT, 2021-2041

McMinnville does not have enough land to accommodate commercial and industrial employment growth over the next 20 years. The City has a deficit of about 29 acres of industrial land and 159 acres of commercial land.



LAND ADDED TO THE UGB IN 2020 FOR PUBLIC USES COMPARED WITH ESTIMATED PUBLIC LAND NEEDS THROUGH 2041

CATEGORY OF LAND NEED	ADDITIONAL LAND NEED (ACRES)		
	UGB EXPANSION FOR 2003-2023 PHASE 2	PUBLIC LAND NEED THROUGH 2041	SURPLUS OR (DEFICIT)
Parks	254	392	(138)
Schools (McMinnville SD)	54	10	44
Private Schools (colleges)	2	0	2
Religious (churches)	48	38	9
Government (City, County, State, Federal)	1	16	(15)
Semi-public Services (Water & Light)	25	21	4
Total	383	477	(94)

HOW ARE WE GOING TO MEET THE NEED

Land Use Efficiencies, (December 31, 2024)

Higher Density Housing

Higher Density Jobs/Acre – Innovation Center

Commercial Rezone on Highway 18

UGB Amendment (December 31, 2025)

PUBLIC TESTIMONY

- **1000 Friends / Friends of Yamhill County, dated August 30,. 2023**
- **Mark Davis, dated September 5, 2023**

1K / FOYC

SECTION	LEGAL ALLEGATIONS	LOCAL POLICY	PERSUASIVE ARGUMENT
HNA – UH Comp Plan Designation	Cannot use MGMUP Assumptions. City must redo planning assumptions for UH Comp Plan designation land.		
HNA – ROW % (City does not have a factual basis – Use Safe Harbor)			City used data scenarios.
HNA – Park Land (Plan is expired and city did not perform to it – Use Safe Harbor.)			Park Plan is not expired and comp plan policies provide direction on this.
HNA – Residential Density (5.46 units/acre (historical trend) versus 5.7 units/acre targeted goal in MGMUP.)			5.46 units/acre is based on actual data and is what is required to be used. Need a factual basis for the density.

1K / FOYC

SECTION	LEGAL ALLEGATIONS	LOCAL POLICY	PERSUASIVE ARGUMENT
HNA – Housing Needs for All Residents	OAR 660-008-0005(6)(a)		Advocates for more density than the targeted density PAC chose which is higher density than current development. Assumes density means affordable. Current versus future argument.
HNA – Capacity of C3 Land to Provide High Density Housing			This would just increase commercial land need. Suggest land-use efficiency making existing R4 land density only (R5), such as south of downtown.
HNA – Group Quarters			City should increase assumptions for group quarters. Data used for PAC discussion showed no increase in GQ population over 2010 – 2018. Decline

1K / FOYC

SECTION	LEGAL ALLEGATIONS	LOCAL POLICY	PERSUASIVE ARGUMENT
HNA – ROW	Must have factual basis		Advocates for using safe harbor, however, PAC reviewed scenarios provided by consultant with real data.
HNA – Safe Harbors	Question of whether or not City must use updated Census Data when first evidentiary hearing was 5/20/21 and noticed on 5/14/20.		Household size and vacancy rate.

1K / FOYC

SECTION	LEGAL ALLEGATIONS	LOCAL POLICY	PERSUASIVE ARGUMENT
EOA – Refill, Redevelopment, 5%	Must have factual basis		Home Occupations, Assisted Living Facilities
EOA – Other Needed Employment Sites			Persuasive Argument – Cities’ EOAs are meant to support their adopted local economic development strategy.
EOA – Retail Leakage			Advocates for safe harbor only.
BLI – Private Tax - Exempt	OAR 660-009-0015(3)		Linfield, Churches
BLI – Fails to Meet Legal Standards	OAR 660-009-0015(3)		Suggestion that all sites need to be individually inventoried beyond the database in the BLI. This type of inventory would raise the cost significantly and was discussed by the PAC and agreed not to do it. It is not done by most cities. The methodology used is used by most cities to satisfy this OAR.

1K / FOYC

SECTION	LEGAL ALLEGATIONS	LOCAL POLICY	PERSUASIVE ARGUMENT
BLI – Population Forecast	Must use most recent forecast		This has been vetted by three separate legal counsels. City first noticed this work to DLCD with draft document on 5/2020. The most recent forecast was released on June 30, 2020.

Park Land Need

Per Comprehensive Plan Policy #170.05 , park land need is determined by the level of service contained in the Parks, Recreation and Open Space Master Plan.

170.05 For purposes of projecting future park and open space needs, the standards as contained in the adopted McMinnville Parks, Recreation, and Open Space Master Plan shall be used. (Ord. 4796, October 14, 2003)

Parks Master Plan , Recommended Levels of Service, (Table 2, Page 11)

2.00 Acres / Neighborhood Park per 1000 capita

6.00 Acres / Community Park per 1000 capita

6.00 Acres / Greenways and Open Spaces per 1000 capita

14.00 Acres per 1000 capita

1999 Parks Master Plan is expired? Public facility plans do not expire. They are meant to be updated as cities expand and grow. McMinnville's growth planning was delayed by more than 20 years.

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Park Land Need

Parks Master Plan is a product of community engagement and deliberation.

1999 Plan – included two years of community engagement with workshops, open houses, surveys mailed to every household, and the direct involvement of 500 people. It was adopted by the City Council after a public hearing process with the Planning Commission in 1999.

Mark Davis, 1000 Friends, Friends of Yamhill County, have challenged and disputed the land need identified in the Parks Master Plan since 2002, with numerous letters of public testimony, appeals to DLCD, LCDC and the Court of Appeals.

On January 11, 2006, McMinnville City Council adopted Ordinance No. 4840 with findings defending the parkland need identified in the MGMUP and the Parks Master Plan. This was upheld by DLCD, LCDC and ultimately the Court of Appeals.

Park Land Need

Current Process – Park Land Need Discussion:

- The current document is a recommendation of a public advisory committee that had a special public lands work group.
- Mark Davis did not like the decision of the Project Advisory Committee to retain the same parkland levels of service identified in the current Parks, Recreation and Open Space Master Plan, and asked that a letter from him be provided to the Project Advisory Committee and Public Lands Work Group explaining his concerns.
- That was provided and is included as part of Appendix E to the Economic Opportunities Analysis.
- The Project Advisory Committee and Public Lands Work Group elected to move forward with the existing levels of service in the adopted Parks, Recreation and Open Space Master Plan.

Park Land Need

Current Parks, Recreation and Open Space Master Plan Update:

- Significant community engagement over two years.
- Reviewed and evaluated the levels of service and the same levels of service are emerging

Park Land Need

Mark Davis Testimony, Dated September 5, 2023 (Updated 09.07.23)

Asserts that the Parks Master Plan denotes that the 6.00 Acres per 1000 capita level of service standard for Greenways and Open Spaces is identified as being on unbuildable acreage. (34% MGMUP Finding)

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14.00 Acres per 1000 capita

This actually is not true. It is true that the City adopted a Comprehensive Plan Policy in 2006 that stated that neighborhood parks and community parks needed to be located outside of the flood plain (Policy #163.05).

But it also adopted a comprehensive plan policy that floodplains should be acquired by the City for natural areas, open spaces and/or parks. (Policy #164.00).

Park Land Need

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There are locational factors identified for different classification of parks in the Parks Master Plan and there are seven different classification of parks.

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Park Land Need

Table 2
PARK STANDARDS AND ANTICIPATED NEED

Facility	Existing Standards	Recommended Standards	Anticipated Need 2017 pop 38,000
Mini-Parks/Playlots	0.10 - 0.30 acres/1000	ns	
Neighborhood Parks	2.00 acres/1000	2.0 acres/1000	76
Community Parks	5.00 - 8.00 acres/1000	6.0 acres/1000	104
Linear Parks	ns	ns	
Special Use Parks	ns	ns	
Greenspace/Greenways/Natural Areas	ns	6.0 acres/1000	116
Trails and Connectors	ns	1 system	
Total	7.1-10.3 acres/1000	14.0 acres/1000	295.54 acres

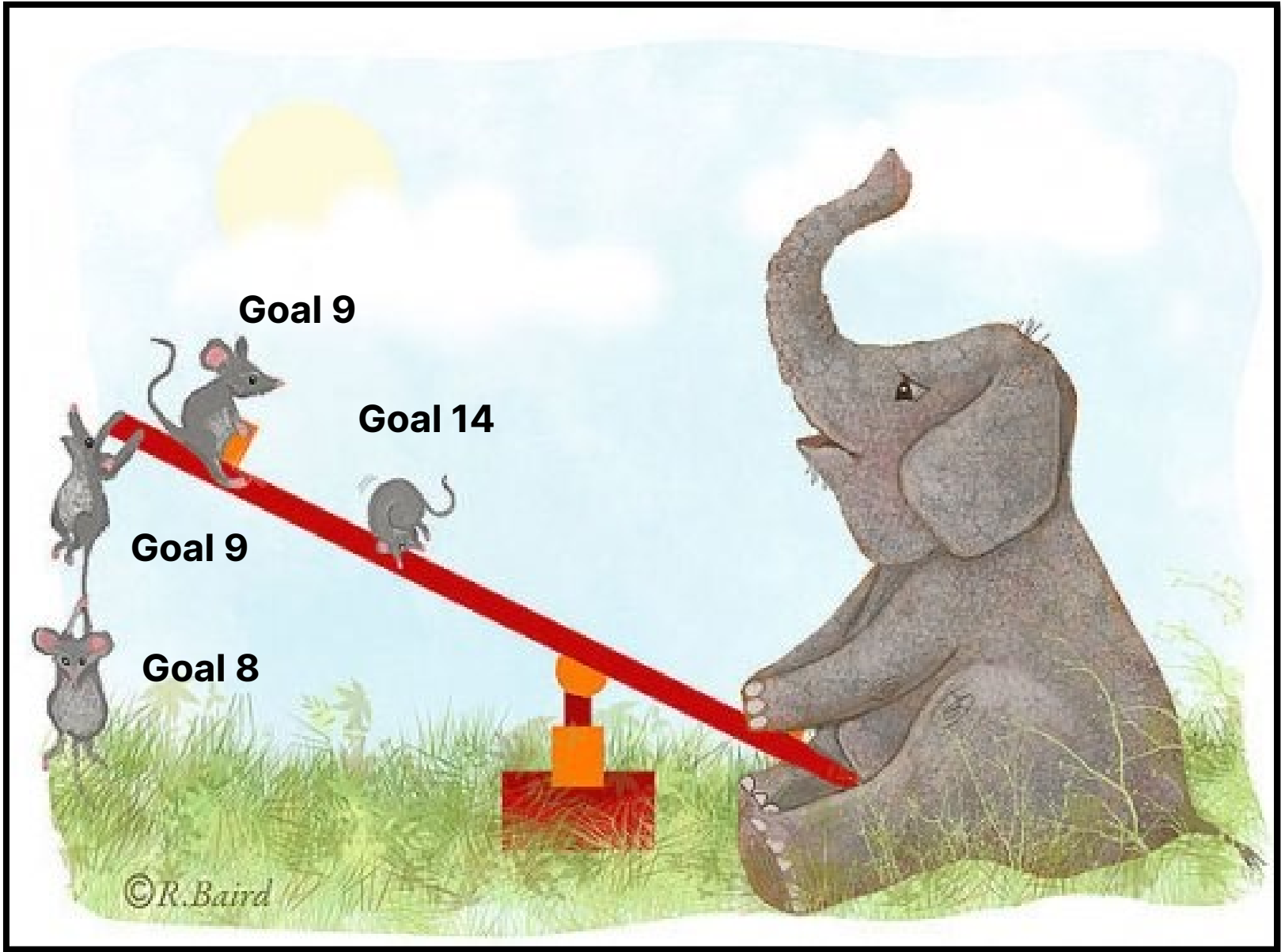
COMMUNITY PARKS		MCMINNVILLE PARKS SYSTEM					
ACRES		ACRES					
City Park		Linear/Trail Parks					
R4420AD 08800	15.51	R4420C0020*	18.82				
R4420AD 05101	0.56	R4420C ROADS*	2.74				
R4420AD 06900	0.13	R4420C0050*	1.28				
R4420AD 07000	0.13	R4420C0021*	11.18				
R4420AD 07100	0.07	R4420C00239	1.20				
R4420AD 07200	0.08		2.84				
R4420AD 07300	0.11		0.28				
R4420AD 07400	0.10		0.08				
	78.57		0.35				
Joe Dancer Park	107.62		0.33				
R4427 07300	78.57		0.33				
R4421 00400*	23.55		0.33				
R4422 WATER*	5.50		0.41				
	29.97		0.36				
Discovery Meadows Park	29.97		4.23				
R4429 00300	17.07		6.83				
R4429B 02600	3.92		0.14				
	4.63		0.32				
Edwards Marine Park	4.63		0.32				
R4421 00800	1.37		0.32				
R4421B 04200	2.79		0.62				
R4421B ROADS*	0.54		1.04				
	3.80		0.63				
Riverside Dog Park	3.80		0.63				
R4416AD00100	21.66		0.28				
	175.47		1.95				
COMMUNITY PARKS TOTAL		LINEAR/TRAIL PARKS TOTAL					
*Notes partial taxlot		*Notes partial taxlot					
OPEN SPACE/PLAYLOTS		OPEN SPACE/UNDEVELOPED					
ACRES		ACRES					
Bend o River	R4422CD 00128	0.33	R4420CC ROADS*	0.93			
Cheslyn Farms Park	R4409CD 00100*	5.94	R4420CC NORTL	0.02			
Greenstar	R4417K 00100	0.43	R4420CB ROADS*	1.54			
Heather Hollow	R4429B 00100	3.22	R4420C00124	1.27			
Jay Pearson Park	R4418 0020*	2.84	R4420C00090	0.23			
Keystone	R4422000000	0.58	R4420C00270	2.25			
North Evans	R4416C03300	0.34		2.78			
Taylor	R4420000400	0.31		1.78			
Thompson	R4428B04300	2.28		0.75			
Village Mill	R4428B00111	0.49		3.69			
	R4428B00105	0.21		32.82			
West Hills Park	R442400803	7.27		1.50			
	R442400803	22.63		2.70			
OPEN SPACE/PLAYLOTS TOTAL		LINEAR/TRAIL PARKS TOTAL					
*Notes partial taxlot		*Notes partial taxlot					
TOTAL DEVELOPED PARK LANDS		TOTAL UNDEVELOPED PARK LANDS					
ACRES		ACRES					
Angella	R4428B02100	2.21	Elmwood	R4420B000200	2.07		
Ashwood/Derby	R4420C02401	0.29		R4420D04300	1.78		
Barber Property	R442901201	13.76		R4420C02000	0.68		
Bennett	R4416A0800	0.19		Ervin St.	R4421CA03200	6.05	
Brookview	R4420B00500	0.72			R4421CA03001	0.66	
Carlson	R4420B00300	3.53			R4421CA03401	1.63	
Creekside Cozine	R44300C0300	3.69			R4418 00024*	2.14	
Creekside #3 Cozine	R44300C0300	15.31			R4421CA03401	0.35	
Crestwood	R4420B00300	2.08			R4420B00409	0.69	
	R4420B00300	1.15			Quarry	R4419A000700	12.58
	R4420B00301	0.60				R442903200	0.65
	R4420B ROADS*	1.27				R4420B04130	1.55
Davis St. Fill	R4421CC00800	0.91				R442900108	1.43
	R4421CC00801	0.64					75.76
*Notes partial taxlot		*Notes partial taxlot					
TOTAL UNDEVELOPED PARK LANDS		TOTAL PARK LANDS					
ACRES		ACRES					

Mini Parks / Playlots
Linear Parks
Special Use Parks
Trails and Connectors

Park Land Need

Conclusion:

- The McMinnville Parks System table should be updated to reflect the classifications in the Parks, Recreation, and Open Space Master Plan, Table 1.
- The 6.0 Acres LOS for Greenspaces, Greenways and Natural Areas can be located on either buildable land or unbuildable land and should reflect the values and objectives of the adopted Parks, Recreation, and Open Space Master Plan, and could be a land-use efficiency that is evaluated in 2024. (34% MGMUP Finding).
- Invite Susan Muir, McMinnville's Parks and Recreation Director, to next public hearing meeting to address these issues and update the Planning Commission on the current Parks, Recreation and Open Space Master Plan process.



PLANNING FOR GROWTH

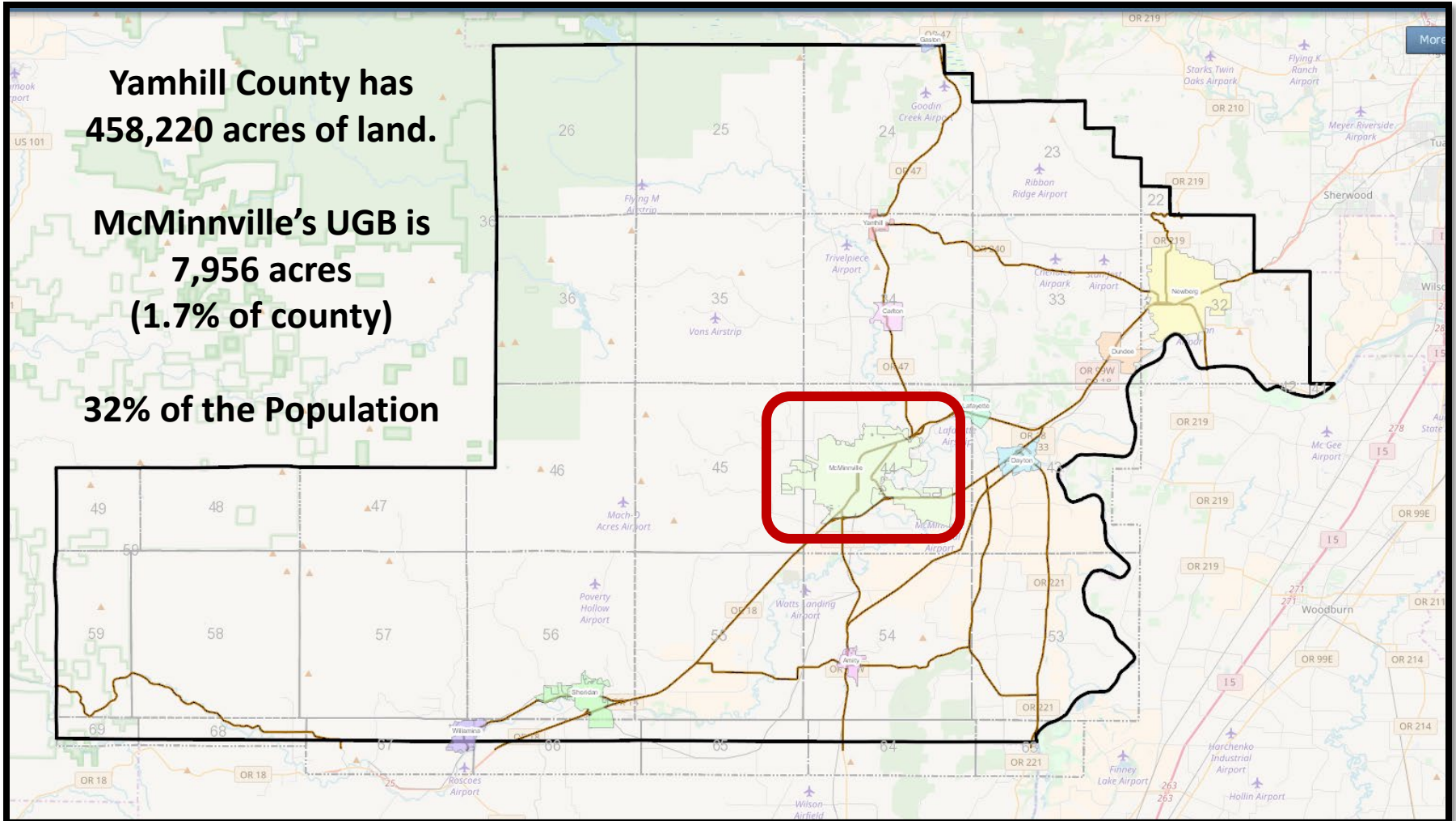


FIRST and FOREMOST:

Planning for growth is all about planning for people – how they will live and work in the future.

This is not an exercise in numbers only, striving to get to the lowest impact to the farmland around us, this is about planning for a future quality of life for McMinnville residents.

PERSPECTIVE FOR DISCUSSION



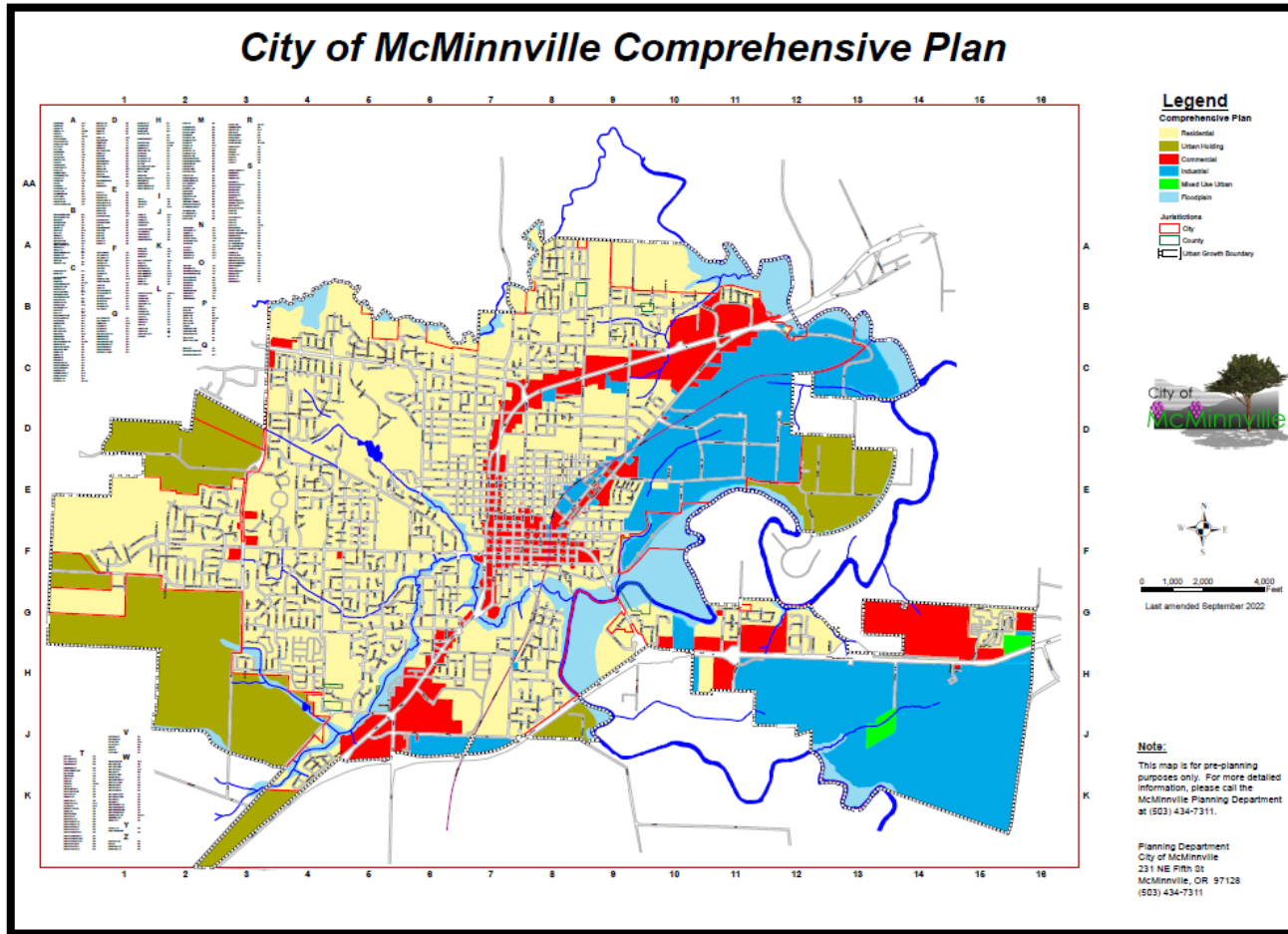
PERSPECTIVE FOR DISCUSSION

Land Deficiency Identified:

<i>Planning Period</i>	<i>Housing Land Need</i>	<i>Employment Land Need</i>	<i>Public / Institutional Land Need</i>	<i>Total</i>
<i>2021 – 2041 (Urban Growth Boundary)</i>	<i>202 Acres</i>	<i>29 Industrial 159 Commercial 188 Acres</i>	<i>94 Acres</i>	<i>484 Acres</i>
<i>2041 – 2067 (Urban Reserves Area)</i>	<i>1066 Acres</i>	<i>29 Industrial 237 Commercial 266 Acres</i>	<i>298 Acres</i>	<i>1630 Acres</i>

- ❖ **This number will most likely be reduced during the land-use efficiency analysis.**
- ❖ **484 acres is 0.1% (1/10 of 1%) of the total land acreage in Yamhill County.**
- ❖ **It is smaller than many farm tracts in Yamhill County.**

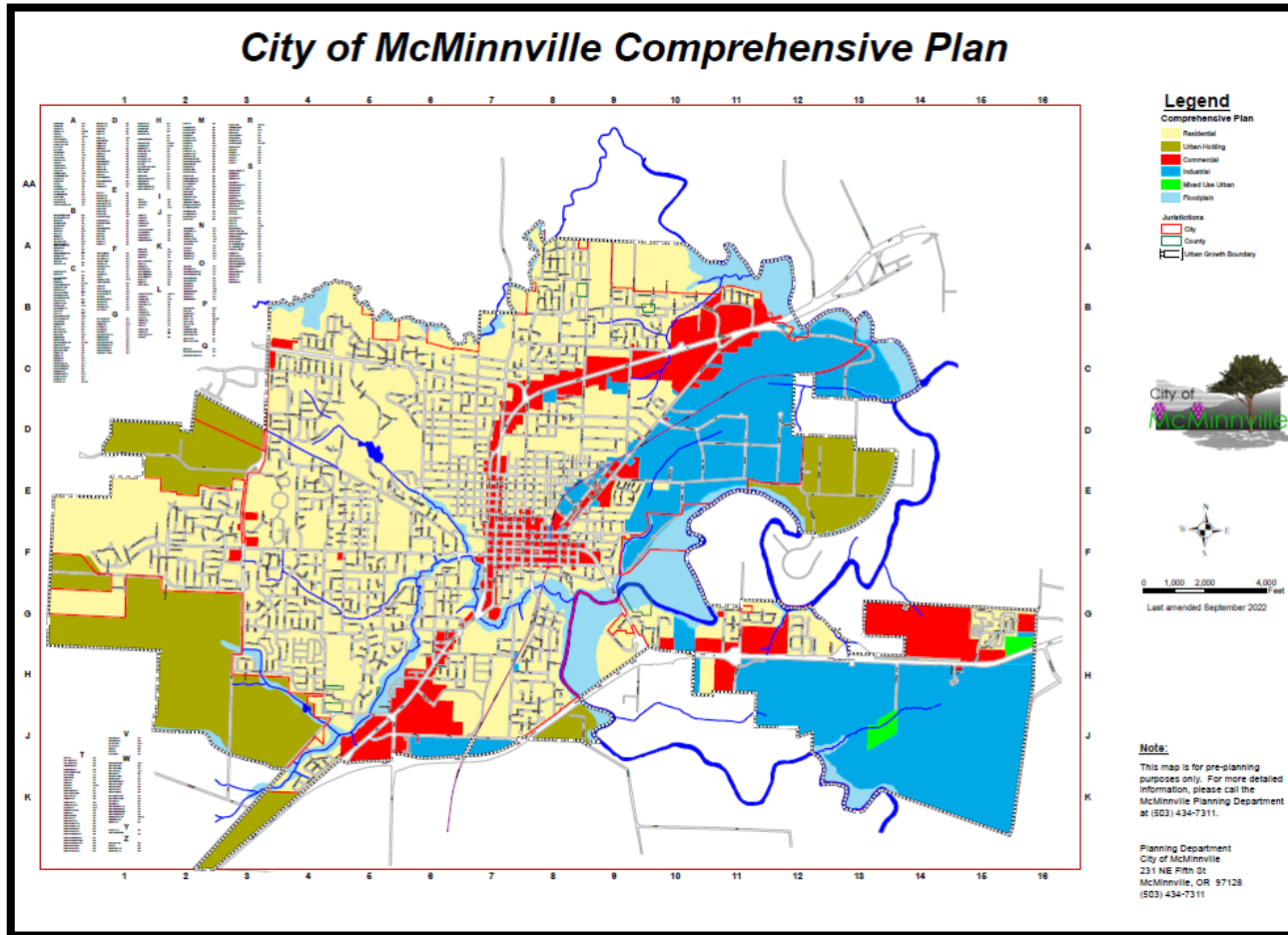
PERSPECTIVE FOR DISCUSSION



Existing UGB
= Population
of 44,055

Forecast =
Population of
47,498

PERSPECTIVE FOR DISCUSSION



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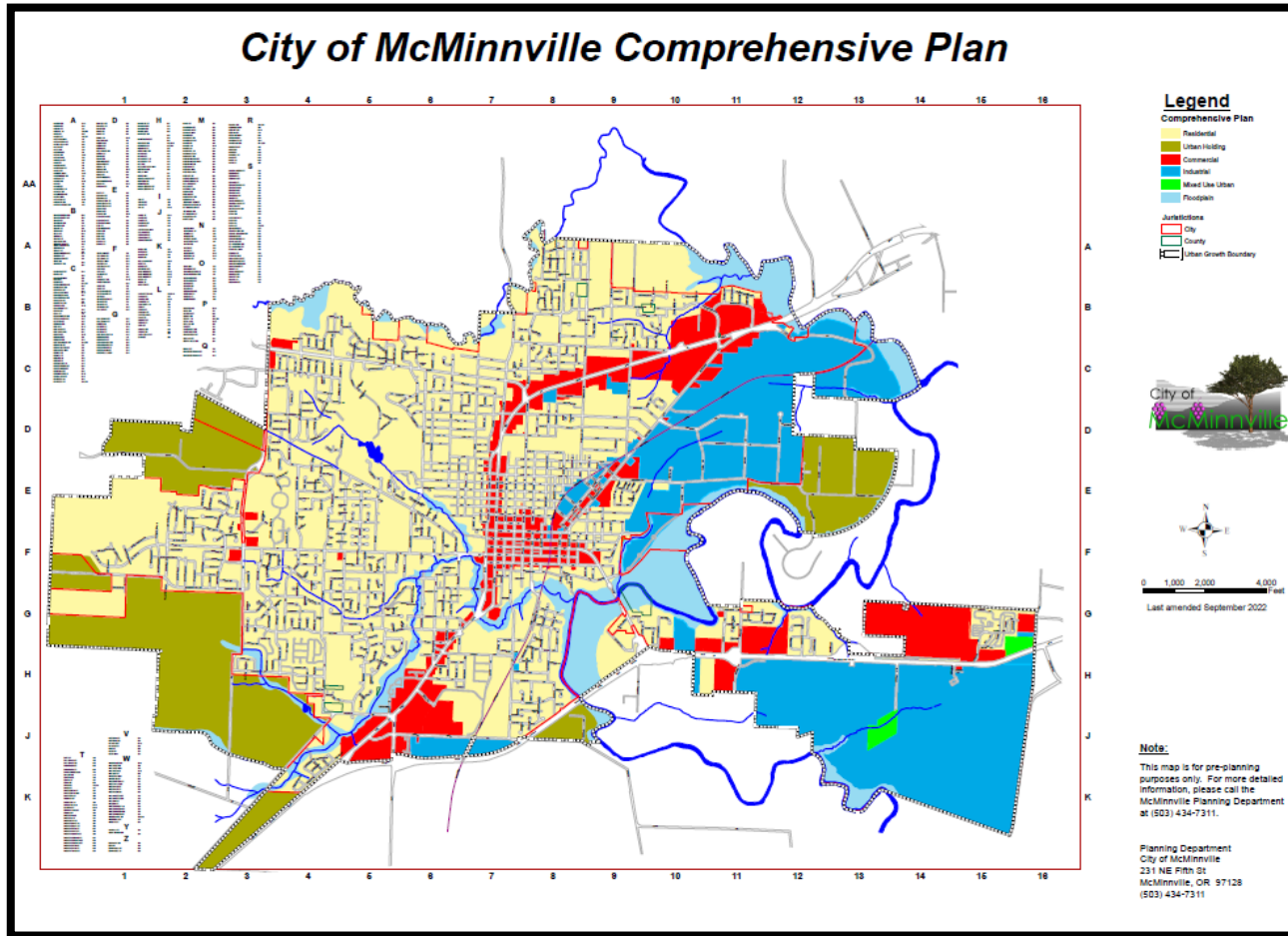
Forecast =
Population of
47,498

**Difference =
3,443 People**

**2.54 per
Household,
1356 homes**

**5.46 homes
per acre =
248.26 acres**

PERSPECTIVE FOR DISCUSSION



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= Population
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**Difference =
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**5.46 homes
per acre =
248.26 acres**

*Parkland = 14 acres per 1000, 48.2 Acres
(Joe Dancer and 34% MGMUP Finding)*

QUESTIONS?

