



Growing McMinnville

MINDFULLY

G 1-20, G 3-20

Tonight's Public Hearing

Recommend to City Council adoption of the following documents as amendments to the McMinnville Comprehensive Plan:

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

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**This is a continued public hearing
from September 7, 2023**

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



Planning for growth is 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

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

THIRD:

It is required by state law.

For good reasons.



PLANNING FOR GROWTH

FOURTH:

It is about balance.

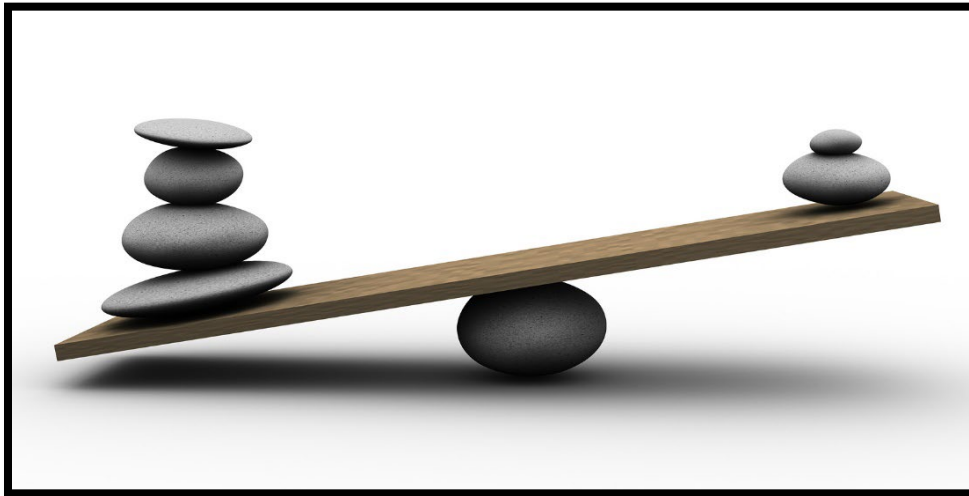
- **Balancing priorities.**
- **Balancing agendas.**
- **Balancing near-term needs and long-term opportunities.**
- **Balancing aspirational goals and cautiousness.**

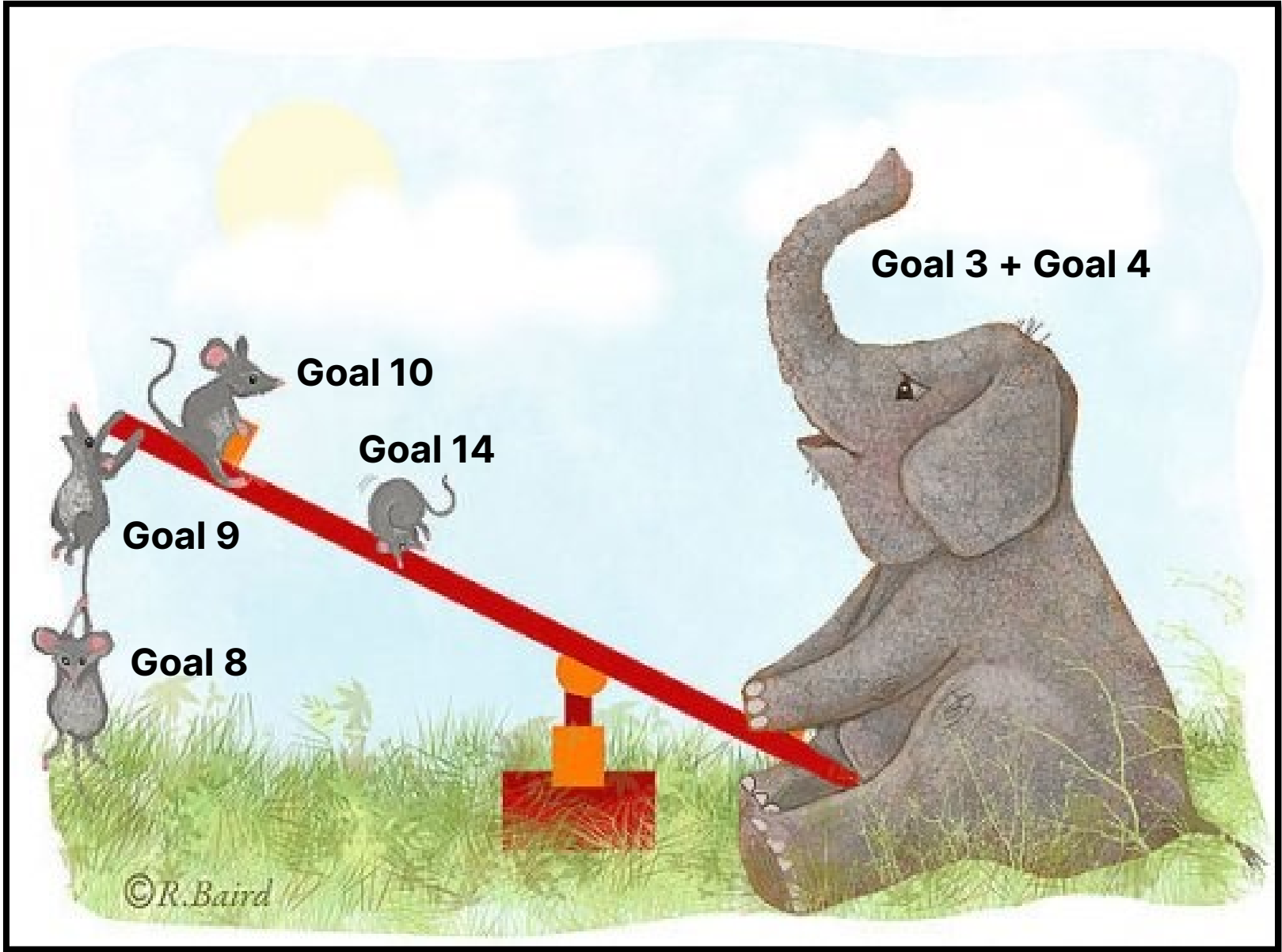


PLANNING FOR GROWTH

FOURTH:

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





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**City of
McMinnville**

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

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Identification of Need

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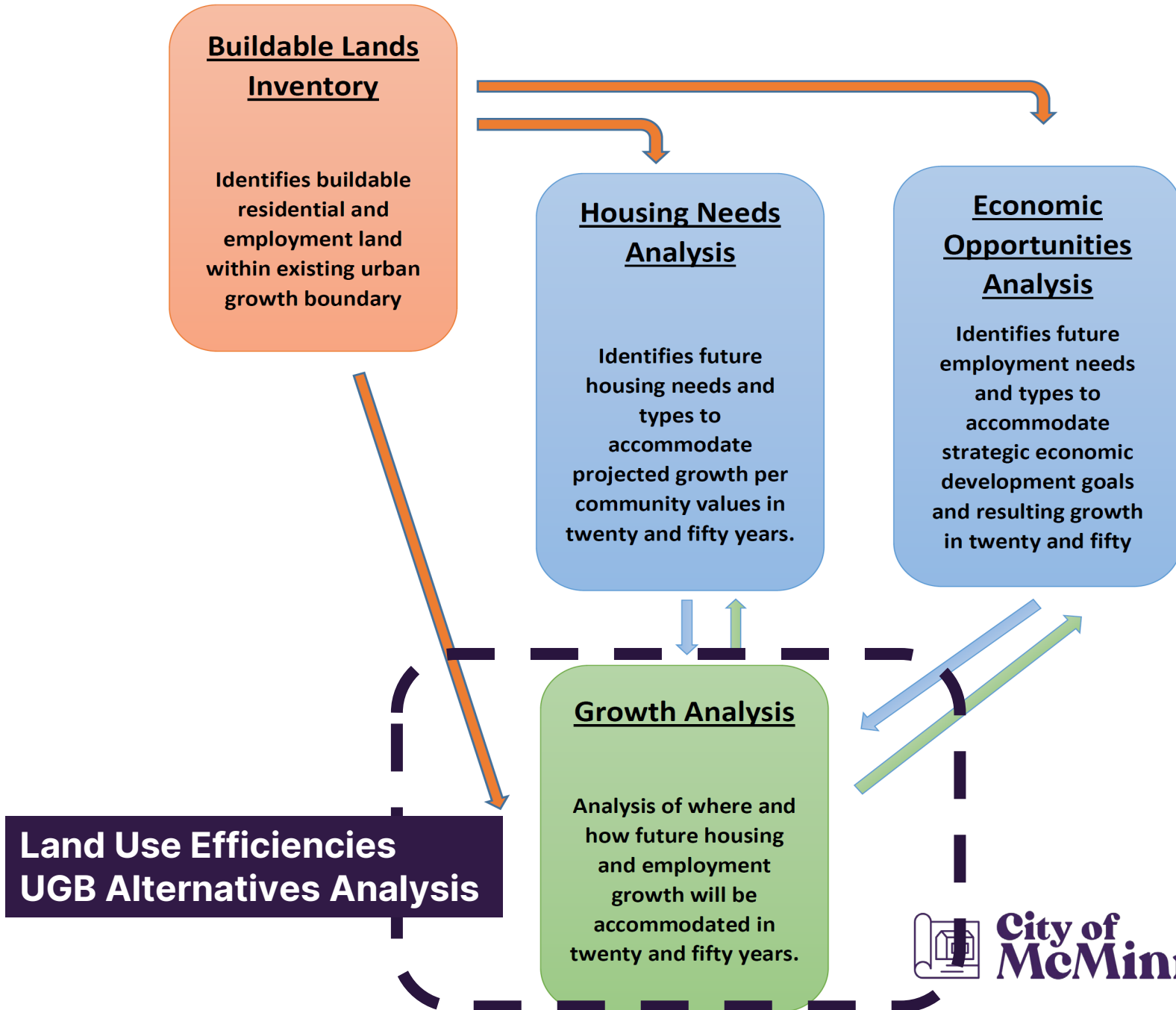
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**Land Use Efficiencies
UGB Alternatives Analysis**



**City of
McMinnville**



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We are not talking about the size of a UGB expansion at this stage of the process.

Land Use Efficiencies UGB Alternatives Analysis

Growth Analysis

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



**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)**

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 versus local data)**
- **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	

PUBLIC ENGAGEMENT

- ❖ **13 PAC Meetings (7 HNA, 6 EOA)**
- ❖ **2 PAC Meetings (Update)**
- ❖ **2 City Council Work Sessions**
- ❖ **1 Joint City Council / BOC Work Session**
- ❖ **1 Focus Group**
- ❖ **3 Open Houses**
- ❖ **4 Events**
- ❖ **Poster Display – Library and Community Center**

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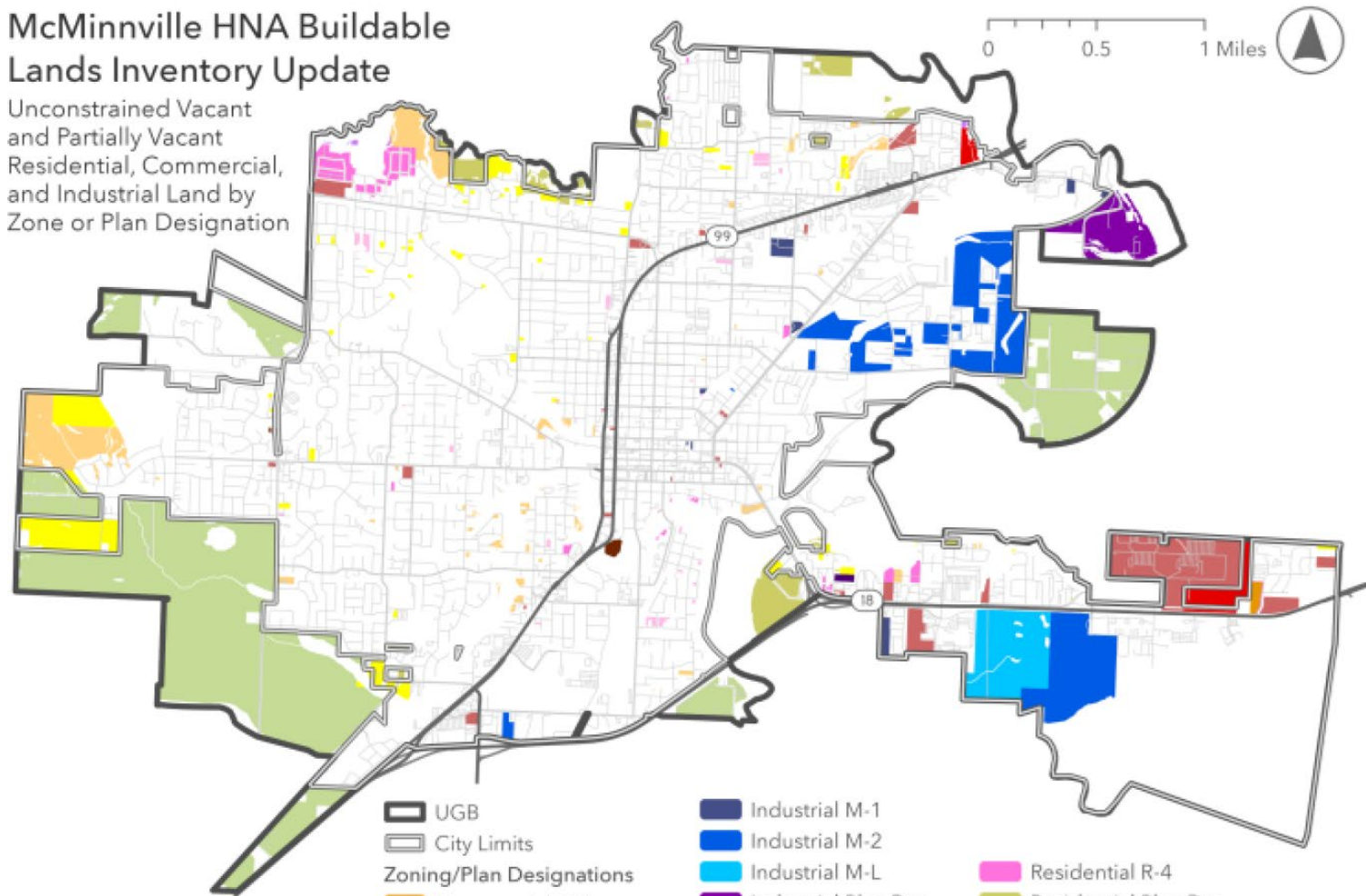
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McMinnville Buildable Lands Inventory

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

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

LAND NEED FOR HOUSING

Planning Horizon	Land Need
2021 – 2041 (47,498) (UGB)	202 Acres
2041 – 2067 (62,803) (Urban Reserve Area)	1066 Acres

LAND NEED FOR EMPLOYMENT

Planning Horizon	Land Need
2021 – 2041 (47,498) (UGB)	29 Industrial 159 Commercial
2041 – 2067 (62,803) (Urban Reserve Area)	N/A 237 Commercial

LAND NEED FOR PUBLIC/INSTITUTIONAL USES

Planning Horizon	Land Need
2021 – 2041 (47,498) (UGB)	94 Acres 32 Acres
2041 – 2067 (62,803) (Urban Reserve Area)	335 Acres

TOTAL LAND NEED

Planning Horizon	Land Need
2021 – 2041 (47,498) (UGB)	484 Acres 422 Acres
2041 – 2067 (62,803) (Urban Reserve Area)	1638 Acres

- ❖ This number will most likely be reduced during the land-use efficiency analysis.
- ❖ 422 acres is less than 0.1% (1/10 of 1%) of the total land acreage in Yamhill County.
- ❖ If the 422 acres was all EFU land, then it would be slightly more than 0.2% (2/10 of 1%)
- ❖ It is smaller than many farm tracts in Yamhill County.

CORRECTIONS TO THE RECORD

Correction from City of McMinnville, September 11, 2023:

% of Land Need Categories in MGMUP UGB Amendment, 2003 – 2023 for UH Comp Plan Designation.

Category of Land Need	Needed Gross Buildable Acres
New Housing	49%
Parks	32%
Schools	5%
Private Schools, Religious, Government, Semi Public Services, Infrastructure	9%
Neighborhood Commercial	5%
TOTAL:	804.20

CORRECTIONS TO THE RECORD

Letter from Friends of Yamhill County, September 8, 2023:

In response to a question at last night's planning commission hearing, I erroneously said that Newberg allows triplex development on lots as small as 3,000 sq. ft. in its R-2 zone. I double checked and I was mistaken. While Newberg allows single-family homes and duplexes on a 3,000 sq. ft. lot in the R-2 zone, and townhomes on lots as small as 1,500 sq. ft., its minimum lot size for a triplex in the R-2 zone is 5,000 sq. ft. Newberg's development code also includes maximum lot area standards.

All of Newberg's lot area standards can be viewed at:

[Chapter 15.405 LOT REQUIREMENTS \(codepublishing.com\)](https://www.codepublishing.com/oregon/newberg/15.405%20LOT%20REQUIREMENTS.html) ¹

CORRECTIONS TO THE RECORD

Email from Heather Richards, 09.11.23

Housing Type	Minimum Lot Size w/ Alley (Planned Development)	Minimum Lot Size w/out Alley (Planned Development)
Tiny Home	1,400 sf	2,100 sf
Single Unit	2,300 sf	3,000 sf
Duplex	2,300 sf	3,000 sf
Triplex	5,000 sf	5,000 sf
Quadplex	7,000 sf	7,000 sf
Cottage Cluster (minimum of 4)	7,000 sf	7,000 sf
Town Homes	1,500 sf	1,500 sf

PUBLIC TESTIMONY

PLANNING COMMISSION PUBLIC HEARING, SEPTEMBER 21, 2023

- **1000 Friends / Friends of Yamhill County, dated September 20, 2023**

PLANNING COMMISSION PUBLIC HEARING, SEPTEMBER 7, 2023

- **1000 Friends / Friends of Yamhill County, dated August 30, 2023**
- **Mark Davis, dated September 5, 2023**
- **Mark Davis, dated September 7, 2023**

Park Land Need

McMinnville Comprehensive Plan Policy, #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

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14.00 Acres per 1000 capita

Comprehensive Plan Policy #163.05 states that neighborhood parks and community parks needed to be located outside of the flood plain.

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Comprehensive Plan Policy #163.05 states that neighborhood parks and community parks needed to be located outside of the flood plain.

Comprehensive Plan Policy #164.00 states that “The City of McMinnville shall continue to acquire floodplain lands through the provisions of Chapter 17.53 (Land Division Standards) of the zoning ordinance and other available means, for future use as natural areas, open spaces, and/or parks.”



Park Land Need

Error in Park Land Calculations for 2021 MGMUP UGB Expansion:

Mark Davis in his testimony on September 7, 2023 asserted that the math calculation for land need did not add up for a population of 47,498, and that he felt that there were two errors made:

- 1) The tax lot that was added to Joe Dancer park with the 2021 MGMUP UGB expansion was not included in the overall park acreage with that land use action.
- 2) The MGMUP had a finding in 2003 that 34% of the land for greenways and open spaces was on unbuildable acreage and that this was not captured in the calculations.

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Agreed. Tax Lot R4421 00400, was added to the McMinnville UGB in 2021 for Joe Dancer Park and was not included in the overall park land added in 2021. This lot is 61.37 acres. The overall park land need acreage should be reduced by 62 acres for a total park land need of 76.63 acres, reducing the public land need to 32 acres.

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- 2) The MGMUP had a finding in 2003 that 34% of the land for greenways and open spaces was on unbuildable acreage and that this was not captured in the calculations.

The findings from the MGMUP, indicate that this reduction was calculated and accounted for as part of the park land need for the MGMUP.

Location of parks is defined by many attributes and not just whether or not is part of a floodplain. The Parks Master Plan Update is currently underway. In 2024 during a discussion of land-use efficiencies the community can decide as part of the master plan update and how much greenspace and open space should be in unbuildable lands. (Not just floodplains, there are also natural habitats in the west hills that have been deemed unbuildable).

FRIENDS TESTIMONY

1000 Friends of Oregon and Friends of Yamhill County jointly provided public testimony with a list of issues that they have with the Housing Needs Analysis, Economic Opportunity Analysis, and Buildable Lands Inventory.

In the detailing of their issues, they allege that **some of the components of the documents are not compliant with state law**, and **for other components they urge the Planning Commission to reject the Project Advisory Committee's recommendations and use the state "Safe Harbors" instead.**

Staff asked Bill Kabeiseman, contracted legal counsel from Bateman Seidel, to provide a memorandum with his legal evaluation of the public testimony's allegations relative to legal compliance, and Beth Goodman with ECONorthwest, to provide a memorandum detailing the background data that they used for the local attributes and their experience with developing dozens of HNAs and EOAs throughout the state.

Staff then synthesized those comments, provided options for the Planning Commission to consider, the costs associated with any new directions to pursue and the staff recommendation.

FRIENDS TESTIMONY

Staff Recommendations: “Do what you think is best for McMinnville residents, current and future”. These decisions pave the way for how McMinnville will grow – its built environment in terms of density, economic opportunity, and public amenities”.

- **We do not believe that there is anything that is non-compliant legally.**
- **However, two items do not have precedent and case law for interpretation – Site specific needs that respond to a ED plan strategy that is not captured in the forecast methodology, and retail leakage identifying a service deficit. This is a risk analysis for the PC to consider.**
- **Keep the PAC recommendations when it is based on local data. This is what is most representative of McMinnville.**

If you do want to change anything we have provided a cost and time analysis to do so.

Keep in mind this is a needs analysis based on data. Land-use efficiencies and a potential UGB alternative analysis is not part of this component.

PERSPECTIVE

- ❖ A forecast is not an exact science. If we forecasted too much it will take us more than 20 years to develop and grow into it. We are not talking about egregious numbers in the grand scheme of Yamhill County. The overall impact to Yamhill County acreage and EFU acreage in Yamhill County is negligible (0.2%, 2/10 of 1%). However, if we forecasted too little we will be in the situation we are now with no land supply, which then has human costs in terms of housing attainment, employment and quality of life amenities. One scenario is much more risky to the community of McMinnville. The question is – *are we meeting the intent of the Oregon land use system?*
- ❖ Regular Updates Required. Due to new laws we will be in a cycle of updating this analysis in six years.
- ❖ Moving the goal posts (ie constantly updating the draft documents to reflect the most recent data) is costly in terms of \$ and time. It does not get us to an end product in an efficient manner. And prevents us from doing the planning that needs to get done.
- ❖ OAR 660-024-0040(1), *“the 20-year need determinations are estimates which, although based on the best available information and methodologies, should not be held to an unreasonably high level of precision.”*
- ❖ We are responsible for making decisions that impact the lives of both current and future residents who need to live in the neighborhoods and community that these decisions are forming. 34,500 people today. 47,500 people in the future.

PLANNING FOR GROWTH

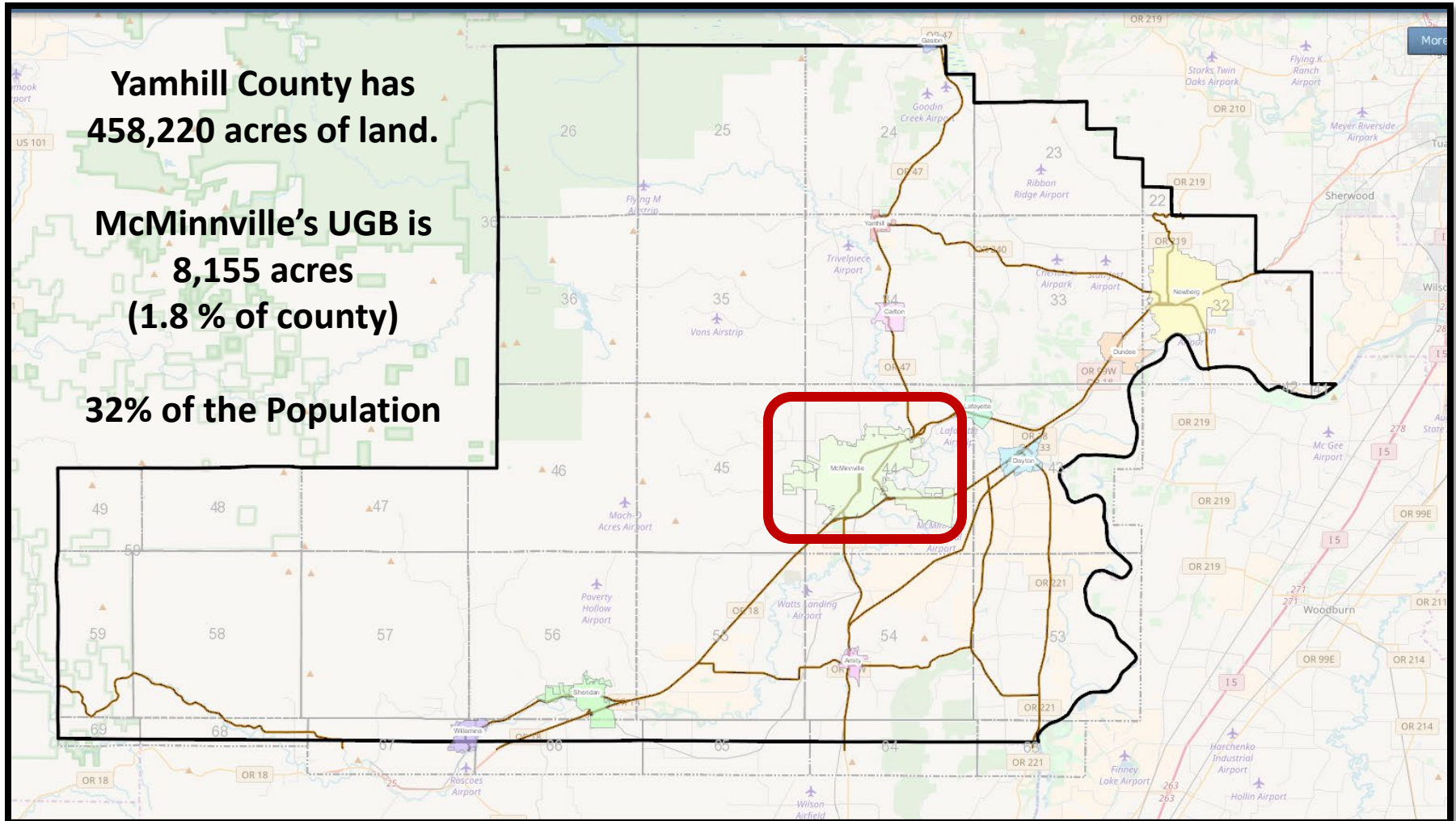


FIRST and FOREMOST:

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



QUESTIONS?

