



City of McMinnville
 Planning Department
 231 NE Fifth Street
 McMinnville, OR 97128
 (503) 434-7311

www.mcminnvilleoregon.gov

Economic Opportunities Analysis (EOA) and Urbanization Study

Public/Semi-Public Lands Work Group

Meeting #2: Agenda

Thursday, October 10, 2019, 3:30pm-4:30pm

Police Department Training Room, 121 SW Adams Street

Committee Members	Time	Agenda Items
<p><u>Public/Semi-Public Lands Work Group:</u></p> <p><i>PAC Members:</i> Paul Davis, Chemeketa Susan Muir, Parks Mike Bisset, City Infrastructure John Dietz, MWL Other Interested PAC Members</p> <p><i>Additional Representatives:</i> Mary Ann Rodriguez, Linfield Matt Johnson, Churches Laura Syring, SD, Parks Peter Keenan, SD Ryan McIrvine, SD/Athletics Steve Ganzer, Parks Justin Hogue, County</p>	3:30pm	1. Call to Order/Introductions
	3:35pm	2. General: Workgroup Meeting #2 a. Summary of Workgroup Meeting #1 b. Summary of Meeting #2 Materials & Guidance
	3:45pm	3. Estimating Public/Semi-Public Land Needs a. Summary of Meeting Results- <i>Exhibit 1: Public Lands Memo</i> b. Items Requiring Direction
	4:20pm	4. Next Steps & Comments
	4:25pm	5. Adjournment
<p><u>Technical Advisory Committee (TAC):</u> Tom Schauer - Lead Heather Richards Chuck Darnell Jamie Fleckenstein Mike Bisset Susan Muir (Parks Director) Angela Carnahan (DLCD) Stephanie Armstrong (Yamhill County)</p>		



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MEMORANDUM

DATE: October 10, 2019
TO: Economic Opportunities Analysis PAC and Public Lands Work Group
FROM: Tom Schauer, Senior Planner
SUBJECT: Public & Institutional Lands - Preliminary

Certain land uses don't lend themselves to forecasting land needs by use of an employment forecast and employment density assumptions. At a previous meeting, information was presented about public and institutional organizations and lands. Data was presented about calculations using a ratio of acreage per 1,000 population that can be used to forecast site needs. However, this method isn't always applicable to each of these entities. Following the September 5, 2019 PAC Meeting #2, staff held meetings with representatives of public and institutional organizations to discuss land needs and methods. This memo summarizes the results of the meetings and summarizes some information discussed at the last PAC meeting. For some organizations, there is still some data collection and analysis needed based on the methodologies discussed during the meetings. The other estimates in this memo are preliminary and for review, discussion, and verification.

City of McMinnville

Data Forthcoming

- **General, Misc. City Departments: (Administration, Office, Police, Public Works, Fleet, Library, Recreation Buildings, etc.)**
 - Currently, there is no formally adopted plan outlining space needs and plans for existing and future building/facility needs for the planning period.
 - Generally, there was a sense that a ratio of acreage per 1,000 population could over-estimate the City's future land needs. Given existing facilities and site arrangements, there are opportunities to consolidate facilities, redevelop/expand onto existing city sites, use land more efficiently, grow into more recent expansions that retain capacity, etc.
 - With a forecast population of about 48,000 in 2014 and 63,000 in 2067, it is not expected that the City would grow to a size that would necessitate substantial branch facilities or satellite locations during the planning period (such as a library branch etc.)
 - Existing data from cities of approximately 48,000 population and 63,000 population corresponding to the future year populations for McMinnville might help inform McMinnville's land needs. For example, as a comparison, analysis of current acres per population for cities of those sizes might help inform McMinnville's future needs.
Forthcoming.

- Use of an employment forecast growth rate for the office portion of the City's land need might also provide a useful comparison to help inform future land needs.
- **Fire:**
 - The Fire Department anticipates transition from single downtown station to three satellite stations at approximately 1.5 acres each: (1) Baker Creek/Hill Road area, (2) Airport area, (3) Northeast area. The estimated need would be about **4.5 acres for three substations**. There could be opportunities to co-locate police substations at sites. There is potential that they could be co-located on sites with other uses. The NE station may be within the current UGB or may be further to the northeast. There is potential for the current station to be re-used for other municipal or other uses.
- **Police:**
 - **No specific plans for new facilities.** Their needs can be accounted for as part of the overall City need using the same methods.
- **Airport:**
 - **No additional land needs identified.**
- **Sewer:**
 - **Treatment: No additional land needs anticipated.** The City owns 5 tax lots with approximately 70 acres east of the UGB where the sewer treatment plant is sited. No additional land need is anticipated. There is capacity to expand the treatment plan on the existing site. If there is a UGB expansion to east which includes this area, these properties won't be available for buildable land for other uses.
 - **Collection System: No significant additional land demand is assumed outside of the public right-of-way, so no calculation has been added or assumed for de minimus need.** Minimal needs for future pump stations may be needed for new development. Site needs for small pump stations are similar to or smaller than a residential lot. The lands needs for these facilities are relatively small and no additional acres are proposed. Depending on direction of growth, there could be needs for larger pumping facilities.
- **Parks:**
 - The Comprehensive Plan includes the following policies:
 - **159.00.** The City of McMinnville's Parks, Recreation, and Open Space Master Plan shall serve to identify future needs of the community, available resources, funding alternatives, and priority projects
 - **163.05.** The City of McMinnville shall locate future community and neighborhood parks above the boundary of the 100-year floodplain
 - **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
 - The Master Plan level of service (LOS) standard is 14 acres/1,000 persons.

- The 2017 UGB population was 34,293.
 - The City has approximately 273 acres of developed park land and 76 acres of undeveloped park land, totaling about 349 acres (**See attached**).
 - The 2017 need was approximately 480 acres; there's a deficit of approximately 207 acres of developed park land.
 - Need for 665 total acres by 2041 (an additional need of 185 ac, or total of 392 ac with the current deficit)
 - Need for 879 total acres by 2067 (an additional need of 400 ac, or total of 660 ac with the current deficit)
 - Absent joint use agreements with other entities for public use of facilities consistent with the needs identified in the Park Master Plan, park sites and recreational facilities that aren't city-owned aren't assumed to meet the LOS for developed park needs. If there are separate standards for open space, that may be evaluated.
- **Other (stormwater):** While no specific need was identified, there was a sense that stormwater detention and water quality standards would likely increase the amount of land that will need to be dedicated for on-site stormwater management (detention and treatment) as best practices seek to manage stormwater close to "where the rain hits the ground" to reduce peaking of down stream flows and conveyance of sediment and/or contaminants in runoff. These sites may be privately or publicly owned and maintained, but should be accounted for.
 - **Other (transit related):** There was a sense that, as the community grows and the transit system expands and matures, it expected that there will be a more robust transit system with some additional land needs.

McMinnville Water & Light (MWL):

Estimated need of 21-24 acres, plus additional location/development specific needs

- General: It is estimated that in addition to sites already owned by MWL, they will need approximately 21 additional acres for power and water, and may have additional needs that are dependent on specific growth characteristics and developments. Some users require an on-site substation that requires a site and land. If growth occurs to the west further upslope into the west hills, that might include the 3-acre reservoir site needed to serve water pressure Zone 2, and could necessitate an additional reservoir/site if growth continues far enough upslope to result in a Zone 3 service area.
- The additional 21-acre need includes 16 acres for a treatment plant and pumping facilities which could co-locate with a power substation in the easterly portion of the UGB; an additional 2 acres in the easterly UGB area for power, and an additional 3 acres in the westerly UGB for additional storage for fire flow.

Yamhill County

Data forthcoming

- Currently, there is no formally adopted plan outlining space needs and plans for existing and future building/facility needs for the planning period.

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- The acreage per 1,000 population estimate is a reasonable method, first deducting the fairgrounds property before calculating the ratios.
- Current county-owned sites don't allow for much incremental on-site expansion, so additional capacity would likely require redevelopment or expansion onto additional land.
- Transit may have a need for expanded bus parking/storage area that doesn't require new structures
- Locational analysis: The County Parks Master Plan identifies potential lands for parks at key locations in proximity to McMinnville near confluence areas shown on vision map in the Master Plan)

Chemeketa Community College

No new land needs. Chemeketa Community College sold the property they previously owned, the former campus site, on Hill Road. Their McMinnville campus on Norton Lane houses their facilities as well as commercial and office tenants. For planning purposes, Chemeketa doesn't anticipate new land needs beyond their current ownership, and doesn't anticipate displacement of tenants.

Linfield College

No new land needs. Linfield College doesn't anticipate new land needs beyond current their ownership during the planning period. They recently sold a portion of the property to MV Advancements. For planning purposes, the City should not assume non-college use or sale of further property during the planning period.

McMinnville School District

Data forthcoming. ECONorthwest prepared a school needs forecasting model that staff shared with the Superintendent. They have more detailed data they will provide regarding student enrollment forecasting, school size, and site needs by school type to estimate their site and land needs for the planning period. That information is forthcoming.

MCMINNVILLE PARKS SYSTEM

COMMUNITY PARKS		ACRES
City Park		16.79
	R4420AD 09800	15.51
	R4420AD 05101	0.56
	R4420AD 06900	0.13
	R4420AD 07000	0.13
	R4420AD 07100	0.07
	R4420AD 07200	0.08
	R4420AD 07300	0.11
	R4420AD 07400	0.19
Joe Dancer Park		107.62
	R4422 02300	79.52
	R4421 00400*	23.90
	R4422 WATER*	4.20
Discovery Meadows Park		20.97
	R4429 00300	17.07
	R4429BB 02600	3.90
Kiwanis Marine Park		4.63
	R4421 00800	1.30
	R4421DB 04200	2.79
	E4421DB ROADS*	0.54
Riverside Dog Park		3.80
	R4421 00100*	
Wortman Park		21.66
	R4416AD00100	
COMMUNITY PARKS TOTAL		175.47

*Notes partial taxlot

MINI-PARKS/PLAYLOTS		ACRES
Bend-o-River		0.33
	R4422CD 00128	
Chegwyn Farms Park		3.94
	R4409CD 00100*	
Greenbriar		0.23
	R4417BC 00100	
Heather Hollow		3.22
	R4429BC 00100	
Jay Pearson Park		2.94
	R4418 00202*	
Kingwood		0.58
	R4422DD06000	
North Evans		0.34
	R4416BC03300	
Taylor		0.31
	R4420DC04900	
Thompson		2.28
	R4428BA04300	
Village Mill		0.49
	R4428BA00111	0.22
	R4428BA00105	0.27
West Hills Park		7.77
	R452400803	
MINI-PARKS/PLAYLOTS TOTAL		22.43

*Notes partial taxlot

TOTAL DEVELOPED PARK LANDS	272.81
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LINEAR/TRAIL PARKS		ACRES
Airport Park		18.82
	R442600203*	2.74
	R4426 ROADS*	0.62
	R442600500*	1.28
	R442600201*	14.18
Ash Meadows		1.29
	R4420CC00239	
BPA Pathway		2.84
	R4419AD02100	0.98
	R4419AC00200	0.08
	R4419AC00101	0.30
	R441901200*	0.32
	R4419AA11700	0.35
	R4419AA11800	0.45
	R4418DC04100	0.36
BPA II Pathway		4.23
	R4418DC00100	0.83
	R4418DC04400	0.14
	R4418DC07100	0.32
	R4418DC06600	0.32
	R4418DB12200	0.66
	R4418DB12000	1.04
	R441800202*	0.63
	R4418AD10800	0.29
Goucher St. Pathway		1.95
	R4420CC ROADS*	1.01
	R4420CC NONTL	0.02
	R4420CB ROADS*	0.92
James Addition		1.54
	R4420CC00124	1.27
	R4419DD00390	0.27
Jandina		2.25
	R4419DD02790	
Jandina III		2.78
	R4419DA13200	1.99
	R4419DA13300	0.79
Roma Sitton		1.69
	R4418AD10900	
Tice Rotary		33.82
	R441700101	32.82
	R441700100	1.00
Westvale		3.70
	R4419DB02400	
LINEAR/TRAIL PARKS TOTAL		74.91

OPEN SPACE/UNDEVELOPED		ACRES
Angella		2.21
	R4428BD02100	
Ashwood/Derby		0.29
	R4420DB02401	
Barber Property		11.76
	R442901201	
Bennett		0.19
	R4416AA05800	
Brookview		0.72
	R4420BA00500	
Carlson		1.53
	R4420DB00300	
Creekside Cozine		3.69
	R4430DD00200	
Creekside #3 Cozine		15.31
	R4430DC03500	
Crestwood		2.08
	R4420BA00300	1.10
	R4420BA00301	0.60
	R4420BA ROADS*	0.38
Davis St. Fill		1.57
	R4421CC00900	0.91
	R4421CC02601	0.66

*Notes partial taxlot

TOTAL UNDEVELOPED PARK LANDS	75.76
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TOTAL PARK LANDS	348.57
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OPEN SPACE/UNDEVELOPED		ACRES
Elmwood		3.07
	R4420DB00200	1.79
	R4420DA04300	1.28
Fir Ridge		0.69
	R4420AC02600	
Irvine St.		6.68
	R4421CA03200	4.00
	R4421CA03901	0.66
	R4421CA03401	1.63
	R4421CA ROADS*	0.39
Jay Pearson-East		1.16
	R4418 00202*	
Meadowridge		0.69
	R4420BA00409	
Quarry		11.54
	R4419AD00700	
Tall Oaks		12.58
	R442903200	9.60
	R4429BA14190	1.55
	R442900108	1.43