

McMinnville Urban Growth Boundary Expansion
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BY:

Concerns to date; with clearly limited information on the entire process.

We believe our property border line is on the current UGB border line. We believe expansion of that boundary will thus impact us greatly. Yet there appears to be a rush order on the approval process.

Thus our clear and main concern is that of timing! **We believe no decision should occur during the current pandemic.** If you read nothing else; that is our recommendation. Thus we believe an important decision on UGB can wait a little longer.

A quote by Dr. Megan Horst was recently printed in the News-Register which we find fitting. "Land use affects everything in our lives. These decisions have forever impact." We believe these are true statements. Surely this issue is important enough to wait until the pandemic is over. We believe public impute into the process requires fair face to face discussions.

Local impute by the general public has been said to be vital to the process. Far too much has already occurred behind closed doors. Public notice and accessibility into this process has been limited by the designed process itself and by the State mandates for the pandemic.

Additional concerns and thoughts.

Any expansion of the UGB should not include Prime Farm Land which is currently being commercially farmed. That has been the intent of Urban Growth in Oregon for Fifty years and it should not change now. There is plenty of build able lands in Oregon; without taking valuable farm land. Clearly large farms of over 20 acres or more should be excluded from any expansion of UGB. We would support restrictions of smaller farming operations down to one acre. Small farm life is a great life; yet where is that being planned for? The American Dream is being destroyed at an alarming pace.

We have heard talk of Affordable Housing as justification; along with a housing shortage. We believe this is a false narrative. We like the current size of McMinnville; as it currently is. Infrastructure is already being stressed. Building more only brings more cost to current residents. We believe everyone needs to take a major step back and decide what is the best thing for Oregon! Or at least the West Valley as a whole. Bigger is not better in our minds. Quality of life is far more important. We clearly do not believe that additional housing will bring housing cost down. But even if this was true; how is that fair to current home owners? **I seriously do not want the value of my home reduced; would anyone?** And it will be with this expansion; according to the experts.

How have current owners on the boundary line been consulted? We bought our home and like our current living conditions. With expansion we will lose that value to our property and quality of living itself. Views of the West Valley will be destroyed. Who will protect that value? Who has addressed our concerns; in any manner? Who is our Representative that has been invited to review the proposal; as 1000 Friends of Oregon have been allowed to do. They do not represent us; yet they are given preferred treatment. Doesn't seem fair or legal. We believe there has been a violation of public trust and meeting laws in this regard.

We have a concern that American Indian Culture or Historical issues will be affected with the proposed UGB. Have there been a sign off by a Representative of their interest also? How will that property be protected or litigated in court?

It has been said that McMinnville is in **desperate** need of an expanded UGB. Why? Affordable housing does not meet the desperate need standard. What business in McMinnville reports a problem? If McMinnville businesses are not paying a living wage maybe they should start!

We believe strongly that there needs to be meetings; prior to any UGB discussion for McMinnville; between local communities leaders with a comprehensive plan for the entire West Valley. Why have there been no meetings with surrounding communities? Without doubt there should be a coordinated plan. The fact there is no plan, and the fact that no meetings have occurred to date; is short sighted by planning leaders in general. How can we trust in long term planning goals for McMinnville when there are none with surrounding local communities. There is no partnership; no coordination to date. WHY?

"Growth and change are inevitable"; while there may be truth to this, we must also protect what makes McMinnville; McMinnville!

Dr. Horesy brings up many factors in the News-Register which need to be completely discussed and coordinated in a well planned UGB discussion. Number one to us are our Schools. Have they been involved in the process? Have they signed off; as 1000 Friends of Oregon has? Do they desire more growth; quickly? Who shall pay for at least three additional schools; we are told our schools are operating at full capacity now? Plus our inner city infrastructure can not handle the population growth proposed. We are all ready taxed heavily; with concern for local wages. Where do our senior citizens find affordable housing in this proposal? Is there a proposed 55 and older community?

We believe 1000 Friends of Oregon has been given special favored treatment in this process. Denying local residents a true voice in the process undermines the entire process. We should not give up local control to outside special interest groups like 1000 Friends of Oregon; we believe this also includes the State of Oregon itself. Local control means we are on the front end of planning; not the back! We should be telling the State what we want. We believe 1000 Friends was given preferred treatment and were indeed involved in a negotiation process that clearly affects us. This negotiation was above and beyond local residents to date. Have we the residents signed off to the plan? This fact alone can be tied up in the courts. Someone made a big mistake we believe in this process.

We ask you to please wait to go further until the pandemic is over. Allow for public face to face input; when all details are known to everyone. We believe a rushed decision will be considered a very questionable decision.

Al and Joanne Ashcroft

