



*Growing McMinnville*  
**MINDFULLY**

**McMinnville Growth Management and  
Urbanization Plan, 2003 – 2023**

City of McMinnville

Remand Order 12-WKTASK-001814

**PROPOSED COMPREHENSIVE  
PLAN MAP AMENDMENTS**

December, 2020

**Appendix F**

# **COMPREHENSIVE PLAN MAP – PHASE II:**

## **1.0 Comprehensive Plan Designations (Phase II)**

The McMinnville Comprehensive Plan Map was amended in 2004 for the Phase I McMinnville MGMUP UGB amendment.

Table 1 identifies the final land designations proposed in the Phase II McMinnville MGMUP UGB amendment.

**Table 1: Total final land designations in McMinnville’s UGB Amendment, 2003-2023, Phase II.**

| <b>Category of Land Need</b>  | <b>Gross Buildable Acres<br/>(to satisfy land need)</b> |
|-------------------------------|---|
| <b>Residential</b>            | <b>595.40</b>   |
| <b>Commercial</b>             | <b>26.70</b>  |
| <b>Industrial<sup>1</sup></b> | <b>40.30</b>  |
| <b>Total</b>                  | <b>662.40</b>   |

<sup>1</sup> As a land-use efficiency, the City of McMinnville will rezone 40 acres of industrially zoned property within the existing UGB to a commercial zone, and amend its UGB with an exception area that will be designated industrial to preserve more higher value, higher priority farmland within the UGB expansion study area.

The City of McMinnville will use an Urban Holding (UH) Comprehensive Plan Designation for all residential land in the UGB until land use planning is completed that enables the adoption of urban land use designations. This will allow for maximum efficiencies of land use within the UGB expansion area and the guarantee that the City’s need for housing types, commercial uses and public amenities are achieved.

**Table 2: Comprehensive Plan designations in the McMinnville UGB, 2003-2023 (Phase II)**

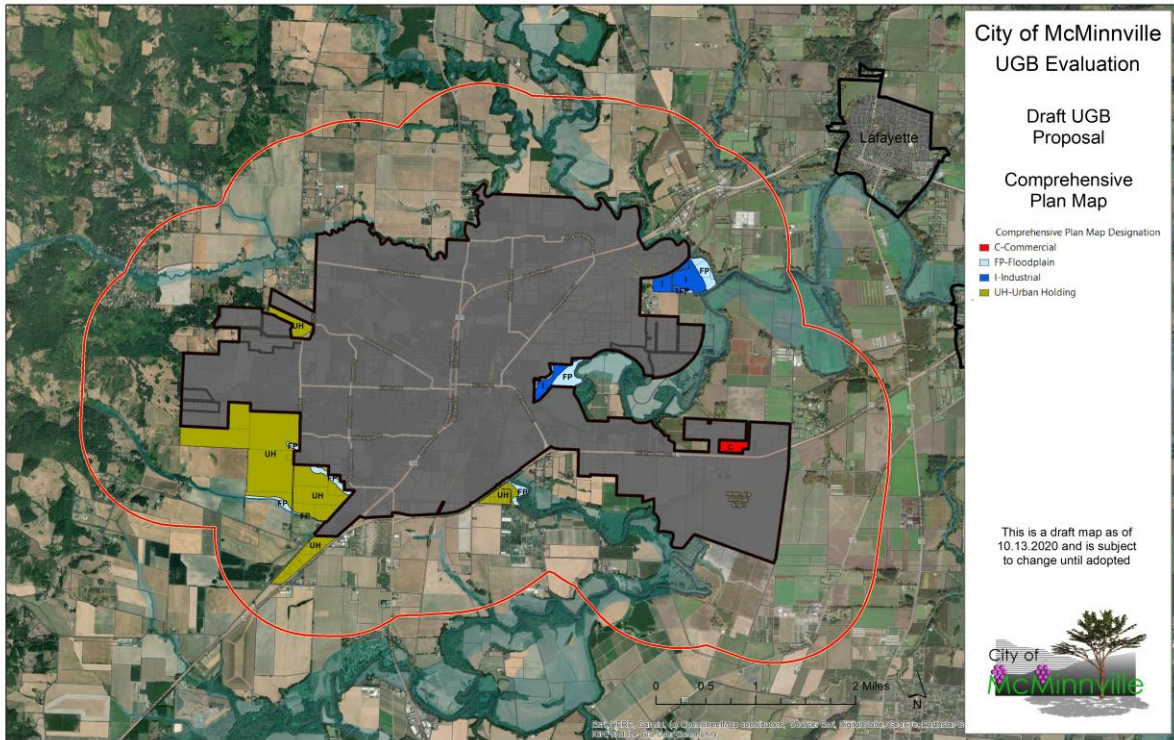
| <b>Comprehensive Plan Designation</b> | <b>Gross Buildable Acres</b> |
|---------------------------------------|------------------------------|
| <b>Urban Holding</b>                  | <b>595.40</b>                |
| <b>Residential</b>                    | <b>0.00</b>                  |
| <b>Commercial</b>                     | <b>26.70</b>                 |
| <b>Industrial<sup>1</sup></b>         | <b>40.30</b>                 |
| <b>Total</b>                          | <b>662.40</b>                |

<sup>1</sup> As a land-use efficiency, the City of McMinnville will rezone 40 acres of industrially zoned property within the existing UGB to a commercial zone, and amend its UGB with an exception area that will be designated industrial to preserve more higher value, higher priority farmland within the UGB expansion study area.

## 2.0 Comprehensive Plan Map Amendment (Phase II)

Map 1 is the proposed McMinnville MGMUP UGB comprehensive plan map amendment (Phase II).

### Map 1: McMinnville MGMUP Remand UGB Comprehensive Plan Map Amendment (Phase II)



| Comprehensive Plan Map Designation | Gross Acres   |
|------------------------------------|---------------|
| Urban Holding                      | 621.60        |
| Commercial                         | 27.50         |
| Industrial                         | 92.30         |
| Flood Plain                        | 121.00        |
| <b>Total</b>                       | <b>862.40</b> |

**UGB Calculations by Comprehensive Plan Designation**

|               | Gross Acres in Tls |       |      |      | SUM   | Buildable Acres in Tls |     |      |      | SUM   |
|---------------|--------------------|-------|------|------|-------|------------------------|-----|------|------|-------|
|               | UH                 | FP    | I    | C    |       | UH                     | FP  | I    | C    |       |
| OSR           | 54.5               |       |      |      | 54.5  | 36.5                   |     |      |      | 36.5  |
| BB            | 30.2               | 10.0  |      |      | 40.2  | 18.0                   | 0.0 |      |      | 18.0  |
| NW-EX1b-R1    | 32.9               |       |      |      | 32.9  | 31.1                   |     |      |      | 31.1  |
| WH-S          | 122.3              |       |      |      | 122.3 | 118.5                  |     |      |      | 118.5 |
| SW-2          | 116.5              | 3.6   |      |      | 120.1 | 114.7                  | 0.0 |      |      | 114.7 |
| W-OSR2-R1     | 105.1              | 16.7  |      |      | 121.8 | 120.4                  | 0.0 |      |      | 120.4 |
| W-OSR2-R2a    | 18.8               | 9.9   |      |      | 28.7  | 18.8                   | 0.0 |      |      | 18.8  |
| SW-06 (R1+R2) | 141.3              | 16.8  |      |      | 158.0 | 137.3                  | 0.0 |      |      | 137.3 |
| NL-W          |                    | 35.9  | 25.5 |      | 61.4  |                        | 0.0 | 4.0  |      | 4.0   |
| RN            |                    | 28.2  | 66.8 |      | 95.0  |                        | 0.0 | 36.3 |      | 36.3  |
| NA-EV-E       |                    |       |      | 27.5 | 27.5  |                        |     |      | 26.7 | 26.7  |
| SUM           | 621.6              | 121.0 | 92.3 | 27.5 | 862.4 | 595.3                  | 0.0 | 40.3 | 26.7 | 662.3 |

Note 1: Acres are based on portions of Tax Lots that may be clipped by the study area boundary at a feature such as a stream or floodplain

Note 2: Buildable Acres for "I" and "C" is based on slope <10%

Note 3: Previous Gross Ac. calculation for RN was based on boundary before deducting ROW and RR

# **COMPREHENSIVE PLAN MAP – PHASE I and II:**

## **3.0 Comprehensive Plan Designations (Phase I and II)**

In 2004, 259 acres were amended into McMinnville’s UGB as Phase I of this effort. According to the City’s HNA, EOA and BLI (Appendix A and Appendix B of the MGMUP), 259 acres was not enough to accommodate the City’s need for housing, employment and livability, but the remaining acreage proposed was appealed to the Court of Appeals of the State of Oregon, which eventually remanded the proposal back to the City of McMinnville for more analysis. Phase II of this effort as described above is the remaining acreage needed to accommodate the City’s land need, based on the direction of the Court of Appeals remand.

**Table 3: Total final land designations in McMinnville UGB Amendment, 2003-2023, gross buildable acres, (Phase I and Phase II)**

| <b>Category of Land Need</b>  | <b>Gross Buildable Acres<br/>(to satisfy land need)</b> |
|-------------------------------|---|
| <b>Residential</b>            | <b>854.40</b>   |
| <b>Commercial</b>             | <b>26.70</b>  |
| <b>Industrial<sup>1</sup></b> | <b>40.30</b>  |
| <b>Total</b>                  | <b>921.40</b>   |

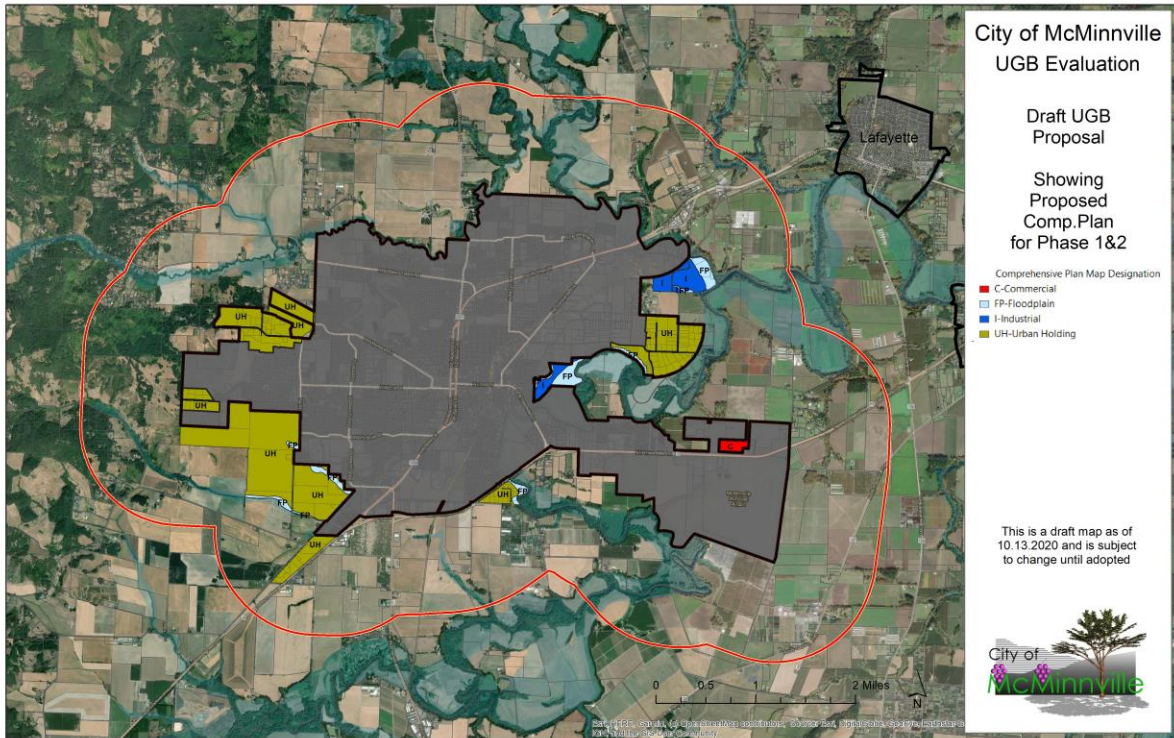
<sup>1</sup> As a land-use efficiency, the City of McMinnville will rezone 40 acres of industrially zoned property within the existing UGB to a commercial zone, and amend its UGB with an exception area that will be designated industrial to preserve more higher value, higher priority farmland within the UGB expansion study area.

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## **4.0 Comprehensive Plan Map Amendment (Phase I and Phase II)**

The City of McMinnville is proposing to amend the comprehensive plan designations of the Phase 1 MGMUP to Urban Holding since that land has not yet been annexed into the City of McMinnville, and the City would like to undertake a similar area planning land-use process on that land to ensure that the City is meeting the identified housing, employment and livability land needs as well as the Principles of the MGMUP.

**Map 2: McMinnville MGMUP Remand UGB Comprehensive Plan Map Amendment (Phase I and Phase II)**

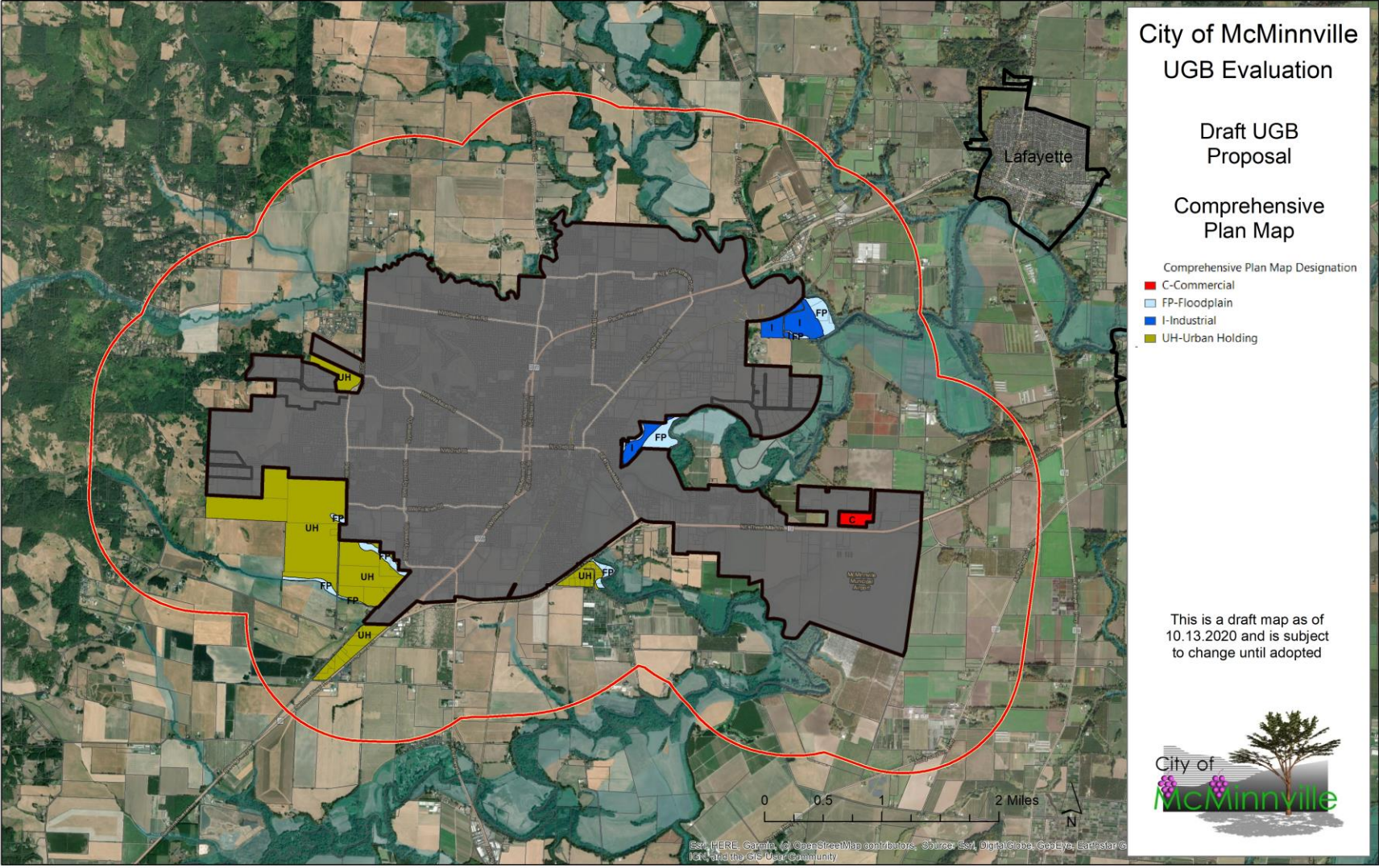


Some of the proposed UGB expansion includes acreage that is not buildable, such as floodplains, land with slopes that are greater than 25%, and land that already has development on it. Table 4 describes the total gross acres of UGB expansion land needed to accommodate the City’s identified housing, employment and livability needs.

**Table 4: Comprehensive Plan designations in the McMinnville UGB, 2003-2023, gross acres, (Phase I and Phase II)**

| Comprehensive Plan Designation | Gross Acres    |
|--------------------------------|----------------|
| Urban Holding                  | 1039.50        |
| Commercial                     | 27.50          |
| Industrial                     | 92.30          |
| Floodplain                     | 121.00         |
| <b>Total</b>                   | <b>1280.20</b> |

# MAP 1: Comprehensive Plan Map Amendment (Phase I, MGMUP)



## MAP 2: Comprehensive Plan Map Amendment (Phase I and Phase II, MGMUP)

