



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, which added 418 gross acres (or 259 gross buildable acres) of land to the UGB.

Table 1 identifies the final proposed land use designations in the Phase II McMinnville Growth Management and Urbanization Plan (MGMUP) urban growth boundary (UGB) amendment.

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

Category of Land Need	Gross Buildable Acres (to satisfy land need)
Residential	595.40
Commercial	26.70
Industrial¹	40.30
Total	662.40

¹ 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 to include an exception area that will be designated for industrial use. This action preserves higher value, higher priority farmland outside of the UGB.

The City of McMinnville will use an Urban Holding (UH) Comprehensive Plan Designation for all residential land added to 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 areas, and to ensure that the City’s need for various housing types, commercial uses, and public amenities are achieved.

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

Comprehensive Plan Designation	Gross Buildable Acres
Urban Holding	595.40
Residential	0.00
Commercial	26.70
Industrial¹	40.30
Total	662.40

¹ 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 to include an exception area that will be designated for industrial use. This action preserves higher value, higher priority farmland outside of the UGB.

2.0 Comprehensive Plan Map Amendment (Phase II)

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

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

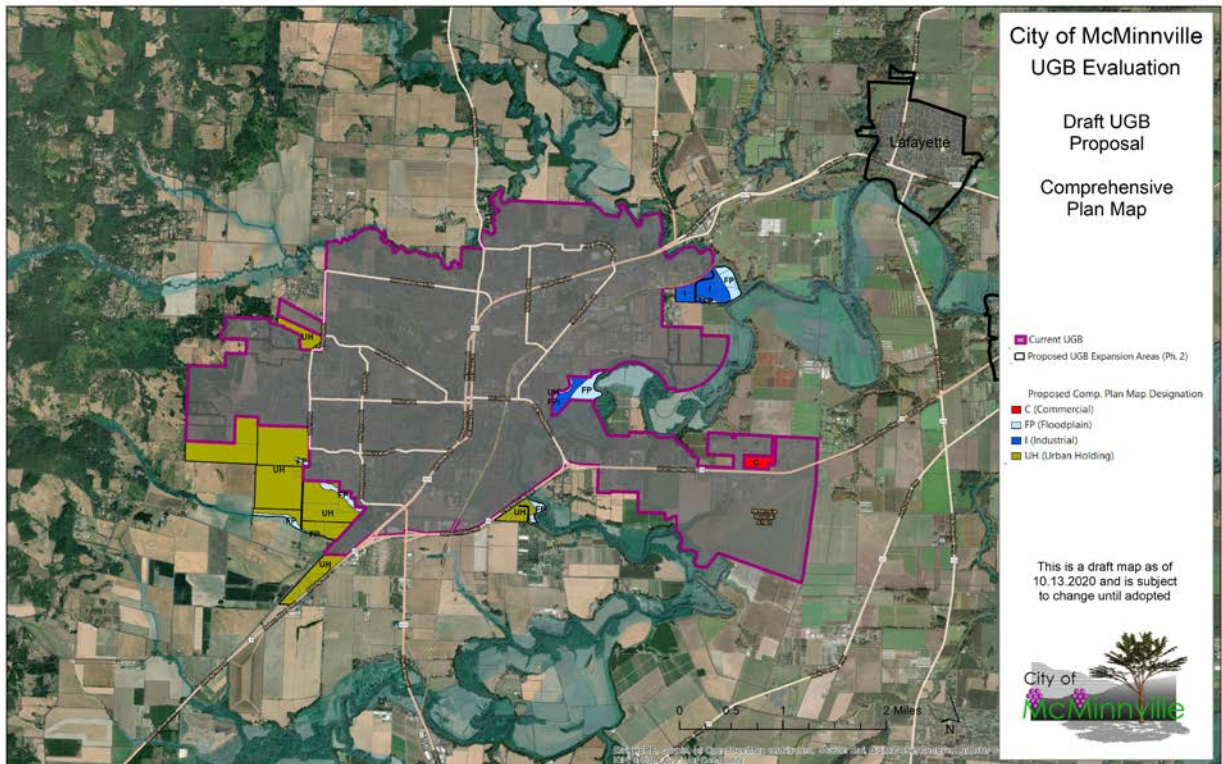


Table 2: Comprehensive Plan designations in the McMinnville UGB, 2003-2023 (Phase II), Gross Acres

Comprehensive Plan Map Designation	Gross Acres
Urban Holding	621.60
Commercial	27.50
Industrial	92.30
Flood Plain	121.00
Total	862.40

UGB Calculations by Comprehensive Plan Designation

Plan Map Designation Study Area	Gross Acres					SUM	Buildable Acres					SUM
	UH	FP	I	C			UH	FP	I	C		
OSR	54.5	*				54.5	36.5	0.0				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

*Part of the ROW is within the FP, and less than 1/10 of an acre of FP may be present adjacent to the ROW

Note 1: Shaded cells indicate which plan designations are present on properties within the study area, and the approximate acres

Note 2: 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 3: Buildable Acres for "I" and "C" is based on slope <10%

Note 4: Previous Gross Ac. calculation for RN was based on a boundary that did not adjust for roadway and RR ROW

COMPREHENSIVE PLAN MAP – PHASE I and II:

3.0 Comprehensive Plan Designations (Phase I and II)

In 2004, 418 gross acres (or 259 gross buildable acres) were amended into McMinnville’s UGB as Phase I of the City’s periodic review effort. According to the City’s HNA, EOA and BLI (Appendix A and Appendix B of the MGMUP), 259 gross buildable acres was not enough to accommodate the City’s need for housing, employment and livability, but the remaining acreage that was 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 provides the remaining acreage needed to accommodate the City’s land need, based on the direction of the Court of Appeals remand decision.

Table 4: Total final land designations in McMinnville UGB Amendment, 2003-2023, gross buildable acres, (Phase I and Phase II)

Category of Land Need	Gross Buildable Acres (to satisfy land need)
Residential	854.40
Commercial	26.70
Industrial¹	40.30
Total	921.40

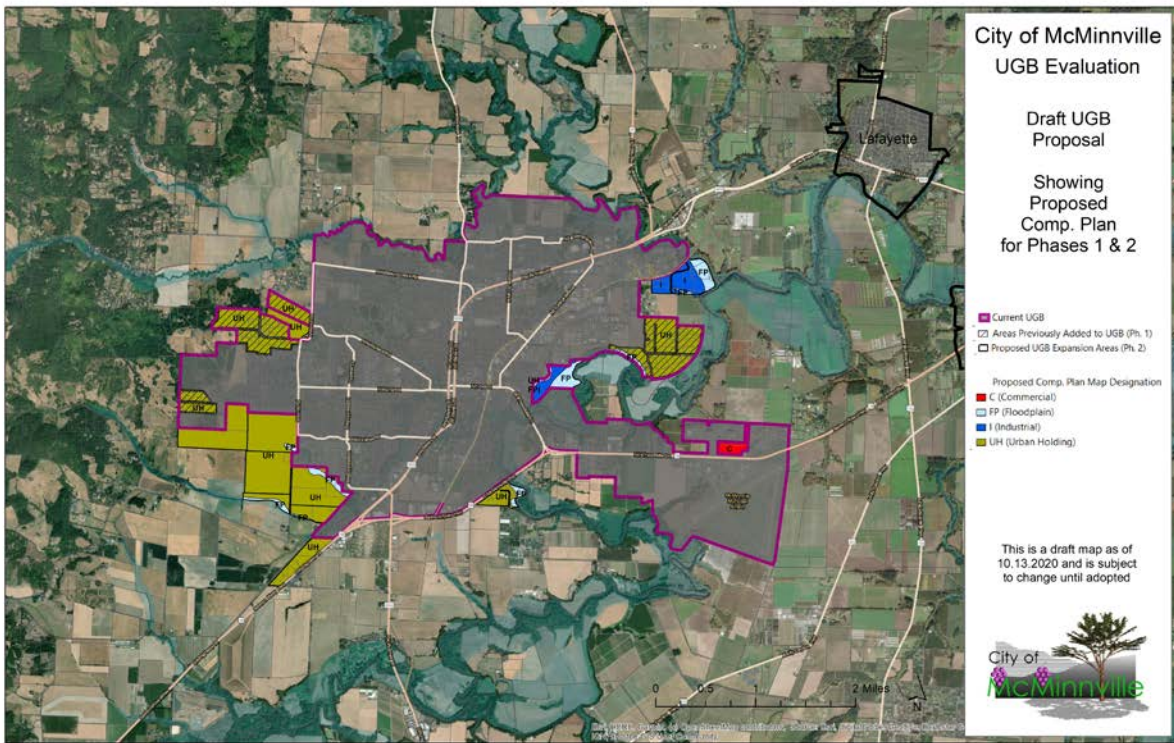
¹ As a land-use efficiency, the City of McMinnville will rezone 40 acres of industrially zoned property within the existing UGB to a commercial zone, and amend its UGB to include an exception area that will be designated for industrial use. This action preserves higher value, higher priority farmland outside of the UGB.

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 areas, and to ensure that the City’s need for various housing types, commercial uses, and public amenities are achieved.

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

The City of McMinnville is proposing to amend the comprehensive plan map designations of the Phase 1 MGMUP to Urban Holding. None of that land has been annexed into the City of McMinnville, and the City would like to undertake a similar area planning process on that land to ensure that the City is meeting the identified housing, employment, and livability land needs and apply the Planning Principles of the MGMUP.

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

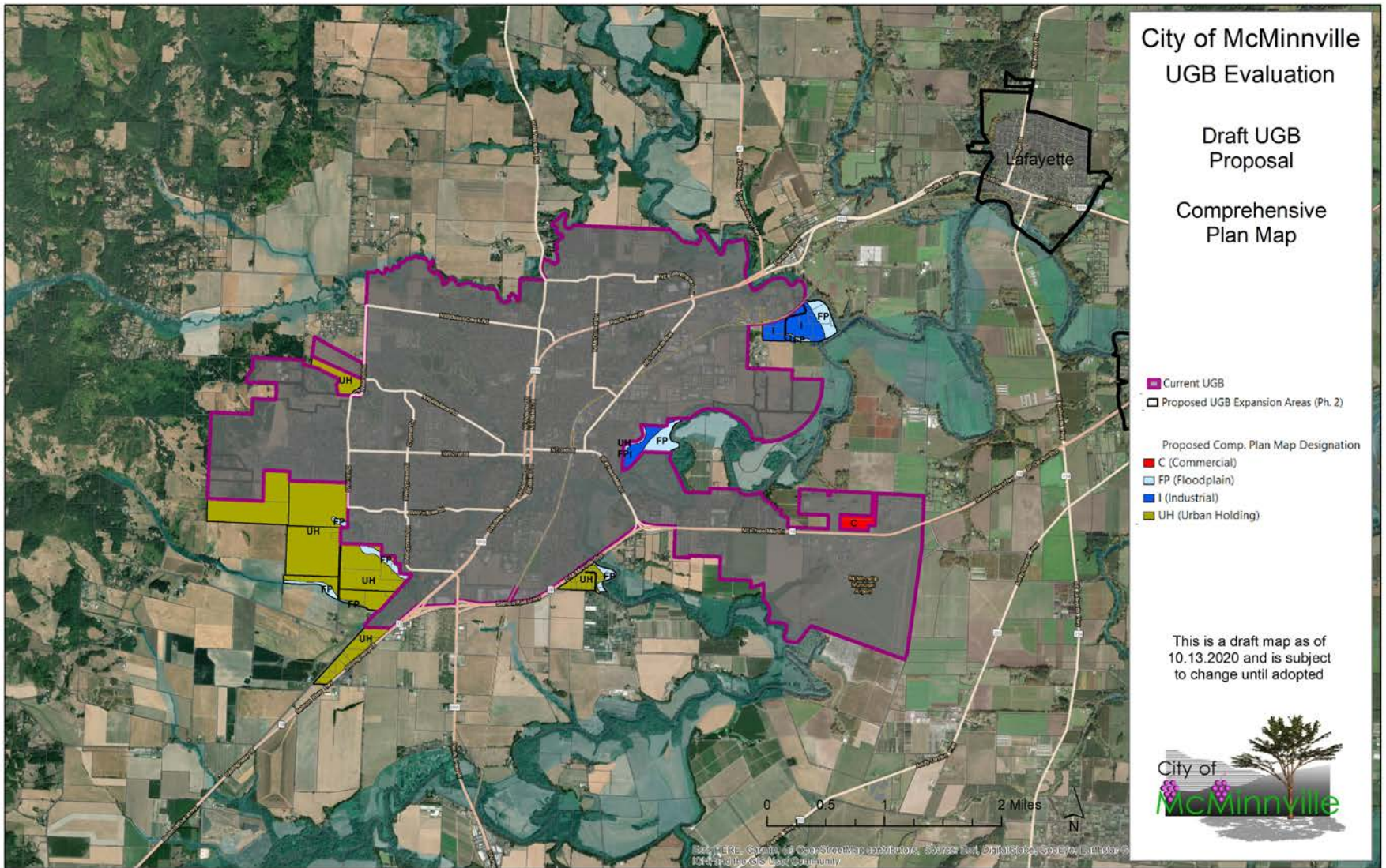


Some of the proposed UGB expansion includes acreage that is not buildable, such as floodplains, land with slopes that are greater than 25%, and land that already has development on it. Table 4 describes the total gross acres of UGB expansion land needed to accommodate the City’s identified housing, employment,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

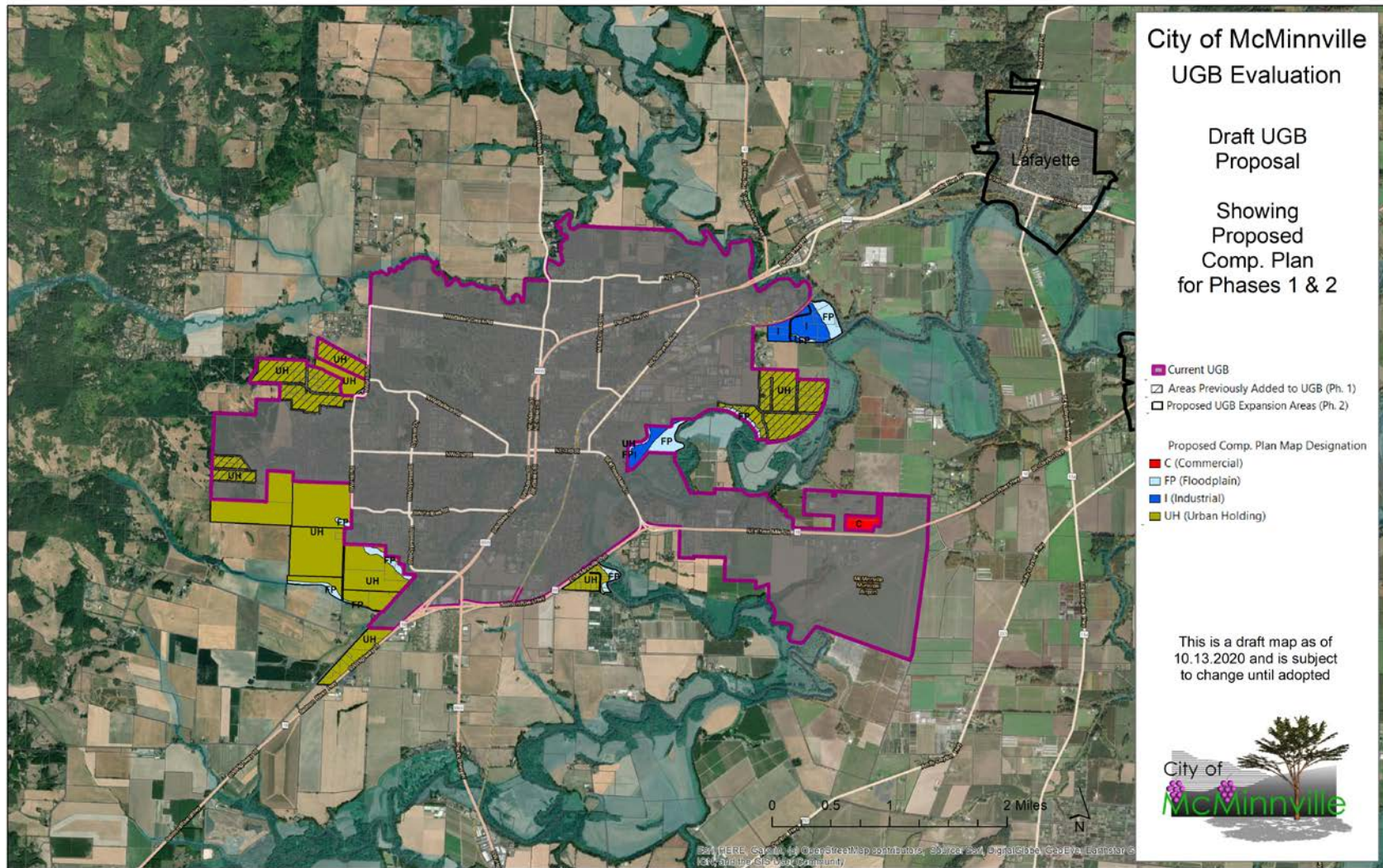
Table 4: Comprehensive Plan designations in the McMinnville UGB, 2003-2023, gross acres, (Phase I and Phase II)

Comprehensive Plan Designation	Gross Acres
Urban Holding	1039.50
Commercial	27.50
Industrial	92.30
Floodplain	121.00
Total	1280.30

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



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



Attachment 1 to Appendix F. Phase 1 UGB Amendment Tax Lots by Area (11-05-2020 Tls)

Tax Lots in Phase 1 UGB Amendment (11-05-2020 Tls)					
Area	Map & Taxlot	OwnerLine1	Site Address	Split	ApproxGrossTLAcAffected
Fox Ridge Road (FRR)					
FRR	R4418CC 00300	BOHN DAVIS V & DIANA L TRUSTEES FOR	5691 SW DAWSON LN		1.0
FRR	R4524 00301	KERSTING JOHN F	12385 SW FOX RIDGE RD		2.5
FRR	R4418CC 00400	MARTIN ROGER E	5695 SW DAWSON LN		1.0
FRR	R4418CC 00700	MARTIN ROGER	5821 SW DAWSON LN		0.8
FRR	R4418CC 00200	HEGNA GAILEN L & PEGGY K TRUSTEES FOR	11800 SW FOX RIDGE RD	Y-PartOut	4.1
FRR	R4524 00300	PATERSON THOMAS J & MARSHA J CO-TRUSTEE	12195 SW FOX RIDGE RD		2.5
FRR	R4513 01202	RAUCH BRIANNA J	12180 SW FOX RIDGE RD		3.0
FRR	R4513 01201	FORDE JACK L	5720 SW DAWSON LN		2.6
FRR	R4418CC 00500	EMRICK ROBERT J & NANCY R TRUSTEES FOR	5765 SW DAWSON LN		2.9
FRR	R4418CC 01100	RUETER GARY A & SHERYL ANN			1.2
FRR	R4418CC 00104	VANPATTEN PETER K &			1.0
FRR	R4513 01001	MCMINNVILLE CITY OF			2.3
FRR	R4513 01100	MCMINNVILLE CITY OF	12302 SW FOX RIDGE RD		11.3
FRR	R4418CC 00100	VANPATTEN PETER K &	11790 SW FOX RIDGE RD		4.8
FRR	R4513 01200	GREENLEES E MALCOLM & SUZANNE R	12160 SW FOX RIDGE RD		11.5
FRR	R4418CC 00101	MORRISSEY BRIAN D	11710 SW FOX RIDGE RD		2.5
FRR	R4414 03000	ROBERT AA LIMITED PARTNERSHIP	4714 SE RIVERSIDE LOOP		4.7
FRR	R4418CC 00103	REUTER PATRICK			1.0
FRR	R4419 01900	KRAEMER DAVID J & JOANNE A TRUSTEES FOR	11501 SW FOX RIDGE RD		1.5
FRR	R4524 00400	LARSEN ALLAN H TRUSTEE FOR	12421 SW FOX RIDGE RD		3.6
FRR	R4418CC 01000	FEASEL TIMOTHY K	11850 SW FOX RIDGE RD		0.7
FRR	R4419 02000	KRAEMER DAVID J & JOANNE A TRUSTEES FOR	11601 SW FOX RIDGE RD		18.8
FRR	R4418CC 00102	C C MEISEL CO INC			12.7
FRR	R4419 02100	UNION LODGE NO 3 A F & A M			18.9
FRR	R4418CC 00800	RUETER GARY A & SHERYL ANN	11950 SW FOX RIDGE RD		0.5
FRR	R4418CC 00900	RYAN STEVEN O &	11995 SW FOX RIDGE RD		0.8
FRR	R4513 01300	LEONARD FAMILY TRUST	12100 SW FOX RIDGE RD		1.3
FRR	R4524 00100	MORRISON CHERYL E	12021 SW FOX RIDGE RD		3.9
FRR	R4513 00900	BLAKE JANETTE I & CHRISTOPHER A TRUSTEES	13080 SW FOX RIDGE RD	Y-PartOut	2.0
FRR	R4524 00200	HARRIS TIMOTHY	12165 SW FOX RIDGE RD		2.6
FRR	R4513 01000	SMITH BRYAN C	12890 SW FOX RIDGE RD		24.4
Northwest - High School (NW-HS)					
NW-HS	R4418 00701	MCMINNVILLE SCHOOL DISTRICT NO 40			41.7
Redmond Hill Road (RHR)					
RHR	R4524 01003	GILL DEAN R	3150 SW REDMOND HILL RD		2.8
RHR	R4524 01002	CASE JACK I TRUSTEE FOR	3500 SW REDMOND HILL RD		2.8
RHR	R4524 01100	GILL BARBARA A TRUSTEE	3230 SW REDMOND HILL RD		1.0
RHR	R4524 01006	GILL BARBARA A TRUSTEE			2.2
RHR	R4524 01000	KERSTING JOHN F	3270 SW REDMOND HILL RD		2.5
RHR	R4524 00903	CLEVINGER MARJORIE E TRUSTEE FOR			2.5
RHR	R4524 00900	WORTH DOUGLASS R	3275 SW REDMOND HILL RD		2.9
RHR	R4524 01001	ROOT DAVID P SR & DONNA M	3120 SW REDMOND HILL RD		7.7
RHR	R4524 00906	BRAZIEL MICHAEL J	0 SW REDMOND HILL RD		2.5
RHR	R4524 00902	MACKIE WILLIAM A LIVING TRUST	3251 SW REDMOND HILL RD		2.5
RHR	R4524 00905	FRAZER JAMES &	3285 SW REDMOND HILL RD		2.5
RHR	R4524 01004	KERNAN DAVID R & JERILYNN K	3300 SW REDMOND HILL RD		2.5
RHR	R4524 00901	MEKKERS LIVING TRUST	3431 SW REDMOND HILL RD		4.2
RHR	R4524 01005	LEVANGER FRED	3290 SW REDMOND HILL RD		2.6
RHR	R4524 00904	OLIVER DONALD M & JEAN TRUSTEES FOR			2.5
Riverside South (RSS)					
RSS	R4423 02300	SCHROEDER DAVID H	4795 SE RIVERSIDE LOOP		0.7
RSS	R4415DD 00800	STEFANSKY LUISA E	6490 SE RIVERSIDE DR		1.2
RSS	R4415DD 00700	CLARK MICHAEL L	1270 NE BLOSSOM DR		0.8
RSS	R4414 02402	PETERS CARL E	5670 SE RIVERSIDE DR		1.1
RSS	R4415 03500	FRANKS STEPHEN & SHIRLEY	1751 SE WALNUT AVE		3.1
RSS	R4414 02100	KILLIN EMILY P			10.1
RSS	R4414 02101	MADISON JEFFERY &			9.7
RSS	R4415DD 00100	MAJORS-THRASH REBECCA	1605 SE WALNUT AVE		2.9
RSS	R4414 02502	FRANSSEN BRUCE A	5555 SE RIVERSIDE DR		2.4
RSS	R4415 03600	MARIN MIGUEL A	1701 SE WALNUT AVE		3.0
RSS	R4414 02501	SOL ELIAS	5455 NE RIVERSIDE DR		2.4
RSS	R4414 03101	DORAN LAURA D	5600 SE PARMA DR		2.5
RSS	R4423 02401	RANDALL CHARLOTTE	4515 SE RIVERSIDE LOOP		2.6
RSS	R4422 01700	VAN-MOURIK JASON A	7025 SE RIVERSIDE DR		1.0
RSS	R4423 02605	PEREZ ADAM W	4205 SE RIVERSIDE LOOP		4.1
RSS	R4414 02301	ALLMARAS DUSTIN R &	5820 SE RIVERSIDE DR		2.4
RSS	R4422 02000	HERMENS FAMILY TRUST	7201 SE RIVERSIDE DR		1.8
RSS	R4414 03108	ZOCH MATTHEW D	5770 SE PARMA DR		2.5

Area	Map & Taxlot	OwnerLine1	Site Address	Split	ApproxGrossTLAcAffected
RSS	R4415DD 00600	HESS MATTHEW	1320 NE BLOSSOM DR		0.8
RSS	R4415DD 00500	HUSON ROBERT L & CAROL E	1446 NE BLOSSOM DR		0.7
RSS	R4423 02400	PEREZ ADAM W	6041 SE RIVERSIDE LOOP		3.3
RSS	R4423 02100	FOSTER HERBERT	4751 SE RIVERSIDE LOOP		0.7
RSS	R4415DD 00400	MURRAY SAMUEL	1490 NE BLOSSOM DR		0.7
RSS	R4414 02401	VICKROY JAMES L	5580 SE RIVERSIDE DR		2.4
RSS	R4414 03107	REA FRANCIS N	5790 SE PARMA DR		2.5
RSS	R4423 02600	BYERS-JONES MELANIE	6331 SE RIVERSIDE DR		5.2
RSS	R4414 02991	STEVENS STEPHEN S & CATHERINE J TRUSTEES	5915 SE RIVERSIDE DR		2.9
RSS	R4415DD 01200	WEIHER RAYMOND			2.3
RSS	R4414 02990	KENNEY JEFFREY T			1.1
RSS	R4422 01800	BARNES ANN S	7081 SE RIVERSIDE DR		0.9
RSS	R4414 02901	KENNEY JEFFREY T	5825 SE RIVERSIDE DR		1.3
RSS	R4415DD 01400	HOWARD STEPHEN L & MARGARET P	1401 SE WALNUT AVE		1.9
RSS	R4414 02800	PAPULSKI MATTHEW A	5651 NE RIVERSIDE DR		1.0
RSS	R4415DD 00300	MORELOCK FAMILY TRUST			0.4
RSS	R4423 02200	DODDS J STEVE	4631 SE RIVERSIDE LOOP		1.8
RSS	R4423 02608	RUMMEL MELANIE R			3.9
RSS	R4422 01400	MCFARLAND JASON &	6901 SE RIVERSIDE DR		0.4
RSS	R4422 01300	JACKMAN GLENDA L MADSEN	6851 SE RIVERSIDE DR		2.7
RSS	R4422 01601	JACKMAN JAN L	6965 SE RIVERSIDE DR		1.2
RSS	R4414 02200	ASHTON JOHN C	5950 SE RIVERSIDE DR		2.2
RSS	R4422 01900	HERMENS FAMILY TRUST	7151 SE RIVERSIDE DR		1.9
RSS	R4414 02300	HORTON STEPHEN L	5700 SE RIVERSIDE DR		2.4
RSS	R4414 02102	MADISON JEFFREY (WROS)			9.7
RSS	R4422 01600	JACKMAN JAN L	6985 SE RIVERSIDE DR		1.1
RSS	R4423 02500	KUSHNER PAUL L & JOAN M	4375 SE RIVERSIDE LOOP		4.3
RSS	R4414 02202	ROGERS CHARLES C	6200 SE RIVERSIDE DR		2.2
RSS	R4423 02000	PROBASCO CLIFFORD A	4711 SE RIVERSIDE LOOP		1.7
RSS	R4414 02700	PIKE STEVEN C	5631 SE RIVERSIDE DR		1.9
RSS	R4414 02600	CHASTAIN KENNETH G TRUSTEE	5595 SE RIVERSIDE DR		1.9
RSS	R4415DD 01300	ELLIOTT LAWRENCE E	1325 SE WALNUT AVE		2.2
RSS	R4415DD 00900	SANCHEZ JOSE B & DEBRA K	1220 NE BLOSSOM DR		0.8
RSS	R4414 02400	SHILHANEK ROGER	5600 SE RIVERSIDE DR		1.3
RSS	R4423 02201	SCHROEDER DAVID H			1.3
RSS	R4422 01100	RIVERSIDE DEVELOPMENT LLC	6450 SE RIVERSIDE LOOP		2.0
RSS	R4422 02100	HERMENS FAMILY TRUST	7301 RIVERSIDE DR		0.7
RSS	R4415DD 00200	MORELOCK FAMILY TRUST	1531 SE WALNUT AVE		1.9
RSS	R4423 02602	JONES PHILIP E BYERS	6151 SE RIVERSIDE DR		5.0
RSS	R4414 02201	ROTH JACOB R	6080 SE RIVERSIDE DR		2.2
RSS	R4422 01500	JACKMAN JAN L	6925 SE RIVERSIDE DR		1.3
RSS	R4414 03100	SEALE CHRISTOPHER	5550 SE PARMA DR		2.9
RSS	R4423 02604	SUCHY ROBERT F	4201 SE RIVERSIDE LOOP		4.0
RSS	R4414 02203	BOYCE STEVEN D	6350 SE RIVERSIDE DR		2.2
RSS	R4414 02900	WILLIUS GREGORY A & BEVERLY	5775 SE RIVERSIDE DR		3.5
RSS	R4422 00700	YELK DAWN L TRUSTEE	4000 SE RIVERSIDE LOOP		2.0
RSS	R4422 00901	HOLM MARCIA R &	3960 SE RIVERSIDE LOOP		0.9
RSS	R4423 02607	RIVERSIDE DEVELOPMENT LLC			2.4
RSS	R4422 01200	DOLE JACQUIN C	6605 SE RIVERSIDE DR		10.7
RSS	R4422 00902	MCGANTY DENNIS	3980 SE RIVERSIDE LOOP		0.9
RSS	R4422 00601	POMIANEK JOSEPH W	4004 SE RIVERSIDE LOOP		1.5
RSS	R4414 03104	YODER TROY	5520 SE PARMA DR		2.8
RSS	R4414 03106	URNES CAMERON M	5784 SE PARMA DR		2.4
RSS	R4422 01000	VANDERVEEN GERRITT C	3950 SE RIVERSIDE LOOP		0.9
RSS	R4422 00900	HEADY THOMAS W	3970 SE RIVERSIDE LOOP		0.9
RSS	R4423 02603	CRAWFORD RON &	3991 SE RIVERSIDE LOOP		3.7
RSS	R4414 03109	BATY KATHY TRUSTEE	5760 SE PARMA DR		2.4
RSS	R4423 02601	RIVERSIDE DEVELOPMENT LLC	3951 SE RIVERSIDE LOOP		3.0

Attachment 2 to Appendix F. Phase 2 UGB Amendment Tax Lots by Area (11-05-2020 TLs)

Tax Lots in Phase 2 UGB Amendment (11-05-2020 TLs)					
Area	Map & Taxlot	OwnerLine1	Site Address	Split	ApproxGrossTLAcAffected
Booth Bend (BB)					
BB	R4428D 00400	PRINGLE LEON L	5025 SE BOOTH BEND RD		2.32
BB	R4428C 00100	BENNETT DAVID	4885 SE BOOTH BEND RD		1.94
BB	R4428C 00500	MCMINNVILLE CITY OF	4591 SE BOOTH BEND RD		0.91
BB	R4428C 00300	STEBER THEODORE J & SHIRLEY A TRUSTEES	4725 SE BOOTH BEND RD		2.00
BB	R4428D 00100	DAVIS ANGELA D	9070 SE MORGAN LN		2.44
BB	R4428A 02500	HART TIMOTHY P &	8925 SE MORGAN LN		3.43
BB	R4428A 02600	LOVELACE JACK E	8975 SE MORGAN LN		3.23
BB	R4428A 02300	RANDALL DAISY L	8865 SE MORGAN LN		1.11
BB	R4428A 02100	CINNAMON TONEY K	8805 SE MORGAN LN		0.88
BB	R4428A 02801	GARIBAY RIGOBERTO	8740 SE MORGAN LN		1.98
BB	R4428D 00200	GOINS HOLLEY L	5055 SE BOOTH BEND RD		2.34
BB	R4428D 00300	SHAWN KEVIN G	5165 SE BOOTH BEND RD		0.32
BB	R4428C 00200	VARGAS GERARDO	4825 SE BOOTH BEND RD		1.97
BB	R4428C 00400	TRONCIN RALOND & RUBY TRUSTEES FOR	4601 SE BOOTH BEND RD		3.40
BB	R4428A 02800	ROOT RAVIA JENNIFER A &	8770 SE MORGAN LN		1.88
BB	R4428A 01900	YAMHILL COUNTY	8825 SE MORGAN LN		1.79
BB	R4428A 02802	HUGHES TROY (WROS)	8720 SE MORGAN LN		2.00
BB	R4428A 02000	STEWART TIMOTHY B	8765 SE MORGAN LN		0.76
BB	R4428A 02400	HOCKADAY CHERYL M	8875 SE MORGAN LN		2.81
BB	R4428A 02200	BECKNER EVERTT	8845 SE MORGAN LN		0.90
BB	R4428A 02700	WOOLHISER BLAKE S TRUSTEE	8830 SE MORGAN LN		1.76
North of Airport Evergreen East (NA-EV-E)					
NA-EV-E	R4423 00600	MCMINNVILLE PROPERTIES LLC	510 NE CAPT MICHAEL KING SMITH WY	Y-PartIn	5.00
NA-EV-E	R4423 00400	MCMINNVILLE PROPERTIES LLC		Y-PartIn-PartOut	22.50
Norton Lane West (NL-W)					
NL-W	R4421DB 00400	BRAICH JANIS B	124 SE ANNE ST	Y-PartIn	0.08
NL-W	R4421AC 04000	PUNENTES ARNULFO JR	424 NE OREGON ST	Y-PartIn	0.04
NL-W	R4421DB 00500	WARD TRACEY J	148 SE ANNE ST	Y-PartIn	0.06
NL-W	R4421DB 00300	WILES LADD J	100 SE ANNE ST	Y-PartIn	0.03
NL-W	R4421AC 03900	SCHMECHEL JAMES D	440 NE OREGON ST	Y-PartIn	0.14
NL-W	R4421 00400	MCMINNVILLE CITY OF	1625 SE BROOKS LN	Y-PartIn	61.37
Northwest Expanded (NW-EX1b-R1)					
NW-EX1b-R1	R4418 00700	FOX RIDGE DEVELOPERS LLC	11200 SW FOX RIDGE RD		32.68
NW-EX1b-R1	R4419 01200	BKD HILLSIDE LLC	768 NW MEADOWOOD CIRCLE	Y-PartIn	0.50
Old Sheridan Road (OSR)					
OSR	R4431 00900	MATSON LEANN M	11590 SW DURHAM LN		0.77
OSR	R4431 01200	TERRY JERRY N	10575 SW OLD SHERIDAN RD		2.29
OSR	R4430 00900	DEMASTER ROBERT J & SANDRA L TRUSTEES OF	2000 SW OLD SHERIDAN RD		1.03
OSR	R4431 01400	ROBINSON RAY	10505 SW OLD SHERIDAN RD		0.71
OSR	R4431 01700	WALKER CHARLES & EUN SOON TRUST	10315 SW OLD SHERIDAN RD		7.90
OSR	R4431 01600	HARRELL FRANCELLA P	10415 SW OLD SHERIDAN RD		4.32
OSR	R4431 01500	NORTHWEST COMMUNITY CHURCH	10475 SW OLD SHERIDAN RD		4.93
OSR	R4430 00800	WOLF GERALD L & VIRGINIA TRUSTEES FOR	1960 SW OLD SHERIDAN RD		12.59
OSR	R4431 01000	MATSON LEANN M	11300 SW DURHAM LN		5.54
OSR	R4430 00801	MCMINNVILLE WATER & LIGHT COMMISSION	10120 SW HIGHWAY 18		2.00
OSR	R4431 01100	HAYES PAMELA L	10751 SW OLD SHERIDAN RD		2.68
OSR	R4431 00100	OLDHAM RICHARD	10205 SW OLD SHERIDAN RD	Y-PartOut	9.00
OSR	R4431 01701	HAMILTON JOHN M	10365 SW OLD SHERIDAN RD		1.00
Riverside North (RN)					
RN	R4414 00200	THUNDERBIRD RONALD J	4285 NE RIVERSIDE DR	Y-PartOut	6.70
RN	R4414 00400	GIBSON J SCOTT MD	4325 NE RIVERSIDE DR		1.00
RN	R4414 01300	MCMINNVILLE CITY OF	4600 NE RIVERSIDE DR		7.34
RN	R4414 01700	REED DANIEL & NANCY	4725 NE RIVERSIDE DR		1.55
RN	R4414 01602	GILPIN JOHN W CO-TRUSTEE	4661 SE RIVERSIDE DR		2.69
RN	R4414 01400	MCMINNVILLE CITY OF	4700 NE RIVERSIDE DR		7.54
RN	R4414 01600	CONFLUENCE PROPERTIES LLC	4361 NE RIVERSIDE DR		20.01
RN	R4414 01603	DAVIDSON JOHN B			3.24
RN	R4414 00300	GIBSON J SCOTT MD	4317 NE RIVERSIDE DR		15.31
RN	R4414 01601	BECK WALLACE C JR	4651 NE RIVERSIDE DR	Y-PartOut	14.60
RN	R4414 00500	DICKSON EDWINA M	4329 NE RIVERSIDE DR		4.13
RN	R4414 01800	REED DANIEL & NANCY	4725 SE RIVERSIDE DR		1.71
RN	R4411 04700	JOHNSON DWIGHT A (LIFE ESTATE)	3850 SE ARNOLD LN	Y-PartOut	1.00
RN	R4414 01200	GARNER JESS M SR	4400 NE RIVERSIDE DR		4.66
RN	R4414 00601	REYNOLDS MICHAEL W (WROS)	4370 NE RIVERSIDE DR		1.32
RN	R4414 00600	ROOT ARNOLD L	4280 NE RIVERSIDE DR		2.21
Southwest (SW-06-R1)					
SW-06-R1	R4430 01300	BOB & MARGE PROPERTIES LLC	1721 SW OLD SHERIDAN RD		0.14
SW-06-R1	R4430AD 00300	MCCOY MICHAEL P & CHRISTY L TRUSTEES FOR	1555 SW CYPRESS LN	Y-PartIn	0.40
SW-06-R1	R4430 01400	TRENT JAMES R 1/2 &	1695 SW OLD SHERIDAN RD		49.24
SW-06-R1	R4430AD 00700	LATHROP JAMES A II	1640 SW CYPRESS LN	Y-PartIn	0.24
SW-06-R1	R4430AD 00600	RAY TIMOTHY D	1620 SW CYPRESS LN	Y-PartIn	0.24
SW-06-R1	R4430 01500	MCKEE PROPERTIES LLC			49.04
SW-06-R1	R4430 00300	MCKEE PROPERTIES LLC			17.65
SW-06-R1	R4430AD 00400	MANFRIN CASEY W CO-TRUSTEE	1595 SW CYPRESS LN	Y-PartIn	3.50
Southwest (SW-06-R2)					
SW-06-R2	R4430 01200	SULLIVAN BRYAN L	1761 SW OLD SHERIDAN RD		1.96
SW-06-R2	R4430 01202	WEISENFLUH RONALD H			18.23
SW-06-R2	R4430 01201	WEISENFLUH RONALD H			17.30
Southwest 2 (SW-2)					
SW-2	R4419 02600	MCKEE PROPERTIES LLC	551 HILL RD SOUTH		120.06
West Hills South (WH-S)					
WH-S	R4524 02000	MCKEE PROPERTIES LLC			86.10
WH-S	R4524 01300	AWT LLC	2700 SW REDMOND HILL RD		36.19
West of Old Sheridan Road 2 (W-OSR2-R1)					
W-OSR2-R1	R4430 01800	MCKEE PROPERTIES LLC			119.47
W-OSR2-R1	R4430 01700	SMITH JENNIFER	1301 HILL RD SOUTH		2.31
West of Old Sheridan Road 2 (2-OSR2-R2a)					
W-OSR2-R2a	R4430 01900	W REDMOND FARM INC		Y-PartOut	28.70




Attachment 4 to Appendix F. Phase 2 UGB Amendment Tax Lots with Fields for DLCD Notification (11-05-2020 Tls)

Lot/Tract	OBJECT	MAP	MAPNUM	TOWNSHIP	RANGE	SECTION	SubSection	MAPTRACT I	TAXLOT I	TRACT I	OWNER1	OWNER2	OWNER3	MAILADD1	OWNER4	CITY	MAILADD2	STATE	ZIP	STAIR/PLAT	SURFSQ	STUSQ	SP	STUSITY	SALE DATE	ST/SP	ID	PL_ZONE	Splts	ParcelsType	ParcelsType	MajorUseType	MajorUseType	Zoning	Zoning	City/PTD	City/PTD	Appro/Restrict/Estab					
3958	R4428D	0500	4.4.2B	4	S	4		28D		28D	R4428D 0500	0500	0500	485138	3604.0504.00W2800-00000000	PHILLIP CHERIE L	PO BOX 813	MCMINNVILLE	OR	97128	4625 SE BOOTH BE	0	12-05-2009	0		3224	VLDK2 S	Rural Residential	Urban Holding/Urbanizable	Rural Residential	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15			
3959	R4428D	0500	4.4.2B	4	S	4		28C		28C	R4428D 0500	0500	0500	485139	3604.0504.00W2800-00000000	BENNETT BRENDA	4855 SE BOOTH BEND RD	MCMINNVILLE	OR	97128	4655 SE BOOTH BE	0	08-25-2010	0		2919	AF10	Rural Residential	Urban Holding/Urbanizable	Rural Residential	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15	
3960	R4414	0500	4.4.14	4	W	14		14	R4414 0500	0500	R4414 0500	0500	127139	3604.0504.00W1400-00000000	THOMPSON MARY M	7304 SHERIDAN RD	MCMINNVILLE	OR	97128	4258 NE RIVERVIEW DR	0	08-25-2010	0		2919	AF10	Y-Part	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15			
3961	R4414	0500	4.4.14	4	W	14		14	R4414 0500	0500	R4414 0500	0500	127140	3604.0504.00W1400-00000000	HUEY LISA E	6630 SCOTT RD	MCMINNVILLE	OR	97128	4625 SE BOOTH BE	0	09-15-2012	0		2919	AF10	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15		
3962	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	127141	3604.0504.00W1400-00000100	MCMINNVILLE CITY	O 236 E 2ND ST	MCMINNVILLE	OR	97128	4600 NE RIVERVIEW DR	0	10-19-1995	0		2188	EPH0 VLDK2 S	Rural Residential	Urban Industrial	Rural Residential	Urban Industrial	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3	3	2.24		
3963	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	127142	3604.0504.00W1400-00000100	REED DANIEL E	4426 W RIVERVIEW DR	MCMINNVILLE	OR	97128	4725 NE RIVERVIEW DR	0	01-30-2005	0		2188	EPH0	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15		
3964	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	127143	3604.0504.00W1400-00000100	GULPIN PATRICIA L	CO-TRUSTEE GULPIN JOHN W	C-20 E 4661 SE RIVERVIEW GULPIN FAMILY TRACT	MCMINNVILLE	OR	97128	4601 NE RIVERVIEW DR	0	05-19-2017	0		97128	AF10	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15	
3965	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	127144	3604.0504.00W1400-00000100	MCMINNVILLE CITY	O 236 E 2ND ST	MCMINNVILLE	OR	97128	4700 NE RIVERVIEW DR	0	07-05-1993	0		2188	VLDK2 S	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15		
3966	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	127145	3604.0504.00W1400-00000100	CONCESSION	PROFPO BOX 1007	MCMINNVILLE	OR	97128	4361 NE RIVERVIEW DR	0	08-25-2000	0		2193	AF10	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15		
3967	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	485931	3604.0504.00W1400-00000100	DAVISGON JOHN B	PO BOX 1007	MCMINNVILLE	OR	97128	4317 NE RIVERVIEW DR	0	06-07-1998	0		2193	AF10	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15		
3968	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	485932	3604.0504.00W1400-00000100	GORDON SCOTT W	PO BOX 1007	MCMINNVILLE	OR	97128	4317 NE RIVERVIEW DR	0	09-25-2000	0		2193	AF10	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15		
3969	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	486264	3604.0504.00W1400-00000100	BECK WALLACE B	4811 NE RIVERVIEW DR	MCMINNVILLE	OR	97128	4611 NE RIVERVIEW DR	0	08-14-1990	0		2194	AF10	Y-Part	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15	
3970	R4414	0500	4.4.14	4	W	14		14	R4414 0500	0500	R4414 0500	0500	127173	3604.0504.00W1400-00000500	DICKSON FREDERICK	DICKSON EDWINA M	214 BATTERY CT	REDFORT	OR	97467	4319 NE RIVERVIEW DR	0	02-07-1997	0		2194	EPH0	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15	
3971	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	486265	3604.0504.00W1400-00000100	REEB DANIEL E	4426 W RIVERVIEW DR	MCMINNVILLE	OR	97128	4725 NE RIVERVIEW DR	0	01-30-2005	0		2193	AF10	Rural Residential	Urban Industrial & Urban Natural Hazard	Rural Residential	Urban Industrial & Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.6	1.6	2.15		
3972	R4414	0500	4.4.21B	4	W	21	D	B	R4414 0500	0500	R4414 0500	0500	166421	3604.0504.00W2100-00000500	BRANCH JAMES R	134 SE ANNE ST	MCMINNVILLE	OR	97128	124 SE ANNE ST	0	01-05-2000	0		97128	3209 R2	Agriculture	Urban Natural Hazard	Agriculture	Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.08	0.08	0.08		
3973	R4414	0500	4.4.21A	4	W	21	A	C	R4414 0500	0500	R4414 0500	0500	157948	3604.0504.00W2100-00000500	PUEYTES JENNIFER	PUEYTES JENNIFER	484 NE CREighton DR	MCMINNVILLE	OR	97128	424 NE CREighton DR	0	07-27-2003	0		97128	3209 R2	Y-Part	Agriculture	Urban Holding/Urbanizable	Agriculture	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.08	0.08	0.08
3974	R4414	0500	4.4.21B	4	W	21	D	B	R4414 0500	0500	R4414 0500	0500	166422	3604.0504.00W2100-00000500	SMITH JENNIFER	127 NW 17TH ST	MCMINNVILLE	OR	97128	148 SE ANNE ST	0	08-23-2006	0		97128	3209 R2	Y-Part	Agriculture	Urban Natural Hazard	Agriculture	Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.08	0.08	0.08	
3975	R4414	0500	4.4.21B	4	W	21	D	B	R4414 0500	0500	R4414 0500	0500	166423	3604.0504.00W2100-00000500	WILSON LADD J	108 SE ANNE ST	MCMINNVILLE	OR	97128	108 SE ANNE ST	0	08-27-2004	0		97128	3209 R2	Y-Part	Agriculture	Urban Natural Hazard	Agriculture	Urban Natural Hazard	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.08	0.08	0.08	
3976	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	145427	3604.0504.00W1400-00000100	MCCKE PROPERTIES	12155 SW MCKEE RD	AMITY	OR	97121	1454 SW MCKEE RD	0	11-19-2011	0		3734	EPH0	Rural	Urban Holding/Urbanizable	Rural	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.19	1.19	4.1		
3977	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	181449	3604.0504.00W1400-00000100	MCCKE PROPERTIES	12155 SW MCKEE RD	AMITY	OR	97121	1454 SW MCKEE RD	0	11-29-2013	0		3734	EPH0	Rural	Urban Holding/Urbanizable	Rural	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.19	1.19	4.1		
3978	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	181450	3604.0504.00W1400-00000100	SMITH MICHAEL	1301 SW HILL RD	MCMINNVILLE	OR	97121	1301 SW HILL RD SPLIT	0	01-24-2020	0		97128	3734	Y-Part	Agriculture	Urban Holding/Urbanizable	Agriculture	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	86.15	86.15	22.20	
3979	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	181506	3604.0504.00W1400-00000100	AWT LLC	8020 SW WILLOWDALE DR	PORTLAND	OR	97226	2700 SW MEDFORD	0	07-20-2016	0		97128	3402	EPH0	Agriculture	Urban Holding/Urbanizable	Agriculture	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	36.18	36.18	22.20	
3980	R4414	0100	4.4.14	4	W	14	C		R4414 0100	0100	R4414 0100	0100	485939	3604.0504.00W1400-00000100	SCHMIDTKE JAMES H	644 NE CREighton DR	MCMINNVILLE	OR	97128	480 NE CREighton DR	0	01-08-2011	0		97128	3811	LDPH000	Y-Part	Agriculture	Urban Holding/Urbanizable	Agriculture	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.08	0.08	0.08
3981	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	486159	3604.0504.00W1400-00000100	MCCKE PROPERTIES	12155 SW MCKEE RD	AMITY	OR	97121	1454 SW MCKEE RD	0	12-09-2011	0		2676	EPH0	Rural	Urban Holding/Urbanizable	Rural	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	1.05	1.05	2.15		
3982	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	174461	3604.0504.00W1400-00000100	MATSON LEANN M	PO BOX 303	MCMINNVILLE	OR	97128	11500 SW DURHAM	0	01-21-2020	0		3303	AF10	Rural Residential	Urban Holding/Urbanizable	Rural Residential	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.77	0.77	2.15		
3983	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	174462	3604.0504.00W1400-00000100	TERRY LISA	10517 SW OLD SHERIDAN RD	MCMINNVILLE	OR	97128	10517 SW OLD SHERIDAN RD	0	09-26-2009	0		3303	AF10	Rural Residential	Urban Holding/Urbanizable	Rural Residential	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.77	0.77	2.15		
3984	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	171593	3604.0504.00W1400-00000100	MCMINNVILLE CITY	O 538 SE 3TH ST	MCMINNVILLE	OR	97128	4591 SE BOOTH BE	0	01-31-1998	0		3228	PWS	Rural Public/Semi Public	Urban Holding/Urbanizable	Rural Public/Semi Public	Urban Holding/Urbanizable	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.61	0.61	2.15		
3985	R4414	0100	4.4.14	4	W	14		14	R4414 0100	0100	R4414 0100	0100	174475	3604.0504.00W1400-00000100	BOB & MARIE PROPR	9975 E CLOUTOWER LN NO 140	MERIDIAN	OR	97342	1721 SW OLD SHERIDAN RD	0	06-28-2008	0		3734	EPH0	Agriculture	Urban Holding/Urbanizable															





City of McMinnville UGB Evaluation

Draft UGB
Proposal

Showing
Proposed
Comp. Plan
for Phases 1 & 2

-  Current UGB
-  Areas Previously Added to UGB (Ph. 1)
-  Proposed UGB Expansion Areas (Ph. 2)

Proposed Comp. Plan Map Designation

-  C (Commercial)
-  FP (Floodplain)
-  I (Industrial)
-  UH (Urban Holding)

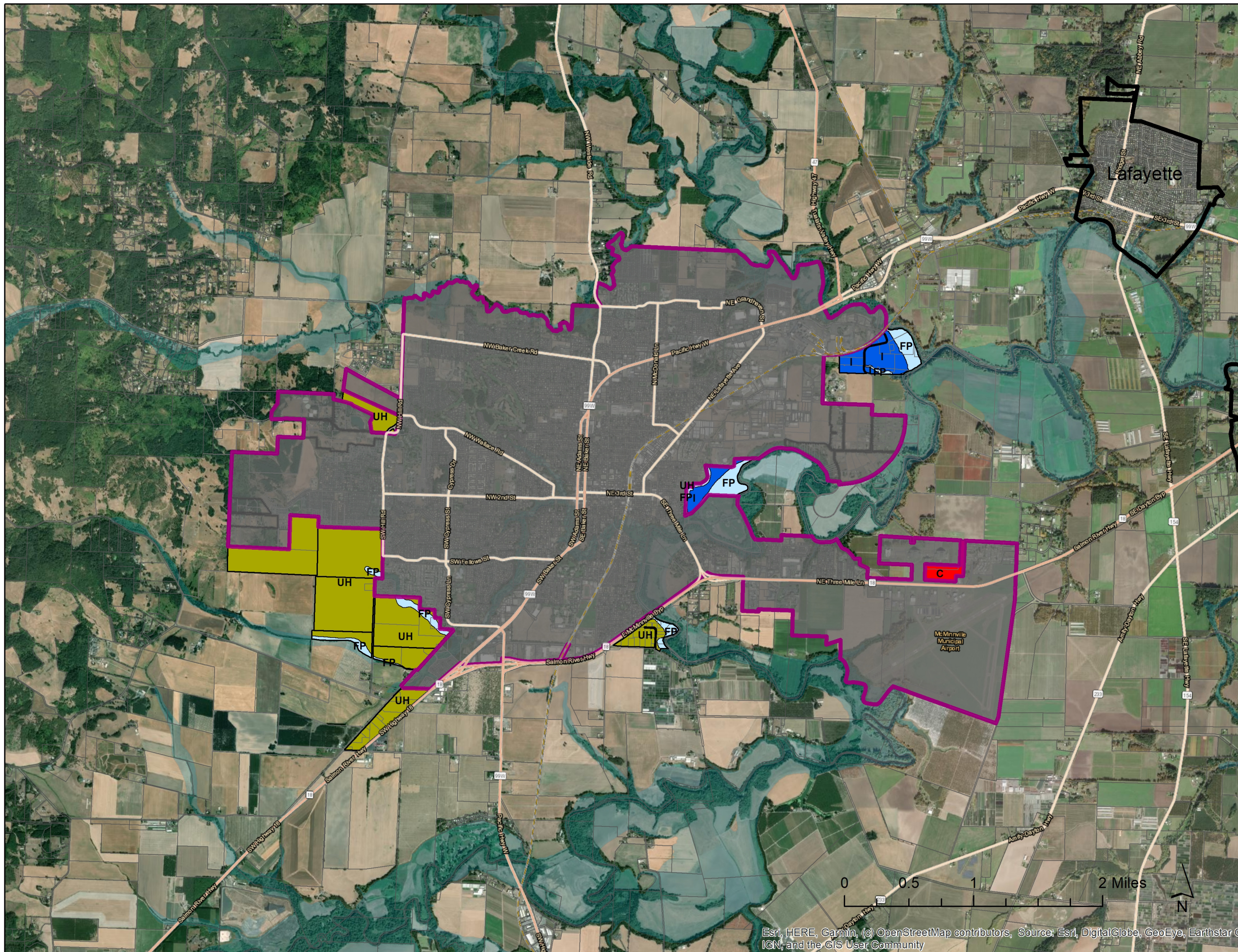
This is a draft map as of
10.13.2020 and is subject
to change until adopted



City of McMinnville UGB Evaluation

Draft UGB
Proposal

Comprehensive
Plan Map



- Current UGB
- Proposed UGB Expansion Areas (Ph. 2)
- Proposed Comp. Plan Map Designation
 - C (Commercial)
 - FP (Floodplain)
 - I (Industrial)
 - UH (Urban Holding)

This is a draft map as of
10.13.2020 and is subject
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