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BY EMAIL and ORIGINAL TO FOLLOW BY FIRST-CLASS MAIL

Mayor Hill and Council Members
c/o Heather Richards
230 NE Second Street
McMinnville, OR 97128

Re: McMinnville Growth Management and Urbanization Plan 2003 UGB Remand –
Support for Proposed Expansion Area

Dear Mayor Hill and Council Members:

This office represents AWT, LLC ("AWT"), the owner of property located at 2700 Redmond Hill Road, McMinnville, Oregon 97128 (the "AWT property"). The AWT property is located within the West Hills South labelled property on the Draft UGB Proposal Map, designated WH-S. *See* Attachment 1. AWT requests that the City add AWT to the notice list for the notice of decision that results from these proceedings. Please accept the below arguments in support of this amendment to McMinnville's Urban Growth Boundary ("UGB"), and include this letter in the record.

The remand record supports the City of McMinnville's need to expand its UGB. During the January 22, 2020 City Council Work Session the McMinnville Planning Department presented data showing that McMinnville has a deficit of 1050 homes, a lack of low and moderate income housing options, and a lack of employment opportunity as a result of housing scarcity. The challenge is that McMinnville has a deficit of developable land for housing. Expanding McMinnville's UGB as proposed by this amendment will help to alleviate these problems.

The Planning Department's analysis supports the inclusion of the WH-S identified land and the AWT property in the proposed UGB expansion. Rather, the WH-S identified land does not have any high resource Class I soils that should be protected. The WH-S identified land is composed of predominantly Class III soils and the AWT property only contains lower quality Class III soils, making this land a higher priority for inclusion into the UGB. In addition, WH-S identified land is not susceptible to landslides and is not constrained by steep slopes that would inhibit the ability to develop higher density housing. Further, WH-S identified land is not in a high liquefaction risk zone. As a result, the Planning Department found that WH-S identified land scored well when reviewing the Goal 14 factors.

The WH-S identified land and the AWT property are bordered by property already incorporated into the UGB making it a natural choice for inclusion in the UGB expansion. Thus, the WH-S identified land was included in all the possible UGB expansion maps presented to the City Council on September 16, 2020 because it is part of a natural transition for expansion, as well as containing the site characteristics described above. AWT agrees and requests that the City maintain inclusion of the AWT property in the expansion of McMinnville's UGB.

Based on the foregoing information and the established need for land to develop housing in McMinnville, AWT respectfully requests that the City Council approve the UGB Amendment for the McMinnville Growth Management and Urbanization Plan. Thank you for your consideration of these materials.

Sincerely,



Jennifer M. Bragar

Enclosure

cc: client (by email)
Claudia Cisneros, City Recorder (by email)
Tom Schauer, Senior Planner (by email)

City of McMinnville
UGB Evaluation

Draft UGB
Proposal

