



Growing McMinnville
MINDFULLY



MCMINNVILLE'S UGB REMAND RESPONSE:

YAMHILL COUNTY BOARD OF COUNTY COMMISSIONERS UPDATE

We are responding to the LCDC remand to the City of McMinnville for the MGMUP 2003-2023, first submitted in 2003 and modified in 2005. LCDC remand based on Court of Appeals remand to LCDC.

YC BOCC UGB REMAND RESPONSE UPDATE, JULY 30, 2020



PUTTING IT ALL IN PERSPECTIVE



YC BOCC UGB REMAND RESPONSE UPDATE, JULY 30, 2020



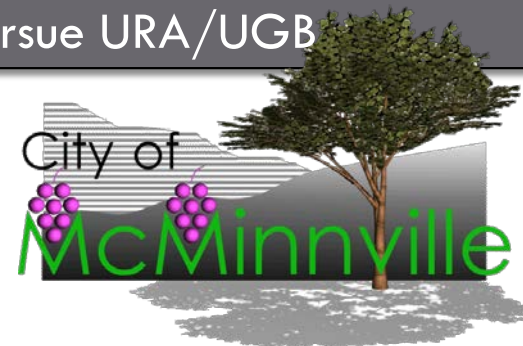
GROWTH PLANNING – MCMINNVILLE, Is there a path forward?



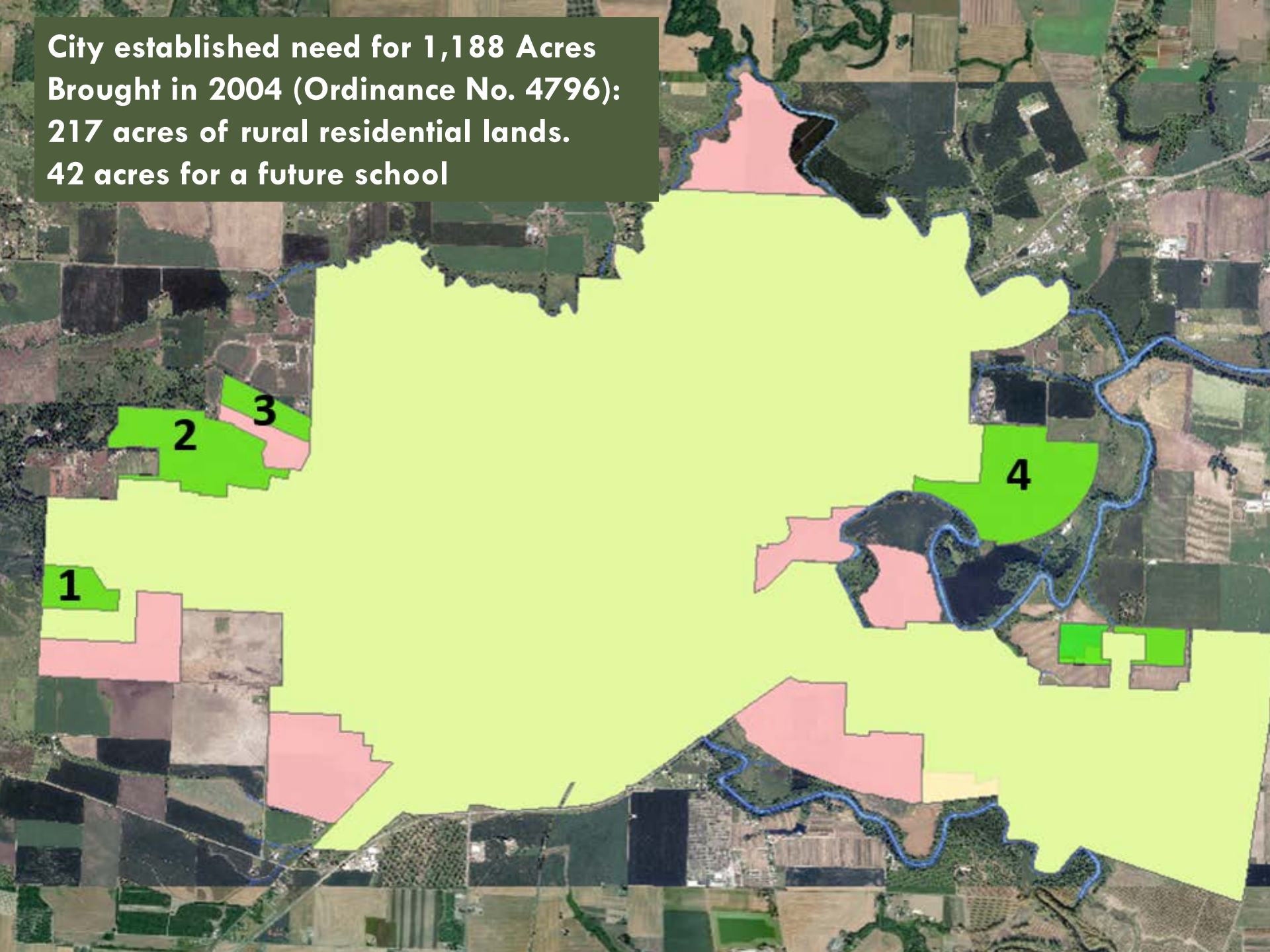
MCMINNVILLE UGB HISTORY

- ❑ 1981: Adopted UGB for 1980-2000 Planning Period
- ❑ 1994: Entered Periodic Review with DLCD
- ❑ **1994-1995:** Residential inventory/projections
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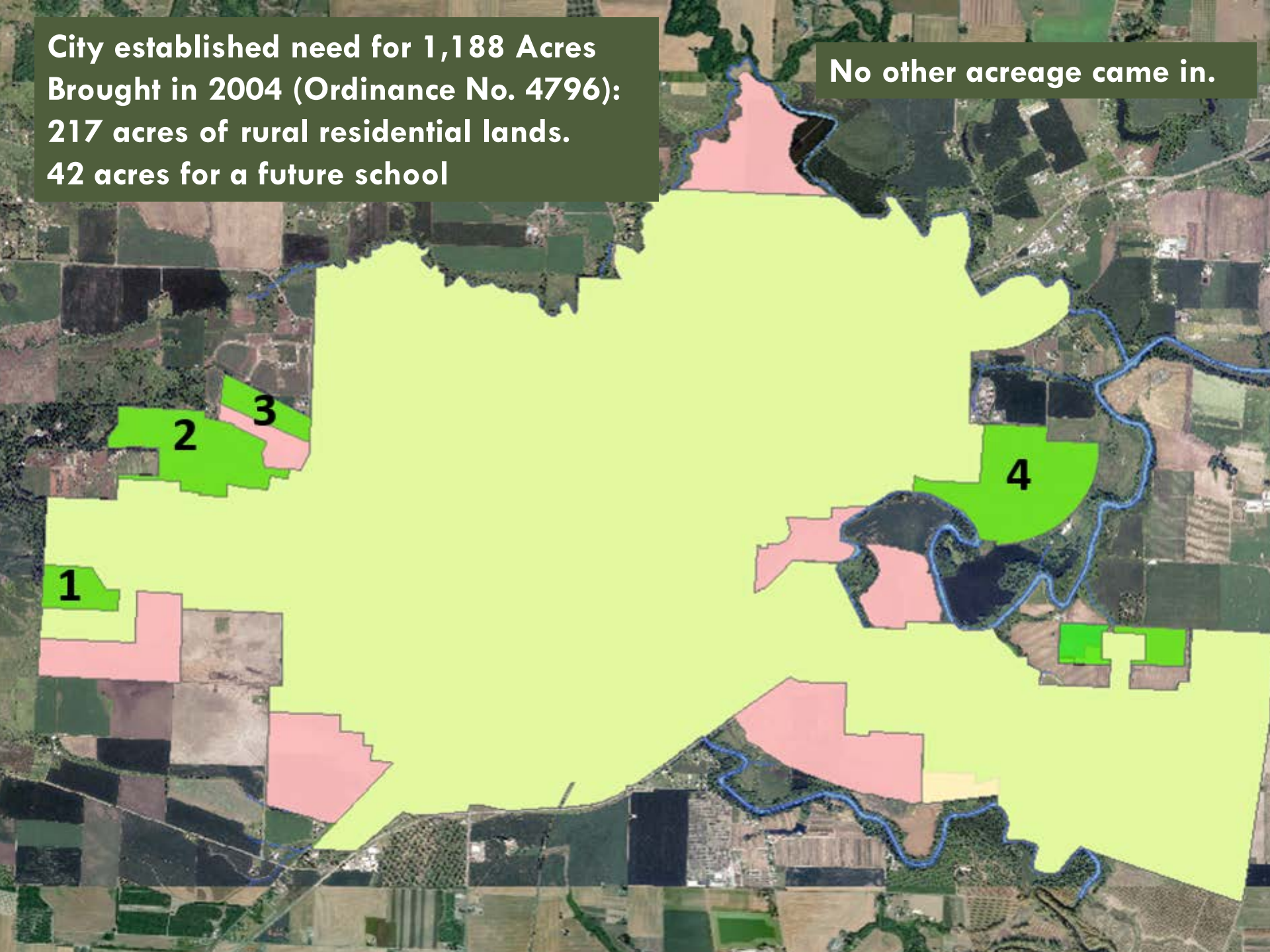


**City established need for 1,188 Acres
Brought in 2004 (Ordinance No. 4796):
217 acres of rural residential lands.
42 acres for a future school**



**City established need for 1,188 Acres
Brought in 2004 (Ordinance No. 4796):
217 acres of rural residential lands.
42 acres for a future school**

No other acreage came in.



**Land Supply Constrained
No new housing units built.**

Water Zone 2

**Conservation Easement
(~81 acres inside UGB)**

**School Dist. Property
(~40 acres inside UGB)**

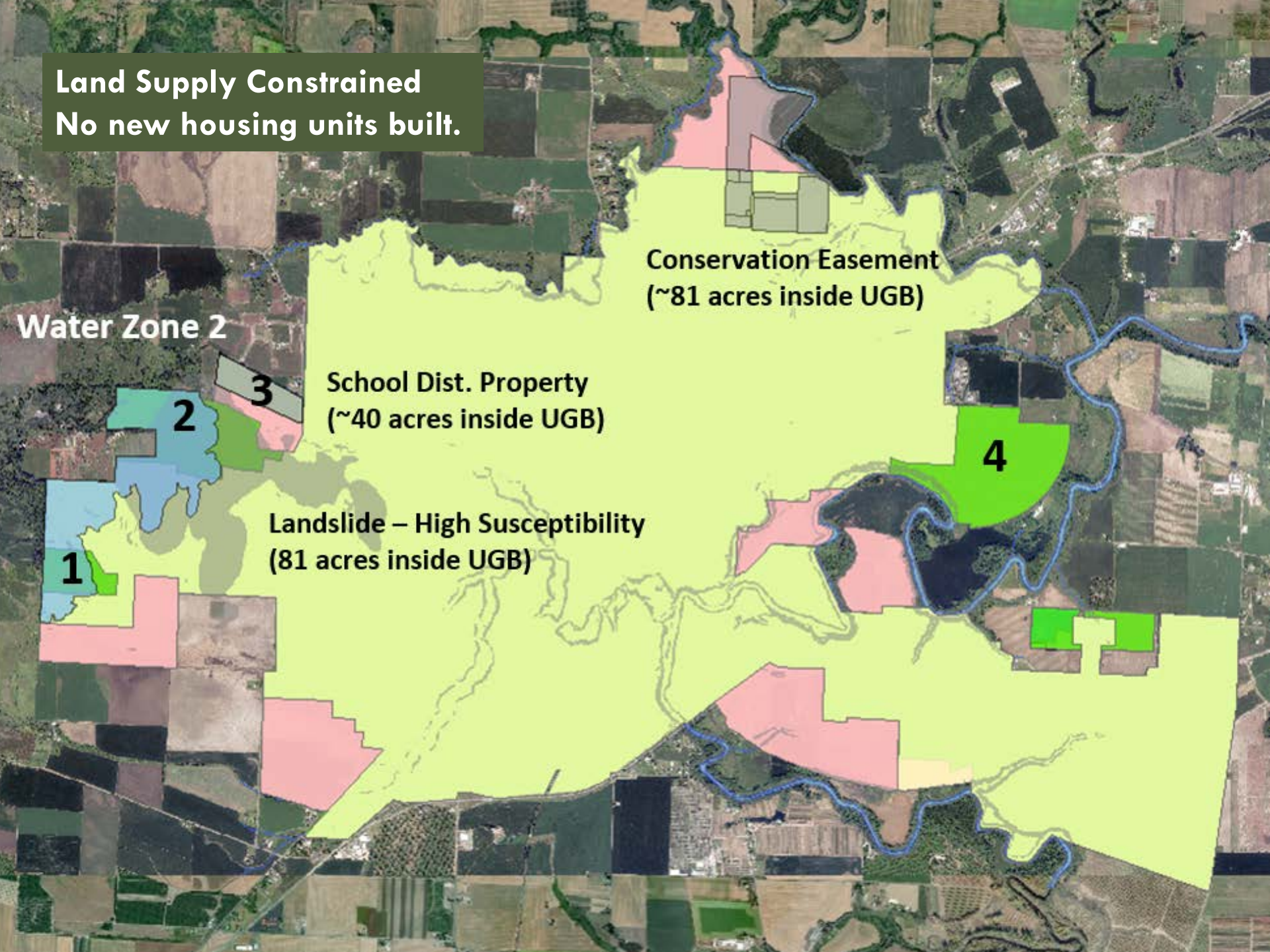
**Landslide – High Susceptibility
(81 acres inside UGB)**

1

2

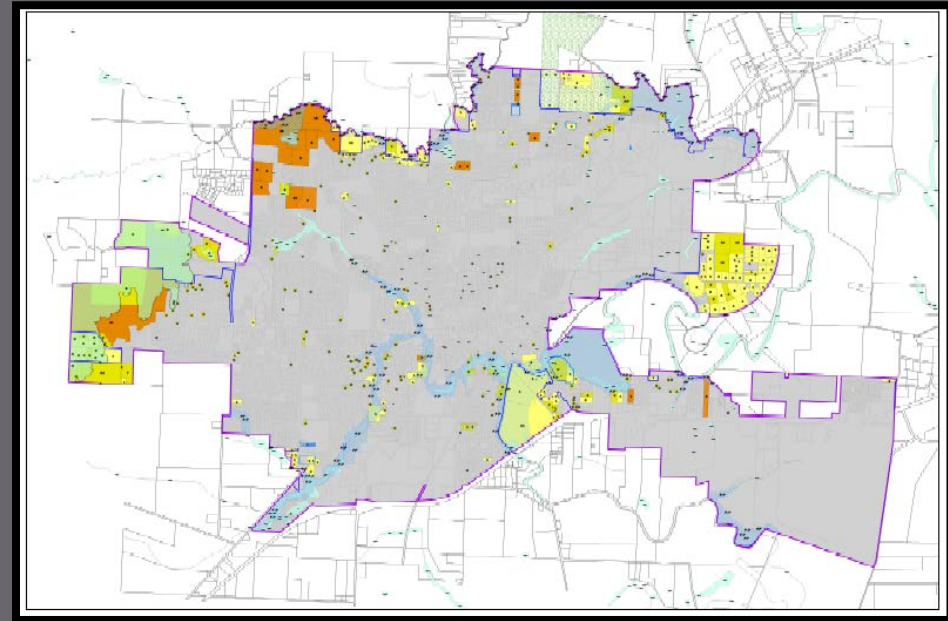
3

4



MCMINNVILLE – A QUICK SNAPSHOT

Size of Parcel	Inside City Limits	In UGB
> 20 Acres (2)	22 Acres	21 Acres
10 Acres (4)	0	4
5 – 10 Acres (7)	1	6
4 – 5 Acres (5)		5
3 – 4 Acres (9)	1	8
2 – 3 Acres	38 Properties	
1 – 2 Acres	94 Properties	
0 – 1 Acres	190 Properties	



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MCMINNVILLE – A QUICK SNAPSHOT

- ❑ McMinnville is beginning to **GENTRIFY**.
- ❑ Deficit of 1050 homes.
- ❑ Lower and moderate income households are being displaced.
- ❑ Homelessness is increasing.
- ❑ Average home sales price in 2019 was \$398,200.



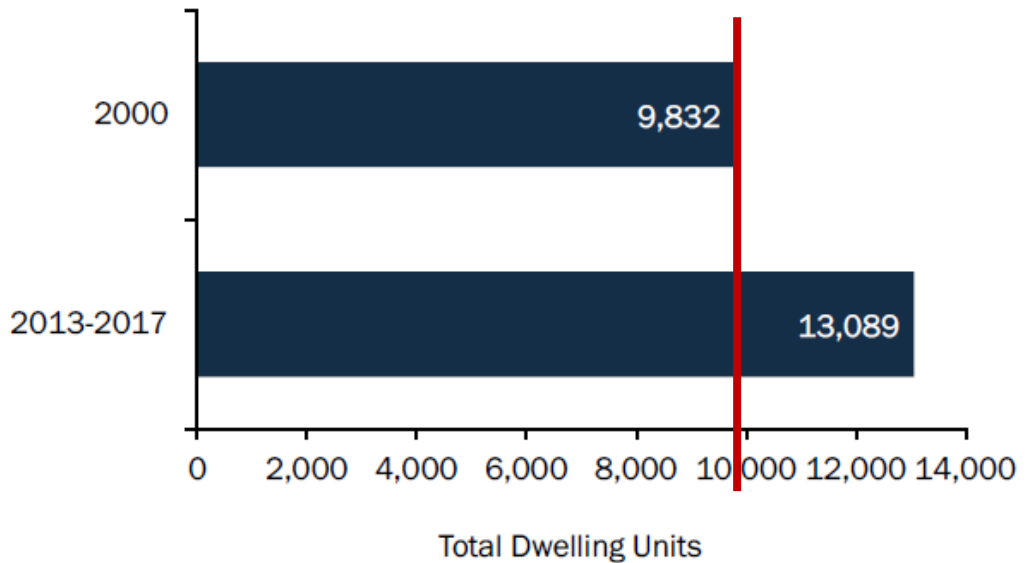
MCMINNVILLE – A QUICK SNAPSHOT

Housing Mix

The total number of dwelling units in McMinnville increased by 3,257 units from 2000 to 2017 (33% change).

Exhibit 9. Total Dwelling Units, McMinnville, 2000 and 2013-2017

Source: US Census Bureau, 2000 Decennial Census, SF3 Table and 2013-2017 ACS Table B25024.

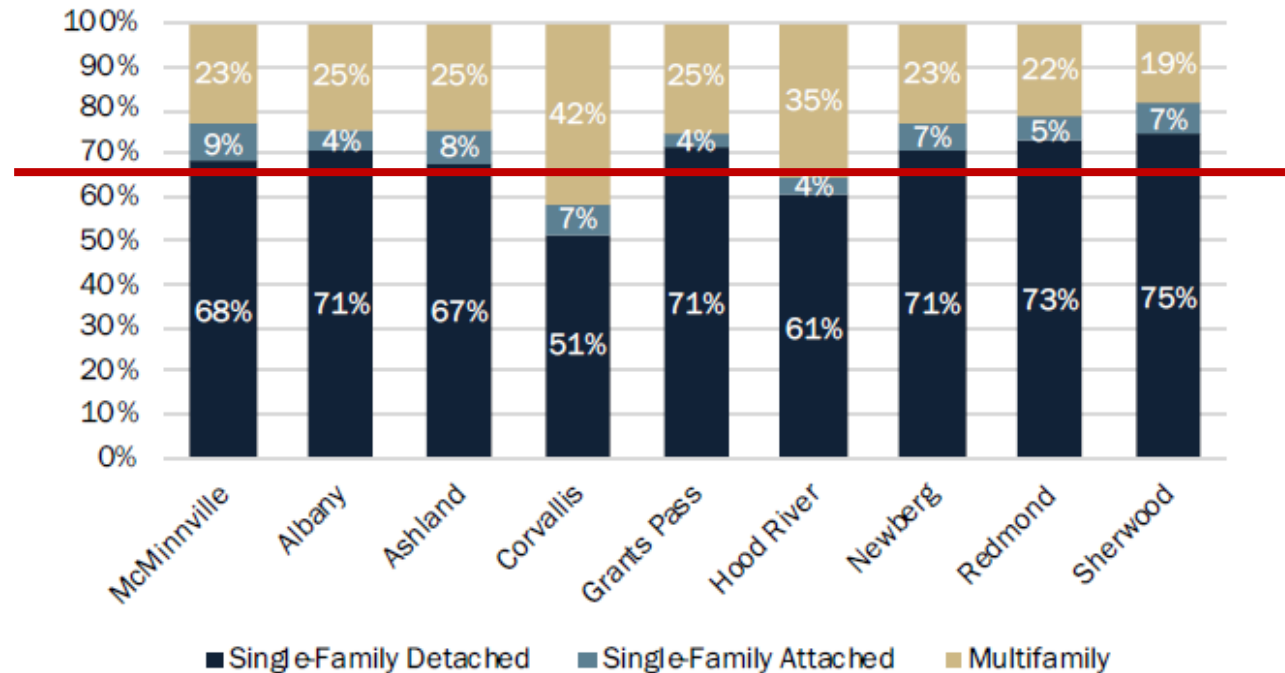


MCMINNVILLE – A QUICK SNAPSHOT

McMinnville has a larger share of single-family attached housing than other comparison cities.

Exhibit 12. Housing Mix, McMinnville and Comparison Cities, 2013–2017

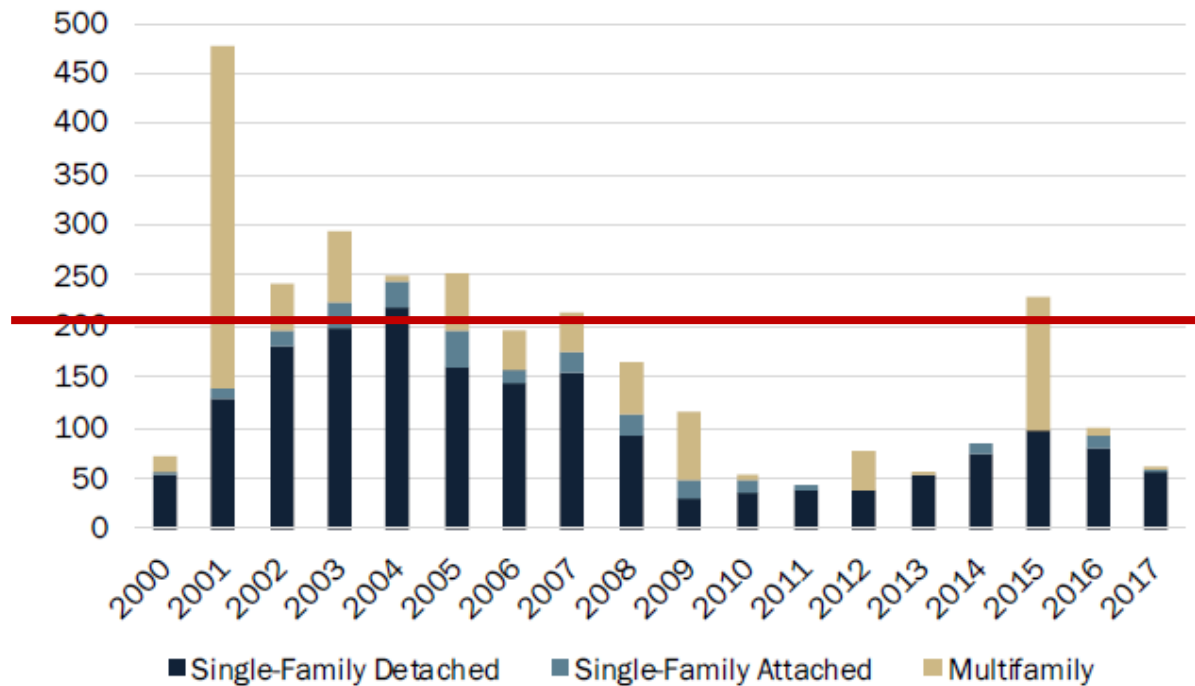
Source: US Census Bureau, 2013–2017 ACS, Table B25024. Note: Comparison cities selected by the City of McMinnville.



MCMINNVILLE – HOUSING DEFICIT

Exhibit 14. Building Permits Issued for New Residential Construction by Type of Unit, McMinnville, 2000 through 2017

Source: City of McMinnville. Note: This chart shows a ~200 unit discrepancy from ACS data presented in Exhibit 9. That said, there is a margin of error associated with ACS data.



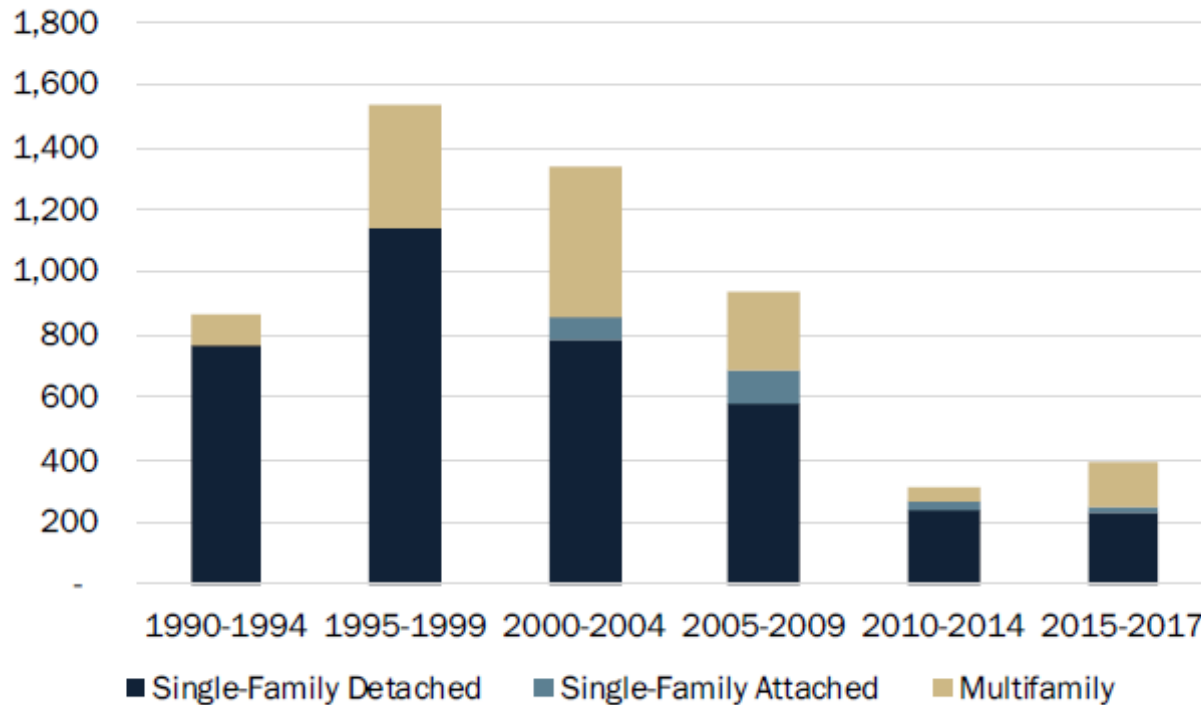
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MCMINNVILLE – HOUSING DEFICIT

Exhibit 15. Share of Building Permits Issued for New Residential Construction by Type of Unit, McMinnville, 1990-1994, 1995-1999, 2000-2004, 2005-2009, 2010-2014, and 2015-2017

Source: City of McMinnville. Note: DU is dwelling unit.



\$55,400

If your household earns....

\$15,000

(30% of MFI)

\$25,150

(50% of MFI)

\$40,240

(80% of MFI)

\$50,300

(100% of MFI)

\$60,400

(120% of MFI)

Then you can afford....

\$375

monthly rent

\$630

monthly rent

OR

\$1,000

monthly rent

OR

\$1,260

monthly rent

OR

\$1,510

monthly rent

OR

**\$45,000-
\$53,000**

home sales price

**\$75,000-
\$88,000**

home sales price

**\$141,000-
\$161,000**

home sales price

**\$176,000-
\$201,000**

home sales price

**\$211,000-
\$242,000**

home sales price



.5 FTE,
earning minimum wage
\$13,000



Food Processor
\$25,490



Healthcare Support
\$36,705



Real Estate Broker
\$52,287



Firefighter
\$65,904

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**ESTABLISHING NEED IS NOT
THE ISSUE**

**HOW TO ACCOMMODATE
THE NEED IS**

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Growing McMinnville MINDFULLY

SHOULD McMINNVILLE GROW...

Up?

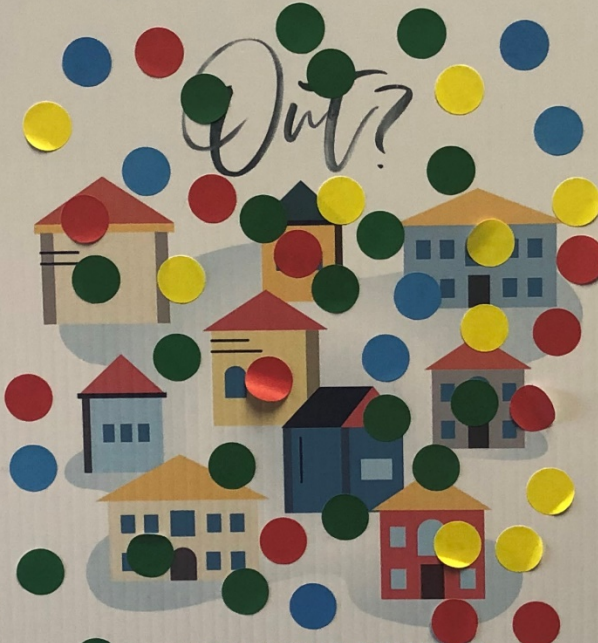


**HIGHER DENSITY
RESIDENTIAL DEVELOPMENT**

(apartment complexes, smaller lots, duplexes & triplexes)

**NO URBAN GROWTH
BOUNDARY EXPANSION**

Out?



**MAINTAIN THE EXISTING
MIX OF HOUSING TYPES**

**LARGE URBAN GROWTH
BOUNDARY EXPANSION**

Both?



**ADDITION OF HIGHER DENSITY
RESIDENTIAL DEVELOPMENTS
AND SINGLE FAMILY HOMES**

**SMALL URBAN GROWTH
BOUNDARY EXPANSION**

CC/BOC Direction – August 21, 2019

1. INITIATE URBAN RESERVE AREA PLANNING
2. GENERAL FACILITY PLANNING
3. URBAN GROWTH BOUNDARY ANALYSIS
4. UGB FRAMEWORK PLAN,
SPECIFIC FACILITY PLANNING
5. UGB AREA PLANS, ANNEXATION

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URA / UGB

- ❑ 50 year land supply with a combination of exception/redevelopment lands and farm/vacant lands.
- ❑ 20 year land supply that is based upon cohesive area planning, and fiscal infrastructure planning



URA / UGB

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- ❑ 20 year land supply that is based upon cohesive area planning, and fiscal infrastructure planning

Successfully accomplished by nine communities, all supported by DLCDD and funded with TA Grants.

DLCDD has a new policy change, and does not support this process anymore.



POTENTIAL PATHS FORWARD

1. URA/UGB
2. UGB
 - a. Dust off 2003 Submittal, resubmit with revised findings
 - b. New alternatives analysis
 - c. Concurrent with URA
3. REGIONAL PROBLEM SOLVING
 - a. RPS – 2003 UGB Plan
 - b. RPS – URA/UGB
4. LEGISLATIVE BILL
5. QUASI-JUDICIAL UGB AMENDMENTS
6. DO NOTHING (Wait for a state-wide fix)
7. NEGOTIATE A DEAL

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CITY COUNCIL DIRECTED STAFF TO EVALUATE RESPONDING TO THE 2012 REMAND OF THE 2003 MGMUP

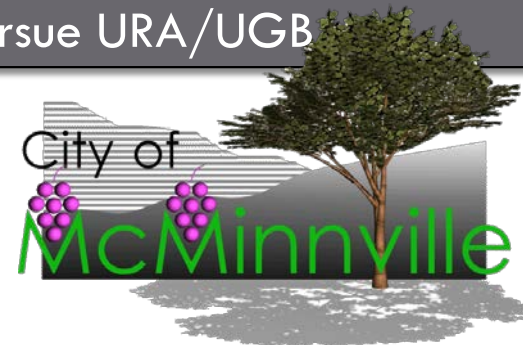
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LEGAL VIABILITY

- **McMinnville can legally respond to LCDC's remand. (DLCD supports this interpretation).**
- **Pursuant to statutes and administrative rules in effect at the time of the submittal - 2006.**



TODAY'S WORKSESSION

1. REVIEW COURT DECISION AND REMAND
2. WORK PROGRAM AND PROGRESS THUS FAR
 - Defining Land Need
 - Buildable Land Need
 - Hazards Study – Goal 7
 - Locational Needs Analysis
3. CONCLUSION AND NEXT STEPS

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COORDINATION WITH COUNTY

Approve and submit by Dec. 31, 2020.

CC and BOCC

- Rely on joint public hearings and decision making meetings in October, November and December.
- Rely on joint work session meetings (August)
- Monthly updates to CC scheduled, BOCC?

YC BOCC UGB REMAND RESPONSE UPDATE, JULY 30, 2020



THE COURT'S DECISION

1. Petitioners argued there were three assignments of error.
2. Court ruled there was only one assignment of error.

“The City erred in its application of ORS 197.298, and that a correct application of the law could compel a different result.”

ORS 197.298 = Priority of land to be included with urban growth boundary.

TRY AGAIN = REMAND!

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ORS 197.298 – PRIORITY LANDS FOR UGB AMENDMENTS

- 1) **First Priority = Urban Reserve Land**
- 2) **Second Priority = Land adjacent to the UGB that is an exception area or non-resource land.**
- 3) **Third Priority = Land designated as marginal land.**
- 4) **Fourth Priority = Agricultural and Forest Lands**

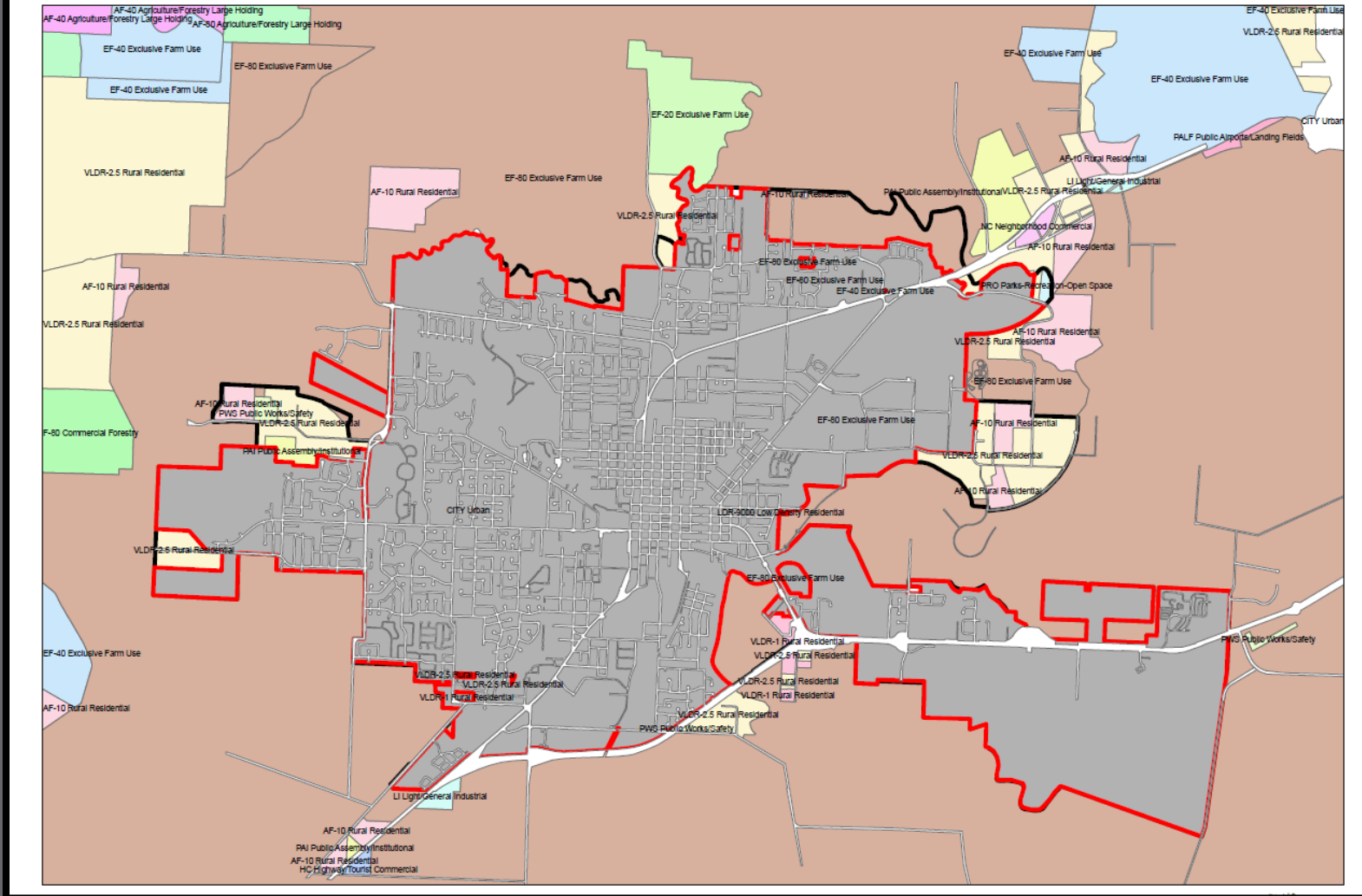
Land of lower priority can be included if land of higher priority is found to be inadequate to accommodate the amount of land needed

- Specific types of identified land needs cannot be reasonably accommodated on higher priority lands.
- Future urban services could not reasonably be provided on higher priority lands due to topographical or other physical constraints
- Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

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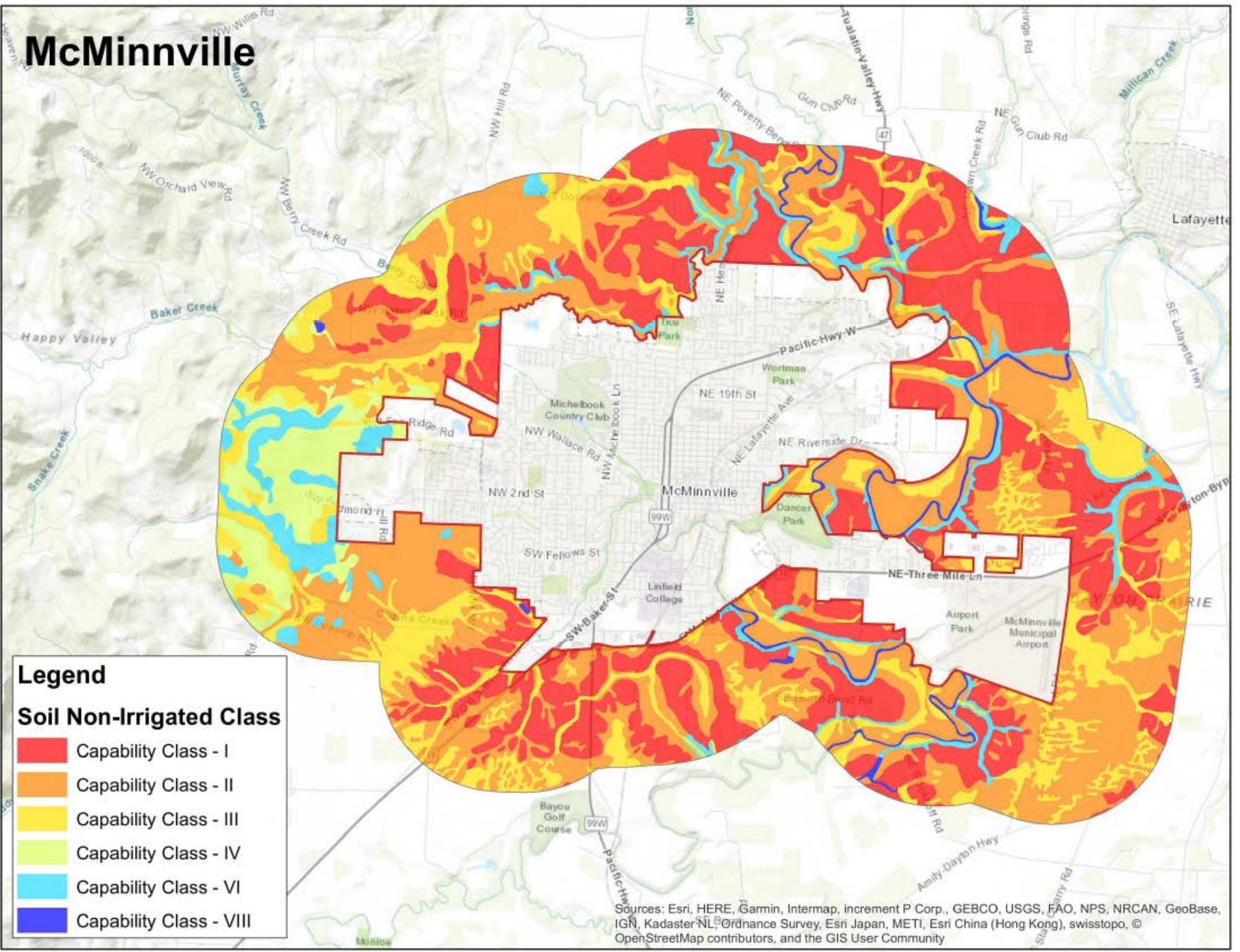
Yamhill County Zoning Designations



YC BOCC UGB REMAND RESPONSE UPDATE, JULY 30, 2020



McMinnville



Legend

Soil Non-Irrigated Class

- Capability Class - I
- Capability Class - II
- Capability Class - III
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

THE COURT'S DIRECTION – TRY AGAIN

1. We are no longer disputing –

Population Forecast

Housing Needs

Employment Needs

Park Land Needs

Institutional Needs

2. However, we are working within a set of rules that were established at the time of the submittal in 2003 and what is in the public record for the land-use decision. (ORS, GOALS AND PERIODIC REVIEW)



THE COURT'S DIRECTION – TRY AGAIN

- Clarified how ORS 197.298 and Goal 14 work together.
- Clarified the selection sequence to meet City's 20 Year planning horizon growth needs:
 - 1) ID Buildable Land
 - 2) Consider Exception Land
 - 3) Last Consideration is Resource Land



REMAND PROGRAM OVERVIEW

What is in the Court decision?

Specific problems to correct:

- Included more land north of Fox Ridge Road.
- Consider the cost to extend public facilities after identifying buildable lands.

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REMAND PROGRAM OVERVIEW

What is in the Court decision?

Specific problems to correct:

- **Analyze study areas in a consistent manner.**
- **Apply findings to our decisions in the correct manner.**

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WORK PROGRAM OVERVIEW

Work Tasks

- Technical
 - Mapping, analyzing impacts, preparing documents and findings.
- Procedural
 - Public information, work sessions, hearings

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WORK PROGRAM OVERVIEW

Tasks – Technical

- **Revise study area maps and ID buildable land.**
- **Apply ORS 197.298 and Goal 14 Location Factors for City's Identified Need**
- **Recommend UGB map.**

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WORK PROGRAM OVERVIEW

Major Tasks – Technical

Prepare Plan Documents

- Draft 2003/2023 plan document.
- Share with the public.
- Prepare findings
- Support adoption process

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WORK PROGRAM OVERVIEW

Major Tasks – Procedural

- Website
- Public information/outreach
- County Coordination
- Formal Legislative hearings
- Adoption and submit to LCDC

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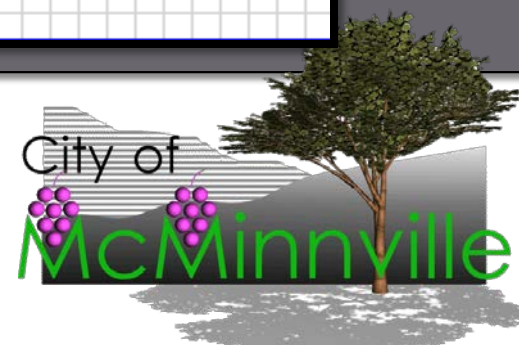


WORK PROGRAM SCHEDULE

McMINNVILLE PLAN UPDATE – REMAND WORK PROGRAM			April	May	June	July	August	Sept	Oct	Nov	Dec	Jan
Task	Description	Lead	-----									
1. EUI Study Area Mapping												
1a	Study Area maps	Tom	█	█								
1b	Hazard mapping	Tom	█	█								
1c	unbuildable table/maps	Tom		█	█	█	█	█	█	█		
1d	Buildable table/maps	Tom		█	█	█	█	█	█	█		
1e	Serviceability Ana	DJ		█	█	█	█	█	█	█	█	
1f	Update tables/maps	Tom					█	█				
2. Capacity Analysis												
2a	Development costs	DJ		█	█	█	█	█	█	█	█	
2b	Exception Areas in UG	Tom		█	█	█	█	█	█	█	█	
2c	Exception study areas	Tom		█	█	█	█	█	█	█	█	
2d	Low value resource	Tom/DJ		█	█	█	█	█	█	█	█	
2e	High Value resource	Tom/DJ		█	█	█	█	█	█	█	█	
2f	NAC Analysis	DJ/Chuck		█	█	█	█	█	█	█	█	
3. Housing Land Needs - Income												
3a	TM land needs 2001 HI	DJ	█	█	█	█	█	█	█	█	█	
3b	Affordable Research	DJ/PSU	█	█	█	█	█	█	█	█	█	
3c	TM Site Dev - Housing	DJ/Tom	█	█	█	█	█	█	█	█	█	
3d	Land Needs Screening	DJ/Tom	█	█	█	█	█	█	█	█	█	
3e	Land Suitability maps	Tom/DJ	█	█	█	█	█	█	█	█	█	
4. UGB Expansion Analysis												
4a	TM - Screening Proce	DJ/Team		█	█	█	█	█	█	█	█	
4b	Screen Study Areas	DJ/Tom				█	█	█	█	█	█	
4c	Internal Review	Team					█	█	█	█	█	
4d	UGB Expansion Map	Tom						█	█	█	█	

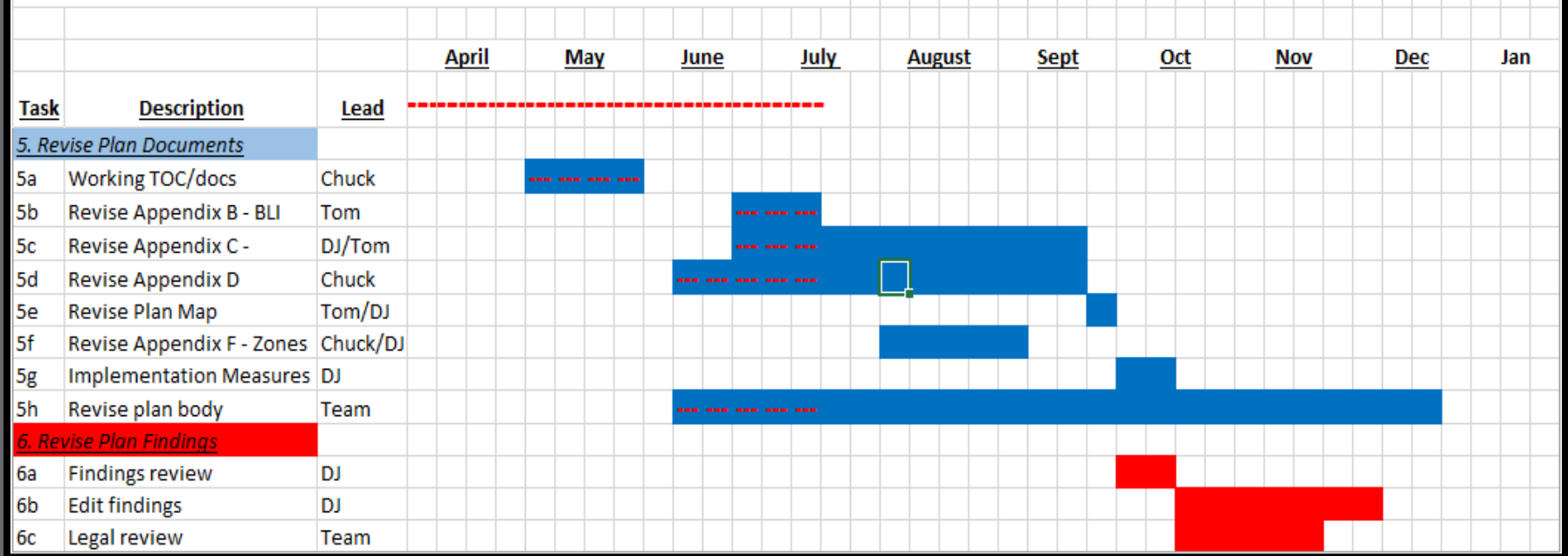
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WORK PROGRAM SCHEDULE

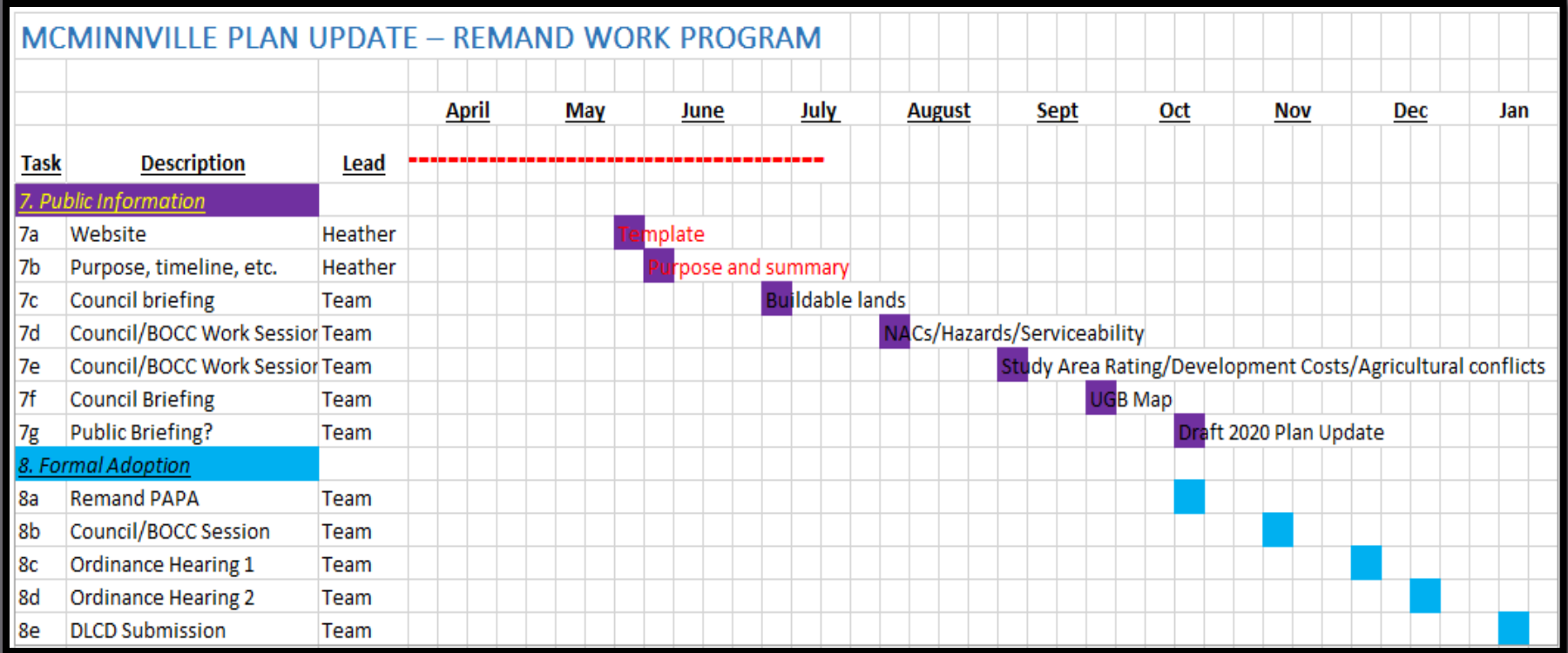
MCMINNVILLE PLAN UPDATE – REMAND WORK PROGRAM



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WORK PROGRAM SCHEDULE



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COURT DIRECTION – STEP ONE: DETERMINE THE LAND NEEDED

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DETERMINING LAND NEED – COURT AFFIRMED

The Court accepted the housing and employment forecast and related land needs analysis as adopted in 2005.

Residential land need outside the UGB is derived from forecast housing needs, and the capacity of land inside the UGB.



BUILDABLE LAND NEED

Table 7. Forecast of needed new dwelling units and land need by type, McMinnville, 2003-2023

Housing type	Number of DU	Needed DU by Type	Density (DU/ Net Res Acre)	Density (DU/Gross Res Acre)
Single-family	3,607	60.0%	5.4	4.3
Detached (R-1)	601	10.0%	4.5	3.3
Detached (Other)	1,804	30.0%	5.5	4.1
Manufactured in subdivisions	601	10.0%	5.5	5.0
Manufactured in parks	601	10.0%	6.5	5.9
Multi-family	2,407	40.0%	14.0	11.6
Row/Townhouse/Duplex	722	12.0%	10.0	7.5
Apartment	1,685	28.0%	17.0	15.0
Total	6,014	100.0%	7.2	5.7

Source: ECONorthwest

Note: Group quarters not included in number or percent of dwelling units



BUILDABLE LAND NEED

2003 Net Land
Need Outside the
UGB sans 110
Commercial land
need - ~1140 acres
total

Table 12. Total additional acres needed in the McMinnville UGB, 2003-2023

Category	Needed Gross Res Acres
New housing	536.9
Group Quarters	13.3
Parks	314.0
Schools	96.0
Private Schools	1.5
Religious	47.6
Government	0.9
Semi-Public Services	22.5
Infrastructure	2.6
Total	1,035.4

Source: City of McMinnville, ECONorthwest

Note: Parkland need assumes the City standard of 14.0 acres per 1,000 residents will be met. The recent \$9 million park bond is a strong indication of the City's commitment to this standard.



BUILDABLE LAND NEED

2006 Corrected Record – New Land Need

Table 14. Comparison of land supply and demand, McMinnville UGB, 2003-2023

Plan Designation	Land Need (2003-2023)	Gross Buildable Acres (Jan 2003)	Deficit (Surplus)
Residential ^a	1,538.4	881.4 <u>880.5</u>	1019.2 <u>1019.8</u>
Commercial	219.1	102.4	106.0
Industrial	269.7	326 <u>327.1</u>	(44.7) <u>(46)</u>
Total Buildable Land Need Outside UGB	2,027.2	1309.5 <u>1312.9</u>	1125.2 <u>1125.8</u>

Source: ECONorthwest, 2003



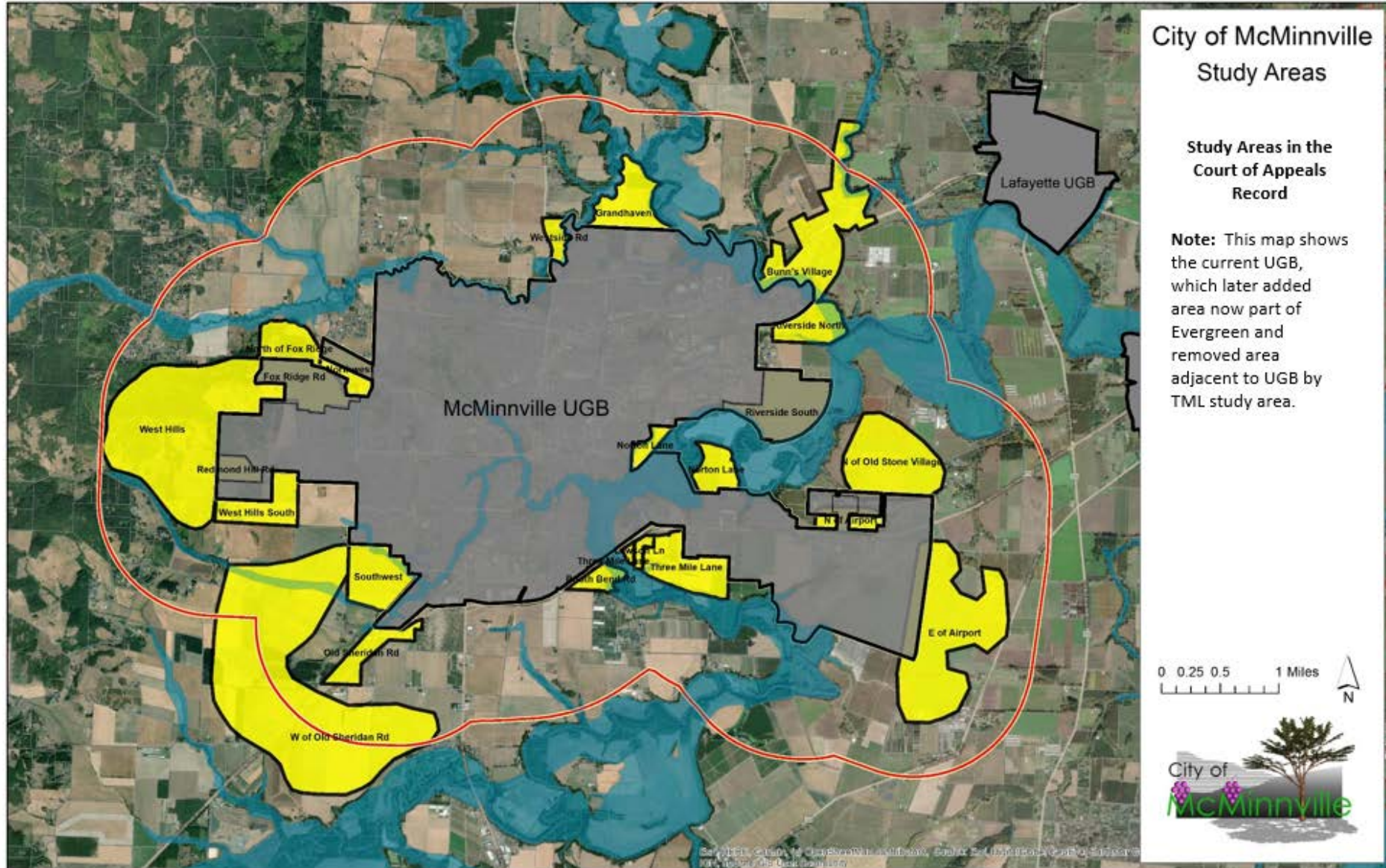
**COURT DIRECTION – STEP TWO:
DETERMINE THE ADEQUACY OF CANDIDATE
LANDS UNDER ORS 197.298 (1) AND (3)**

**PART ONE:
IDENTIFY BUILDABLE LAND IN STUDY AREA**

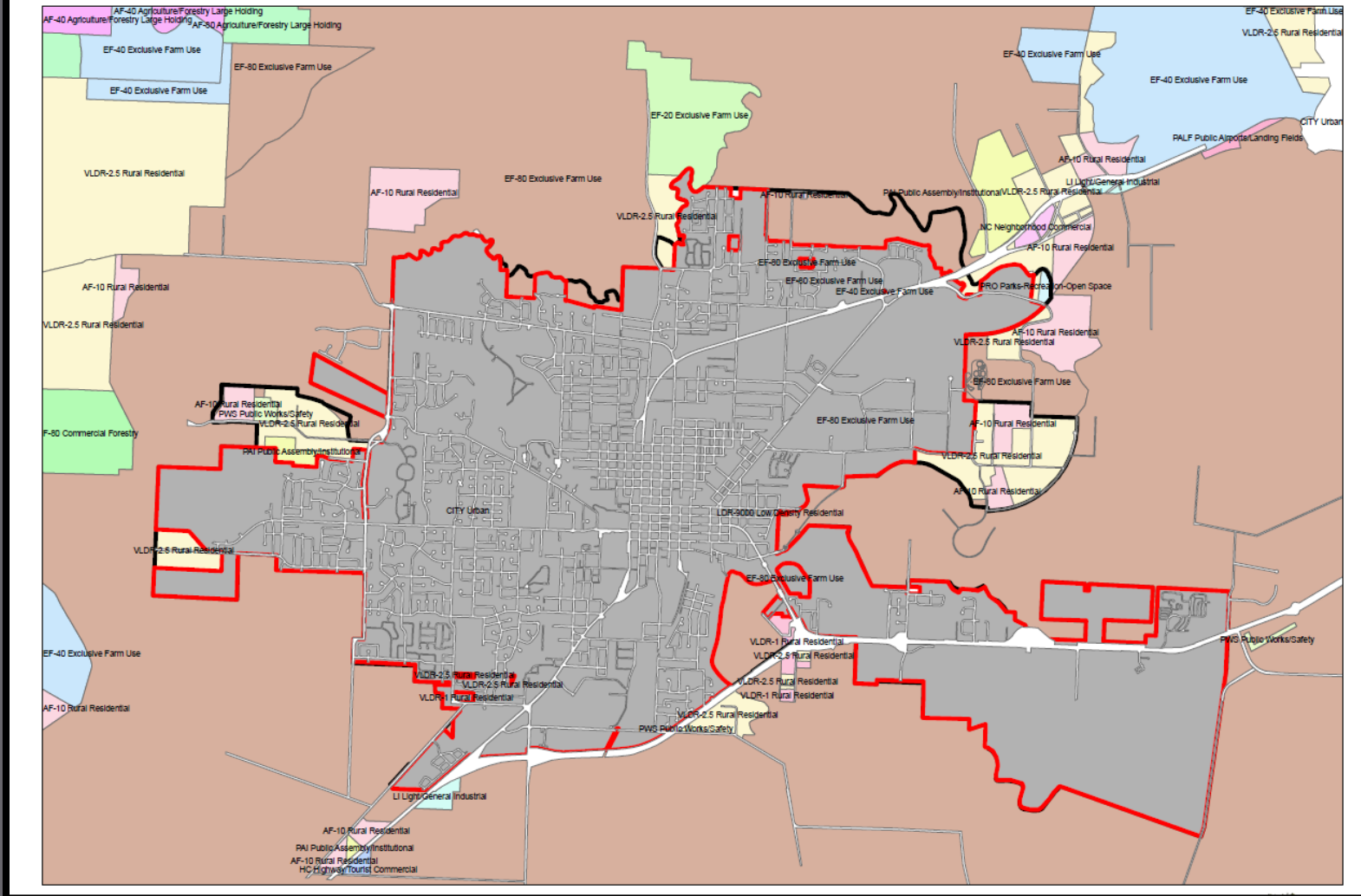
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Map 1. Study Areas in Court of Appeals Record



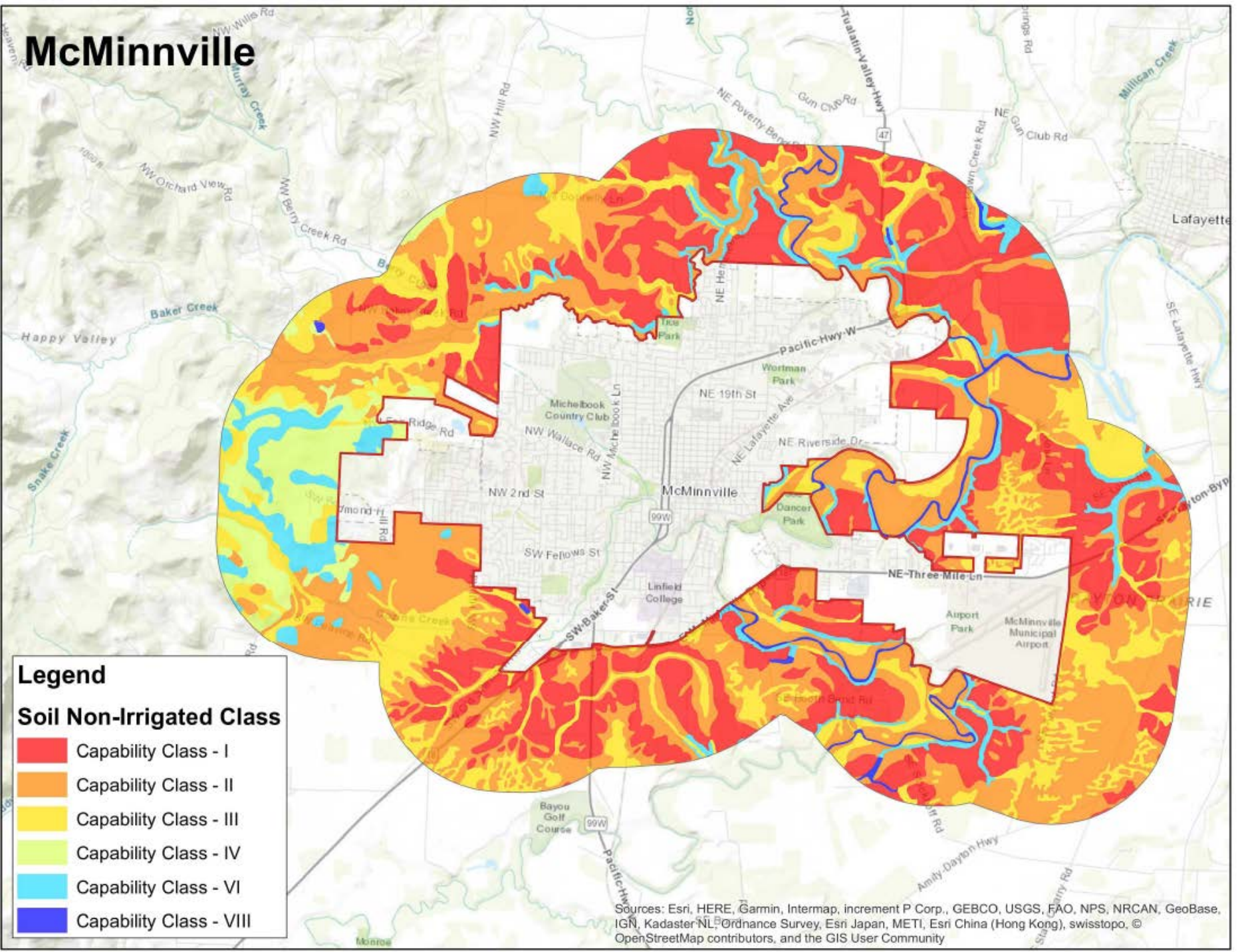
Yamhill County Zoning Designations



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McMinnville



Legend

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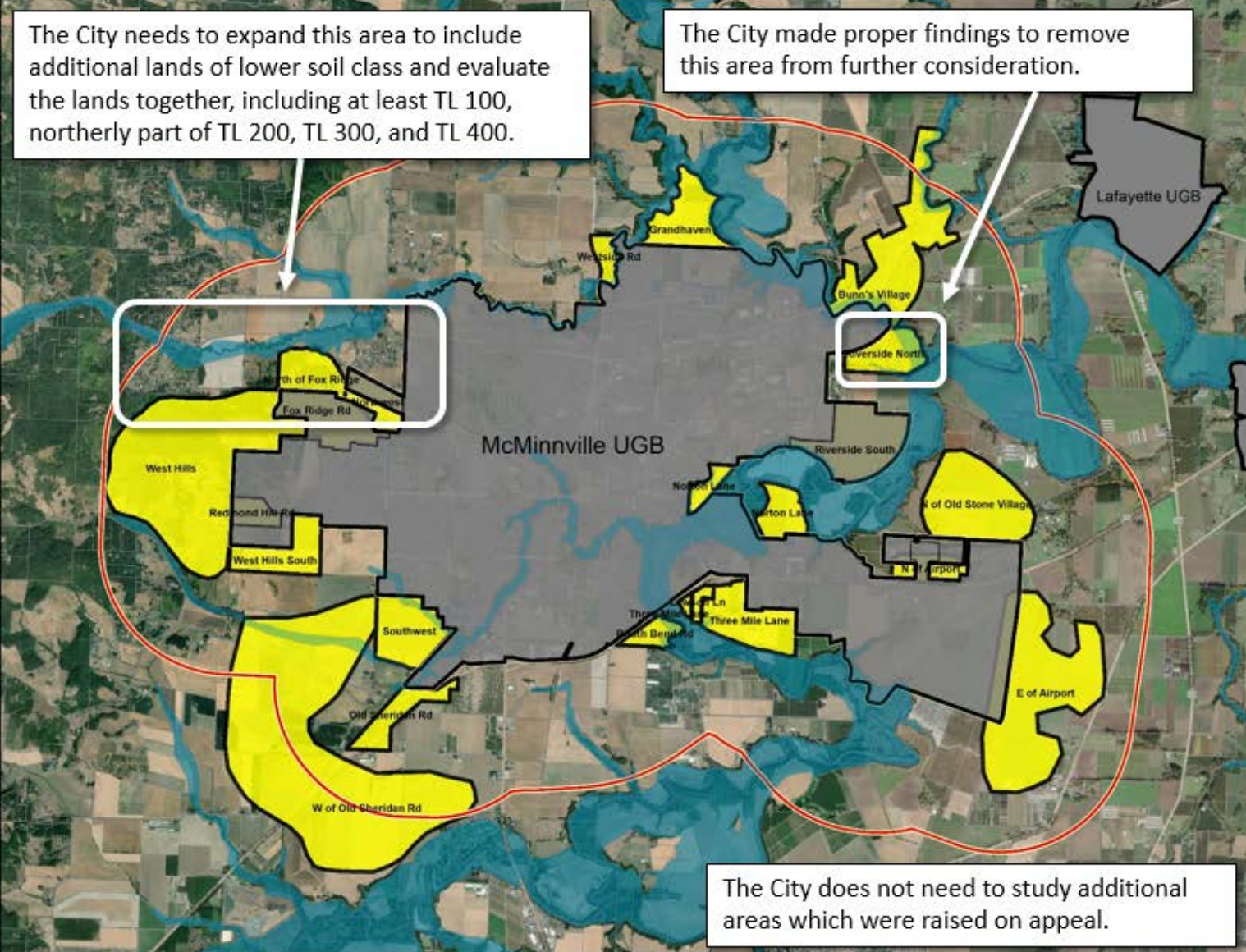
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Map 2. Court's Direction Regarding Study Areas

The City needs to expand this area to include additional lands of lower soil class and evaluate the lands together, including at least TL 100, northerly part of TL 200, TL 300, and TL 400.

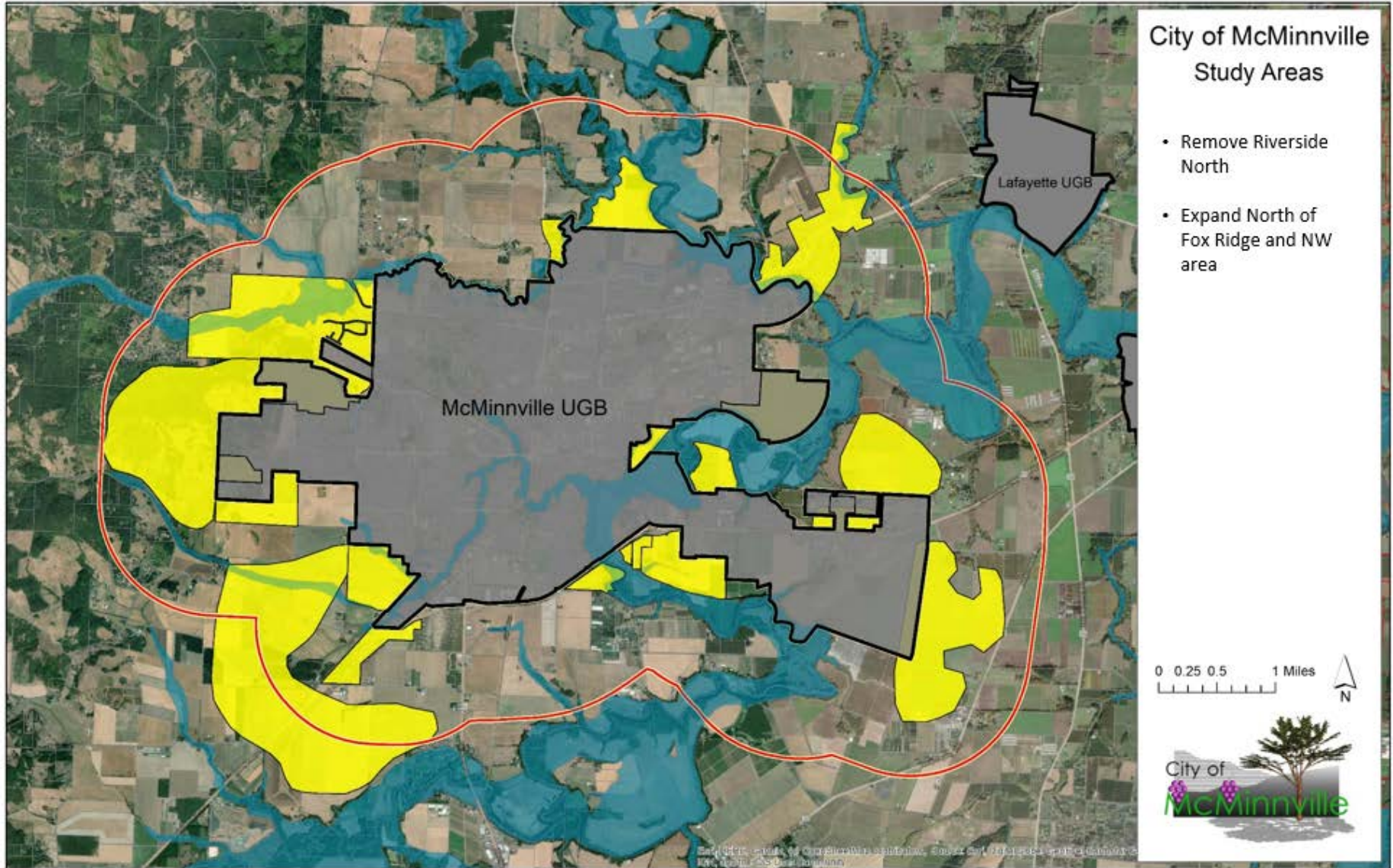
The City made proper findings to remove this area from further consideration.

City of McMinnville Study Areas



The City does not need to study additional areas which were raised on appeal.

Map 3. Revised Study Areas Reflecting Court's Direction



COURT OF APPEALS SUMMARY

MGMUP, Section III. Guiding Principles for Future Land Use:

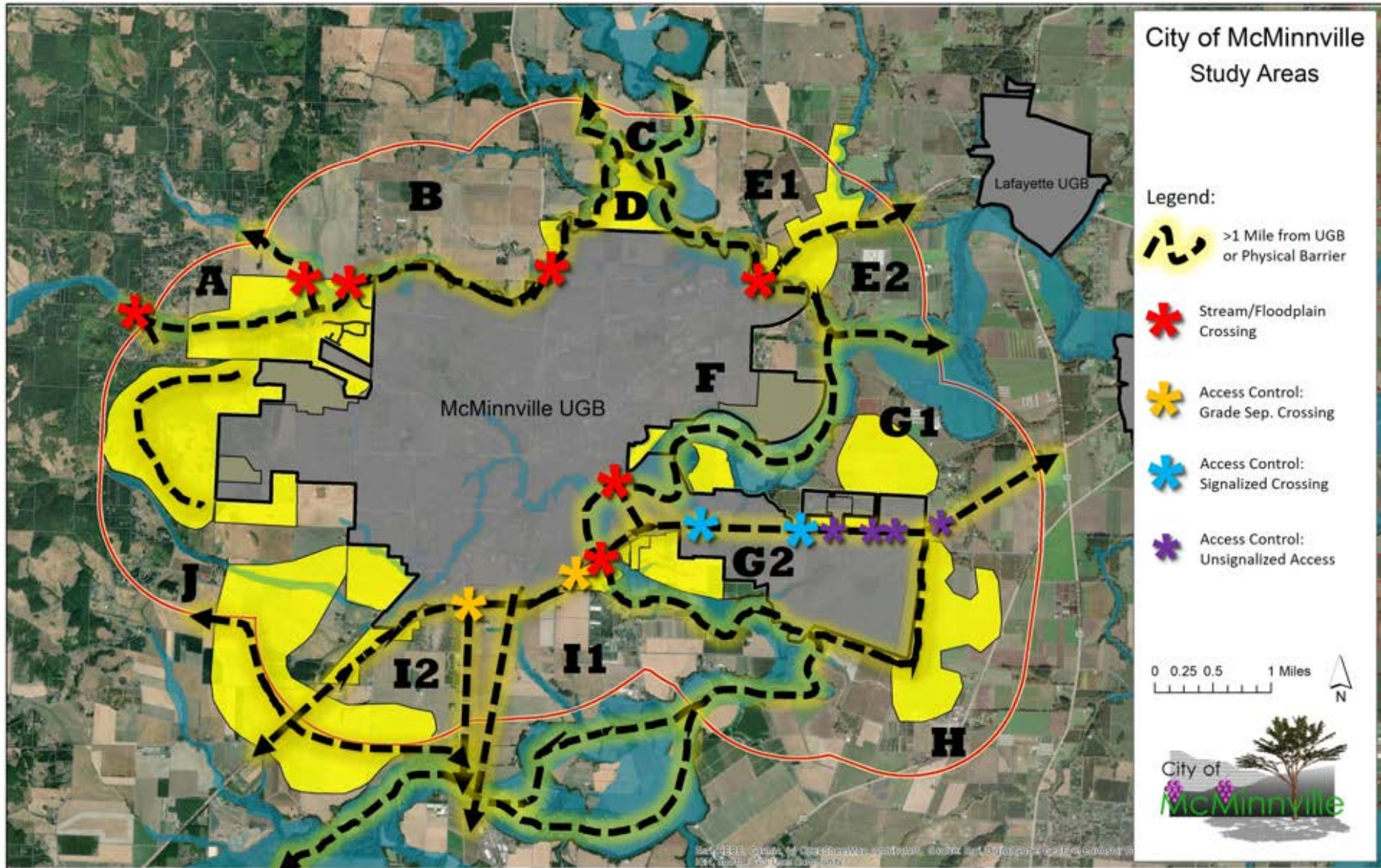
Principle 7: UGB Expansions: Contain urban expansion within natural and physical boundaries, to the extent possible. (cont.)

Expansion of the McMinnville urban growth boundary should, therefore, to the extent possible and permitted by law:

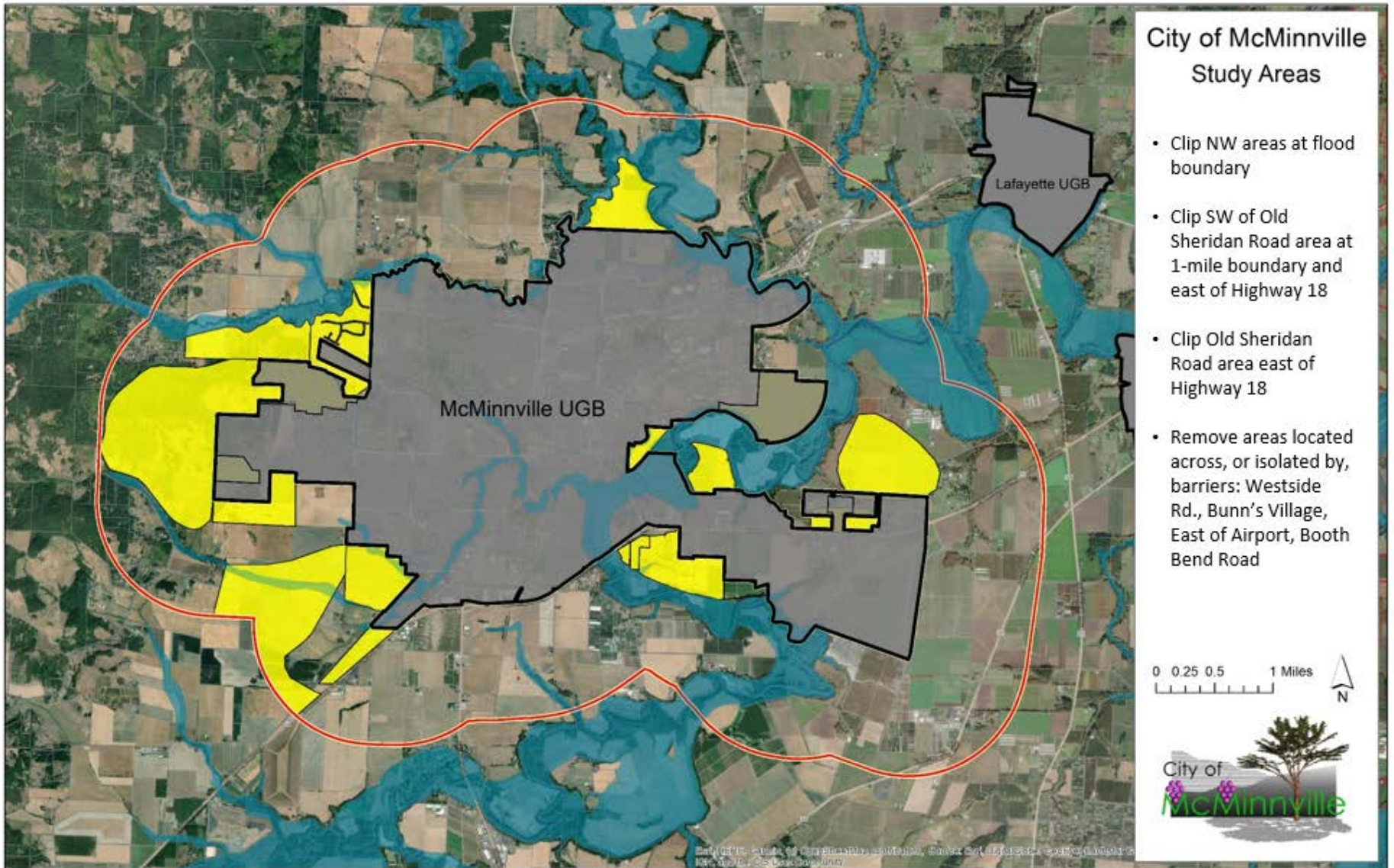
- **Stay west and north of the South Yamhill River;**
- **Stay south and west of the North Yamhill River;**
- **Stay south of Baker Creek Road; and**
- **Not cross south of Hwy 18, west of the Yamhill River**



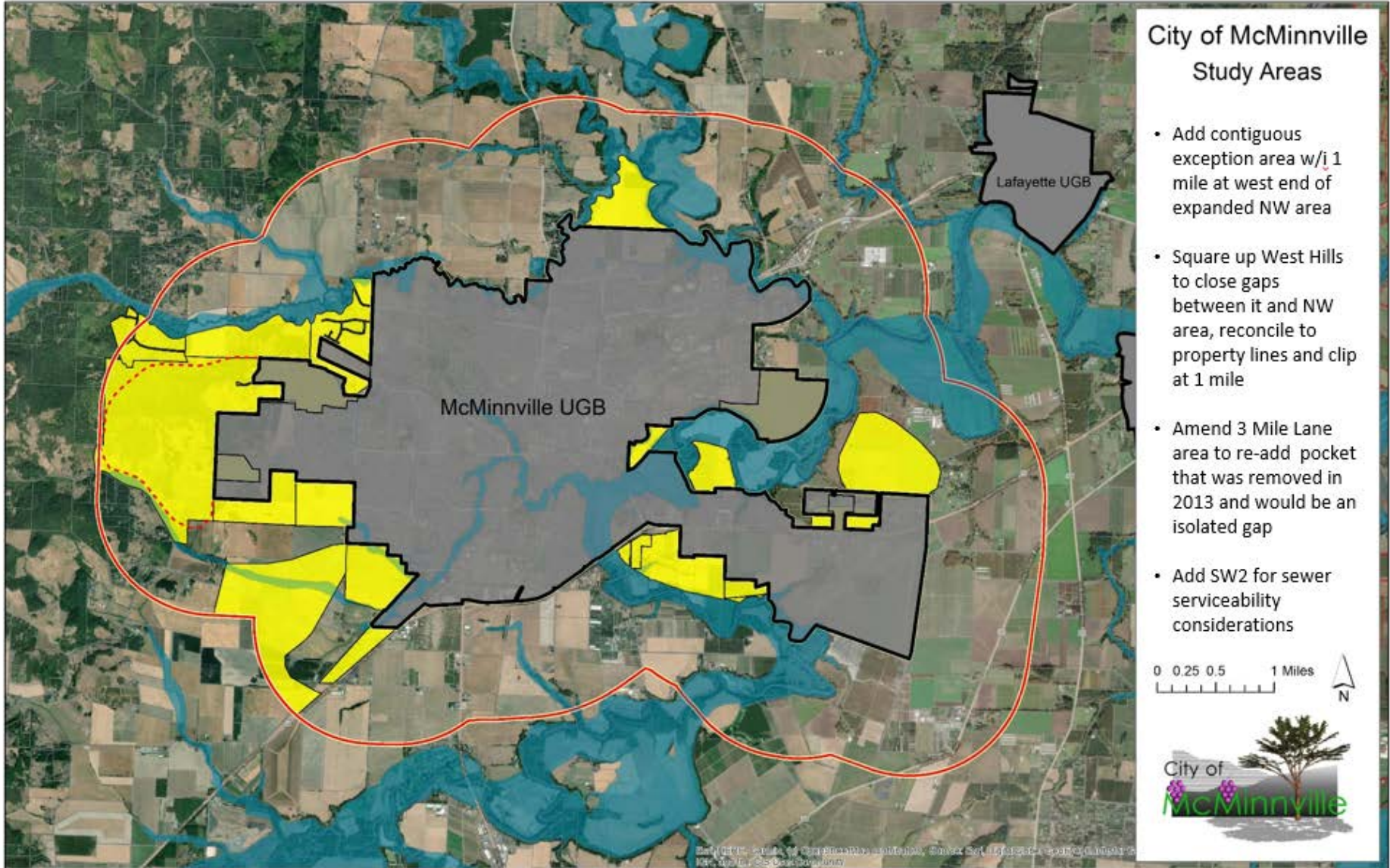
Map 4. Physical Barriers Map



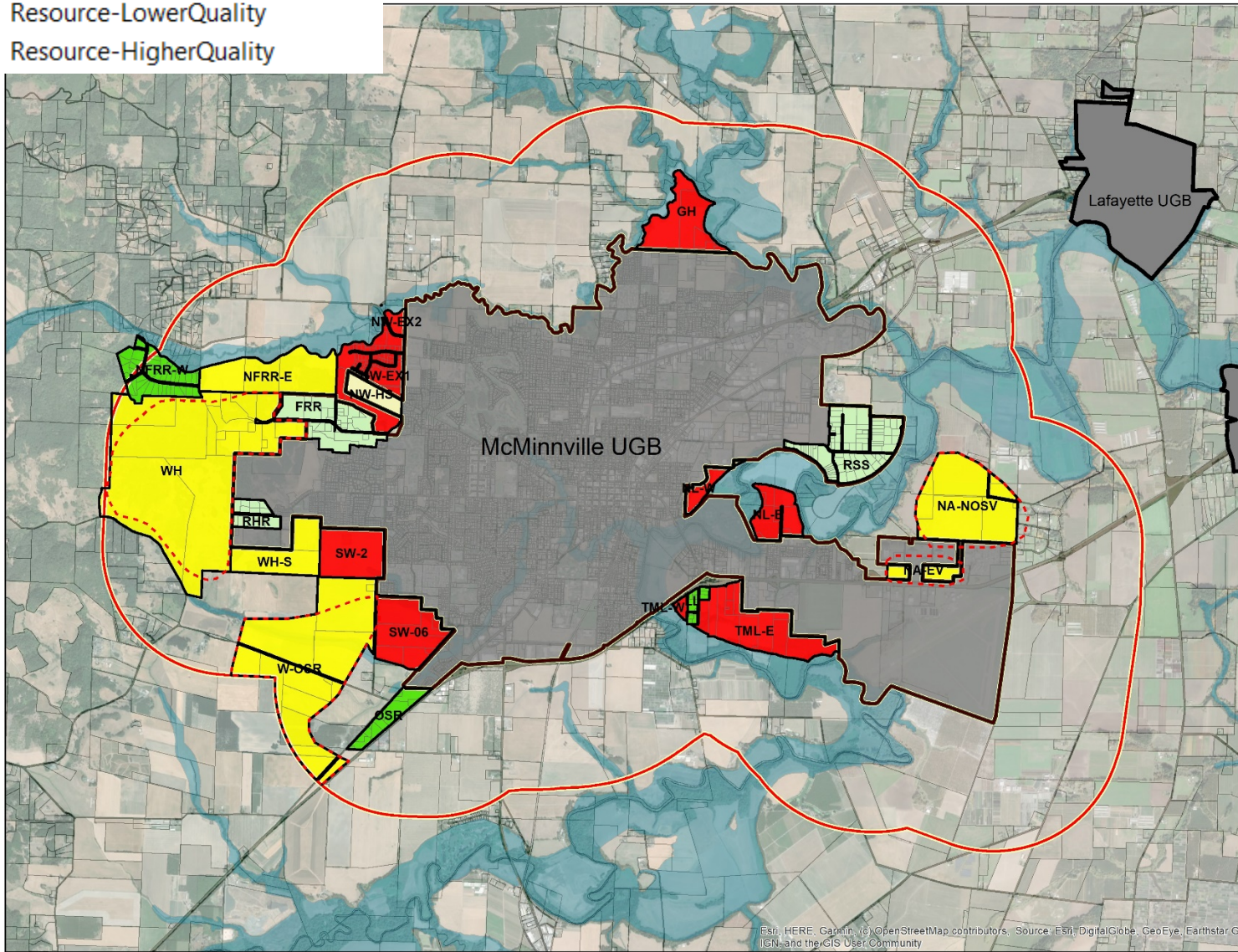
Map 5. Resulting Study Areas After Applying Barriers Filters



Map 6. Further Revisions



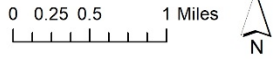
- Exception - In UGB
- Exception
- Resource-LowerQuality - In UGB
- Resource-LowerQuality
- Resource-HigherQuality



City of McMinnville Study Areas

Study Areas
7-26-2020

Study Areas
by Type



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar G, IGN, and the GIS User Community

REMAND – NEXT STEPS

Tasks - Technical

Map what's not buildable?

- Flood plains, steep slopes, landslide hazards.
- Physical Barriers: Baker Creek, N. Yamhill River, airport, etc.



REMAND – NEXT STEPS

Major Tasks – Technical

Map what's not Buildable?

- **Natural resource conservation areas.**
- **Land that cannot be served by public facilities. Jacobs Engineering.**
- **Hazard Areas - Goal 7**



HAZARDS STUDY: EVALUATING CONSTRAINTS AND HAZARDS IN STUDY AREAS

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GOAL 7 – AREAS SUBJECT TO NATURAL HAZARDS

Oregon Land Use Goal #7 requires local governments to adopt comprehensive plans inventories, policies and implementing measures to reduce risk to people and property from natural hazards.

Natural hazards for purposes of this goal are: floods, landslides, earthquakes, wildfire, etc.



NEW HAZARD INFORMATION FOR MCMINNVILLE

State Hazard Mitigation Plan – Just Released Draft (Chapter on Yamhill County – HR Landslides and Earthquakes)

Yamhill County NHMP – Draft Update in Circulation

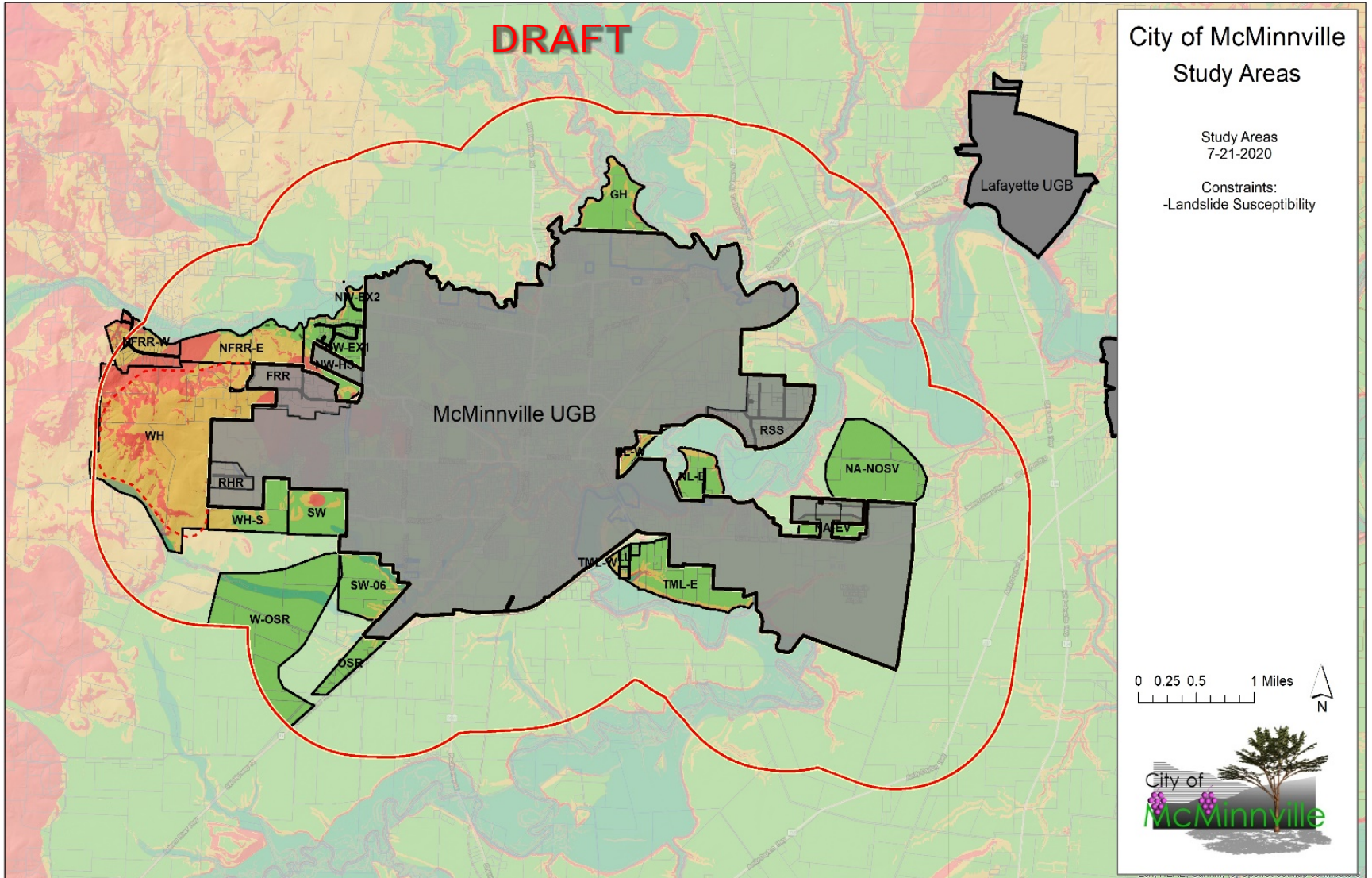
McMinnville NHMP – Addendum to YC NHMP in Circulation

McMinnville Hazards Study – Just Completed – UGB/URA

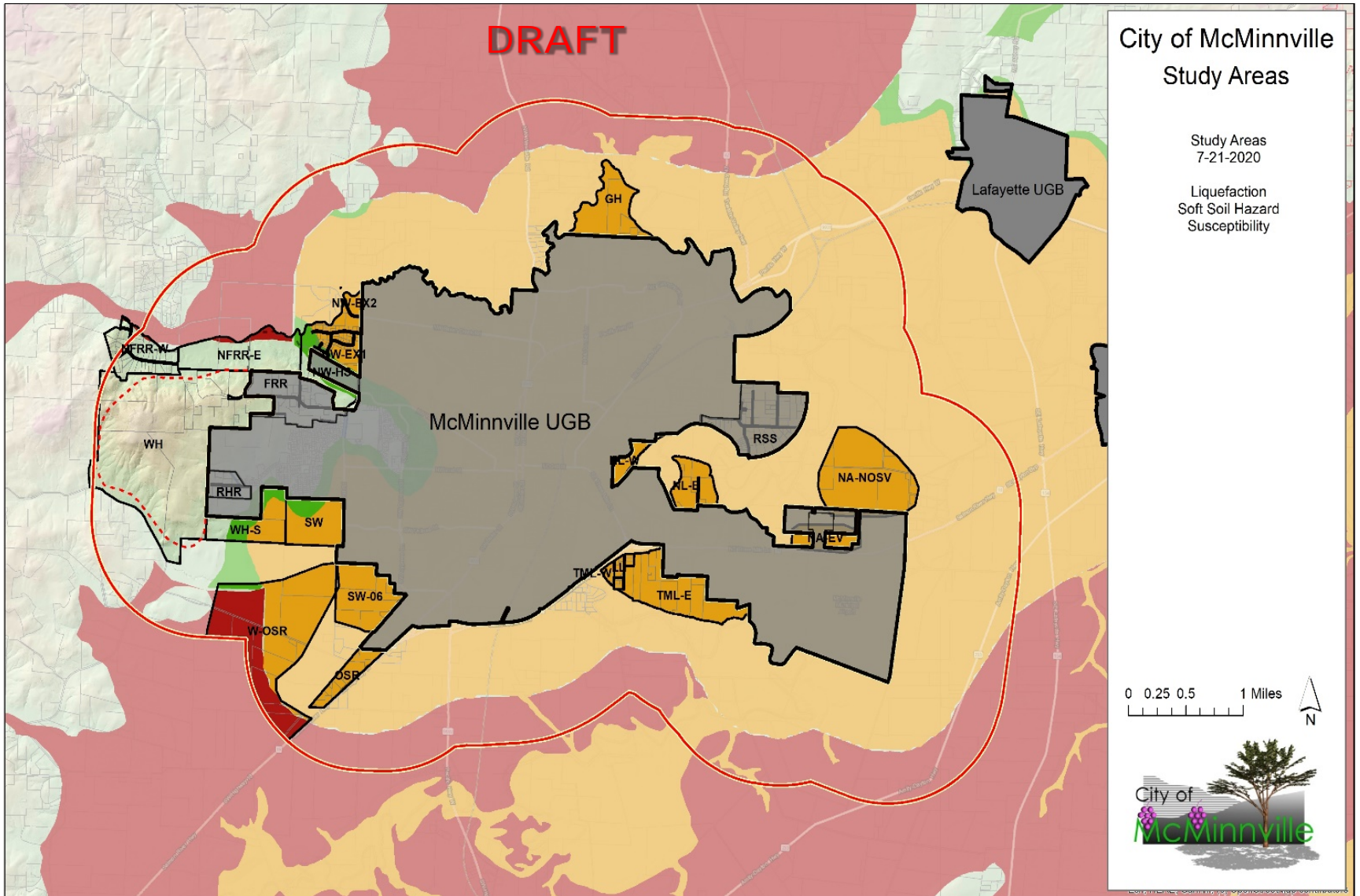
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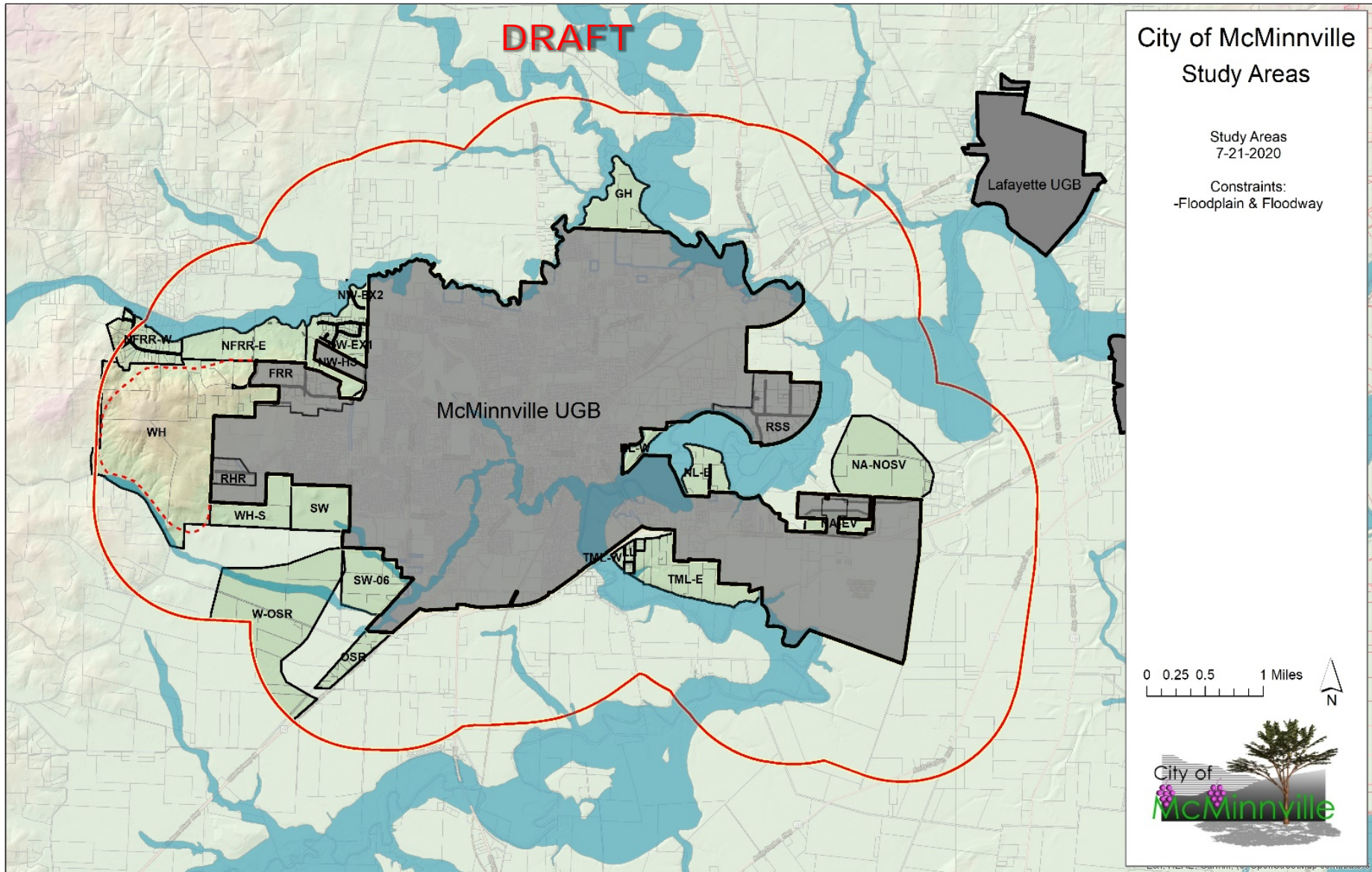
UGB REMAND RESPONSE STUDY AREA- LANDSLIDES



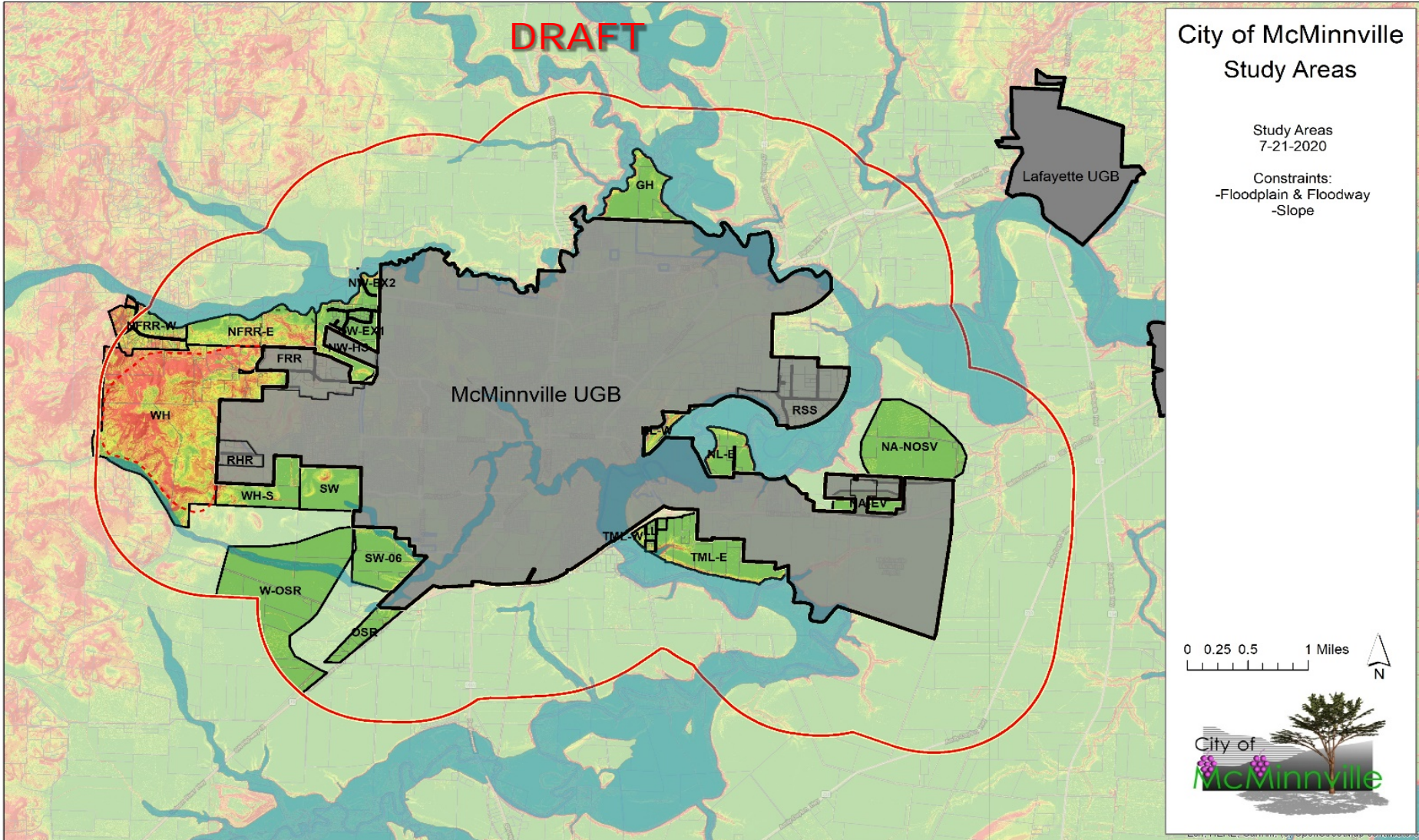
UGB REMAND RESPONSE STUDY AREA- LIQUEFACTION RISK



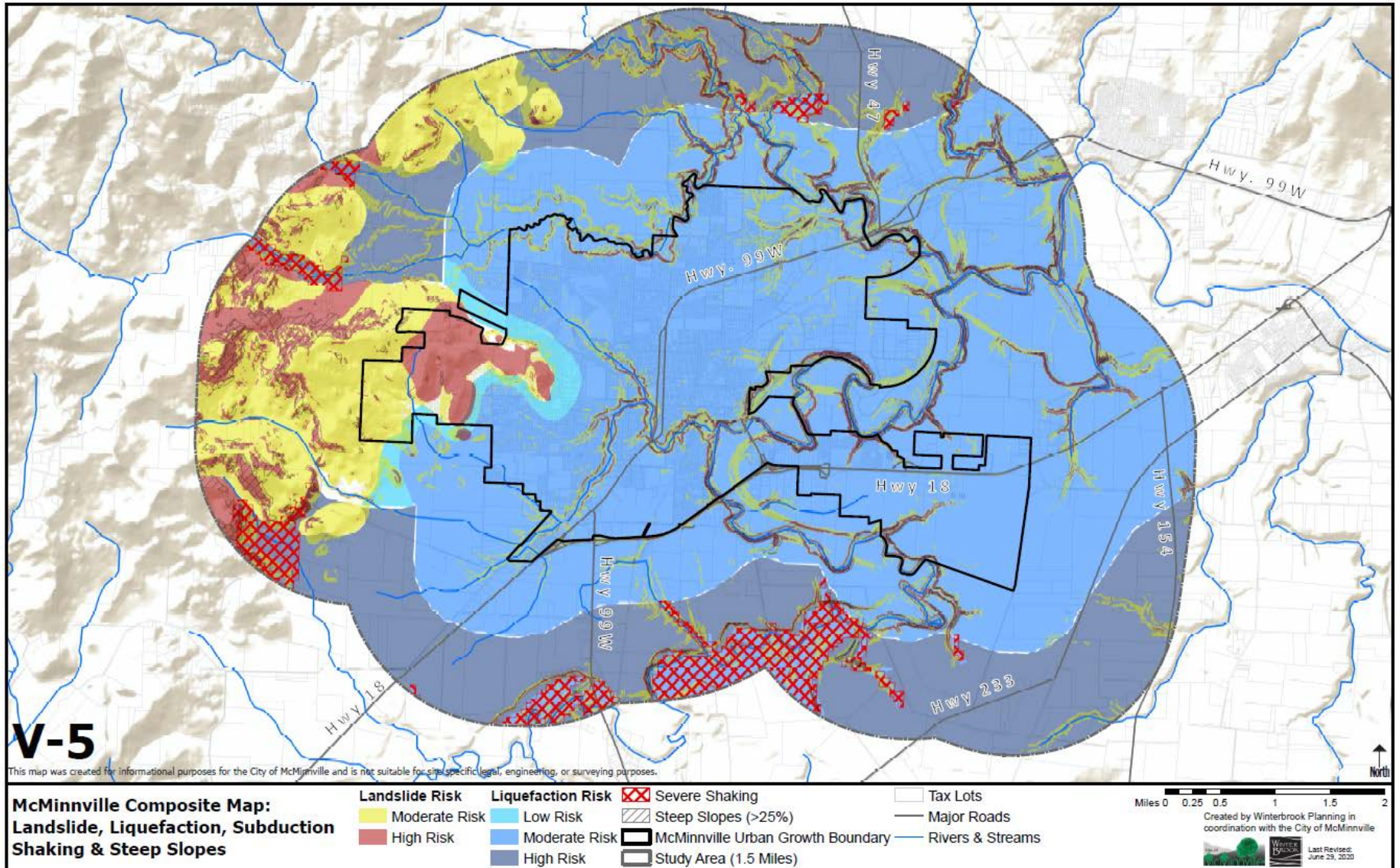
UGB REMAND RESPONSE STUDY AREA - FLOODPLAINS AND FLOODWAYS



UGB REMAND RESPONSE STUDY AREA – STEEP SLOPES



COMPOSITE HAZARD MAP – URA STUDY BOUNDARY



**COURT DIRECTION – STEP TWO:
DETERMINE THE ADEQUACY OF CANDIDATE
LANDS UNDER ORS 197.298 (1) AND (3)**

**PART TWO:
LOCATIONAL ANALYSIS –
INTEGRATING GOAL 14 AND ORS 197.298**

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ORS 197.298 - CREATE PRIORITY LANDS MAP

Take Final Buildable Lands Map

Identify Priority Land Analysis on Final Map

First Priority = Urban Reserve Land

Second Priority = Land adjacent to the UGB that is an exception area or non-resource land.

Third Priority = Land designated as marginal land.

Fourth Priority = Agricultural and Forest Lands



SCREENING CRITERIA –

APPLY GOAL 14 LOCATION FACTORS TO PRIORITY BUILDABLE LANDS MAP

(3) Orderly and economic provision for public facilities and services;

(4) Maximum efficiency of land uses within and on the fringe of the existing urban area;



SCREENING CRITERIA –

APPLY GOAL 14 LOCATION FACTORS TO PRIORITY BUILDABLE LANDS MAP

(5) Environmental, energy, economic and social consequences;

(6) Retention of agricultural land as defined, with Class I being the highest priority for retention and Class VI the lowest priority;



SCREENING CRITERIA –

APPLY GOAL 14 LOCATION FACTORS TO PRIORITY BUILDABLE LANDS MAP

(7) Compatibility of the proposed urban uses
with nearby agricultural activities.



SCREENING CRITERIA –

APPLY GOAL 14 LOCATION FACTORS TO PRIORITY BUILDABLE LANDS MAP

Refine these with criteria that match local conditions and needs.

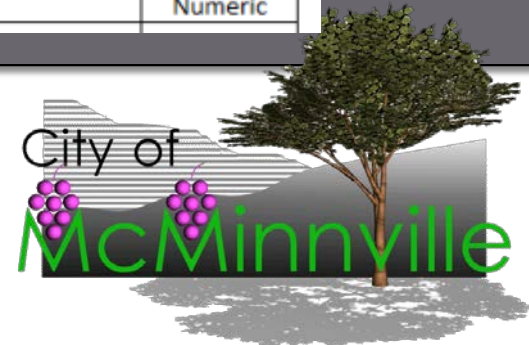
Apply them in priority order to study areas (i.e. exception land first).



UGB SCREENING CRITERIA

UGB Study Area Screening Criteria							
Goal 14 Factors							
Criteria Applied	3) Orderly and economic provision of public facilities	4) Maximum efficiency at the urban fringe	5) Environment, Energy, Economy, Social Consequences	6) AG Land Retention	7) Compatibility with Ag. uses nearby	Basis	
Public Facilities							
Extension Costs and feasibility	•	○					\$
Existing Capacity Limits	•	○					\$
Commercial/MFR Housing							
Acres <5% Slope		•					Numeric
Development Costs		•	○				\$
Distance to Services		•	○				Numeric
Annex. Feasibility	○	•					Numeric
Buildable Area		•	○				Numeric

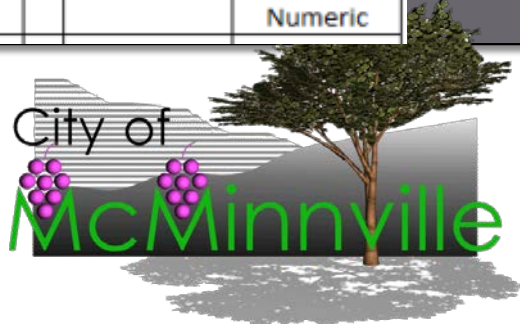
YC BOCC UGB REMAND RESPONSE UPDATE, JULY 30, 2020



UGB SCREENING CRITERIA

UGB Study Area Screening Criteria							
Goal 14 Factors							
Criteria Applied	3) Orderly and economic provision of public facilities	4) Maximum efficiency at the urban fringe	5) Environment, Energy, Economy, Social Consequences	6) AG. Land Retention	7) Compatibility with Ag. uses nearby	Basis	
Urban Integration							
Buildable Land %		●					Numeric
Bike/Ped Suitability	○	●	●				Qualitative
Neighbor. Continuity		●	●				Qualitative
Transit Access	○	●	●				Yes/No
Hazard Risks							
Landslide		○	●				Numeric
Slope		○	●				Numeric
Liquifaction		○	●				Numeric
Wildfire		○	●				Numeric

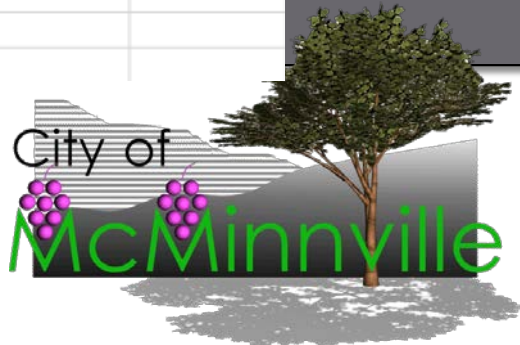
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UGB SCREENING CRITERIA

UGB Study Area Screening Criteria											
Goal 14 Factors											
Criteria Applied	3) Orderly and economic provision of public facilities			4) Maximum efficiency at the urban fringe		5) Environment, Energy, Economy, Social Consequences			6) AG. Land Retention		7) Compatibility with Ag. uses nearby
											Basis
Priority Sequence											
Soil Class (I - VI)									•		Numeric
Priority Standing *									•		Numeric
Other											
Resource Conflict?			•		•					o	Yes/No
Park Accessibility/Suitability			•		•						Qualitative
Trail Accessibility/Suitability			•		•						Qualitative
Ag. Use Conflicts										•	Qualitative
* - ORS 197.298(1)											
• - Primary concern											
o - Secondary concern											

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UGB SCREENING CRITERIA

Metric Basis

Numeric - \$/acre, percentage, density

Comparative – Yes/No

Qualitative – Suitability for a use



UGB SCREENING CRITERIA

List of Categories	Source	Description(s)	Developable				Undevelopable
			Excellent/Very Good 1	Good 2	Fair 3	Poor 4	Very Poor 5
Slopes	City	Rankings (1, 2, 3, 4, 5)	0% - 5%	5% - 10%	10% - 15%	15% - 25%	> 25% (Score = 0)
Liquefaction Susceptibility	City	Rankings (2, 3, 4)	Low	Low-Moderate	Moderate	Moderate-High	High
Landslide Hazard	City	Rankings (High, Mod, Low)	Low	N/A	Moderate	N/A	High
Floodway	City	City; Floodway = means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.	None Present; Score = 1	N/A	N/A	N/A	Present; Score = 0
Floodzone A	City	City; A = Areas with a 1% chance of flooding and a 26% chance of flooding over the life of a 30-year mortgage.	None Present; Score = 1	N/A	N/A	N/A	Present; Score = 0
Floodzone AE	City	City; AE = the base floodplain where base flood elevations are provided - AE zones are now used on new format FIRMs instead of A1-A30 zones.	None Present; Score = 1	N/A	N/A	N/A	Present; Score = 0
Wetland	City	Presence	None Present; Score = 1	N/A	N/A	N/A	Present; Score = 0
Vegetation							
Serviceable?							
Water	McMinnville Water & Light	Zone Bands based on 140-ft increments (roughly 65 psi)	Zone1	Zone2	Zone3	Zone4	Zone5
Wastewater	City		Gravity service	Gravity service, extension longer than X feet	Pump Station Required	Pump Station High head >100 feet	Pump Station High Head > 150 feet
Bridge Structure Required	City	Water or railroad crossing(s) or other	No need	N/A	short crossing	N/A	Not feasible
Connectivity to Existing road network	City	Need for new arterials, collectors and extensive road network to serve the development	Local Road or Extension of Existing Local Road	N/A	Extension of Collector or Arterial	N/A	New Collector or Arterial
Existing Roads - Capacity		Available capacity for additional traffic from development with future forecasts (Level of Service, LOS)	LOS A	LOS B	LOS C and LOS D	LOS E	LOS F
Existing Roads - Widening		Need for improvements of existing roads for additional traffic from development with future forecasts (Volume-to-capacity ratio, v/c)	v/c < 0.5	0.5 < v/c < 0.6	0.6 < v/c < 0.8	0.8 < v/c < 1.0	v/c > 1.0

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UGB SCREENING CRITERIA

No one criteria or factor is determinant. Council must balance the pros and cons and decide which areas best meet identified needs.

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FINAL OUTCOMES

**UGB EXPANSION MAP that balances
ORS 197.298 (Land Priority Structure)
and Goal 14 (Locational Factors) per the
direction of the Court's Decision.**

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NEXT STEPS

- ❖ **Next Week – Growing McMinnville Mindfully Website**
- ❖ **August 25 – CC Update (Buildable Lands Map, Servicability Analysis, Screening Criteria)**
- ❖ **Late September – Draft UGB Map**
- ❖ **Late October – Draft Documents**
- ❖ **November – Joint CC/BOCC Meeting**
- ❖ **December – Joint CC/BOCC Public Hearing and Adoption**

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GROWTH PLANNING – MCMINNVILLE, Moving Forward Mindfully



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Growing McMinnville
MINDFULLY