



*Growing McMinnville*  
**MINDFULLY**

[www.growingmcminnvillemindfully.com](http://www.growingmcminnvillemindfully.com)

**November 10, 2020  
CITY COUNCIL WORK SESSION**

**PROPOSED MCMINNVILLE MGMUP 2020  
UGB REMAND AMENDMENTS**

<b>TOPIC</b>	<b>PRESENTER</b>
Legal/Technical Overview	Heather Richards
Overview Plan Map Recommendation	DJ Heffernan
Study Area Review: Geography and Screening Criteria	DJ Heffernan
MGMUP Amendments: Policies, Text, Code, Framework	Heather Richards
Adoption Process/Calendar	Heather Richards

# **ORDINANCE No. 5098**

## **Amend the Comprehensive Plan:**

- 1. Adopt the McMinnville Growth and Urbanization Plan**
- 2. Add land to the Urban Growth Boundary**
- 3. Assign Comprehensive Plan Designations to UGB land**

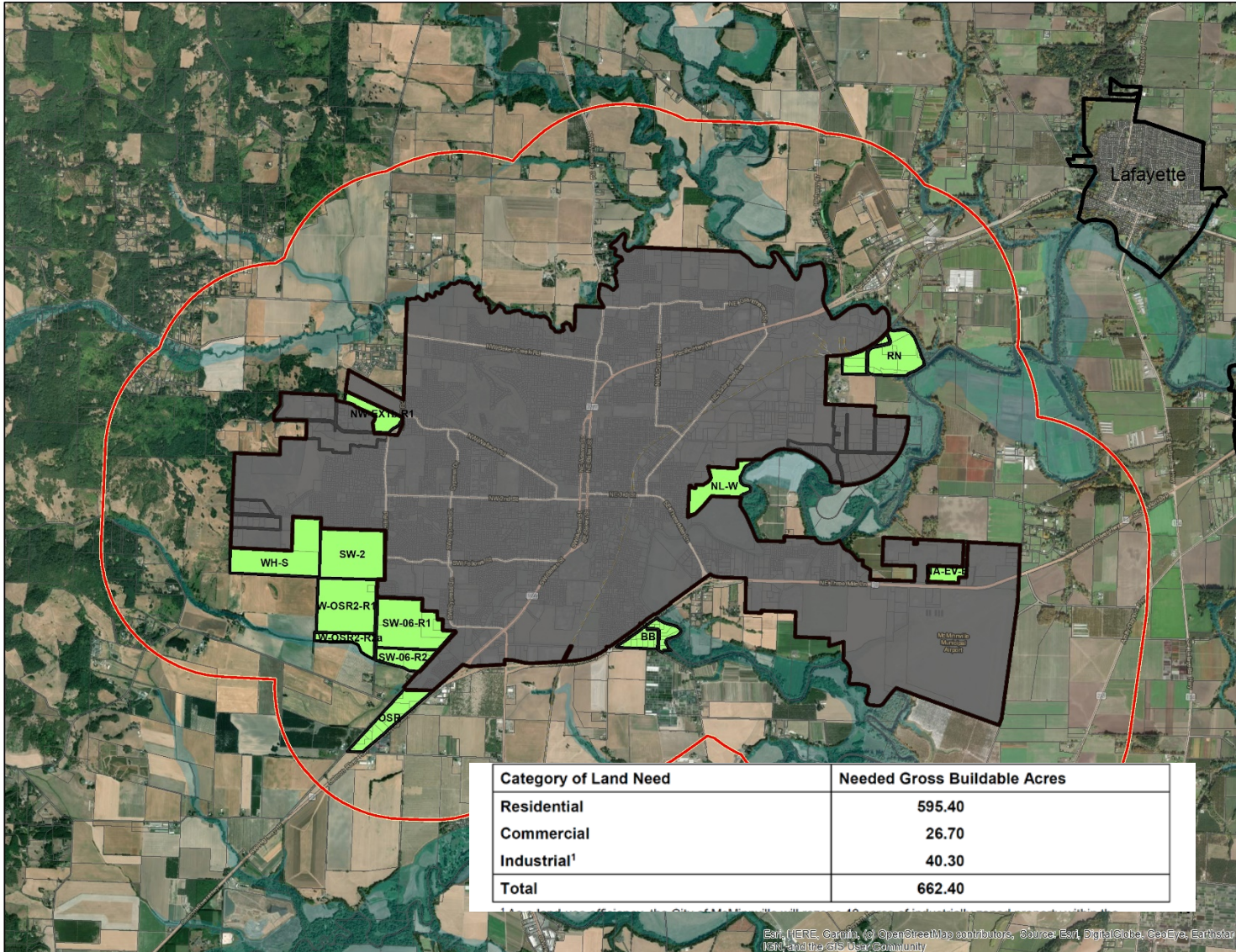
# **McMinnville Growth Management and Urbanization Plan, 2003 – 2023 (MGMUP)**

## **MGMUP – “The Plan”**

- **Appendix A – Population and Employment Forecasts**
- **Appendix B – Buildable Lands Analysis**
- **Appendix C – Urbanization Report / Alternatives Analysis**
- **Appendix D – Comprehensive Plan Policy Amendments**
- **Appendix E – Zoning Ordinance Amendments**
- **Appendix F – Comprehensive Plan Map Amendments**
- **Appendix G – Framework Plan and Area Planning**



# UGB AMENDMENT



## City of McMinnville UGB Evaluation

Draft UGB  
Proposal

662.40  
Gross  
Buildable  
Acres

862.40  
Gross Acres

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

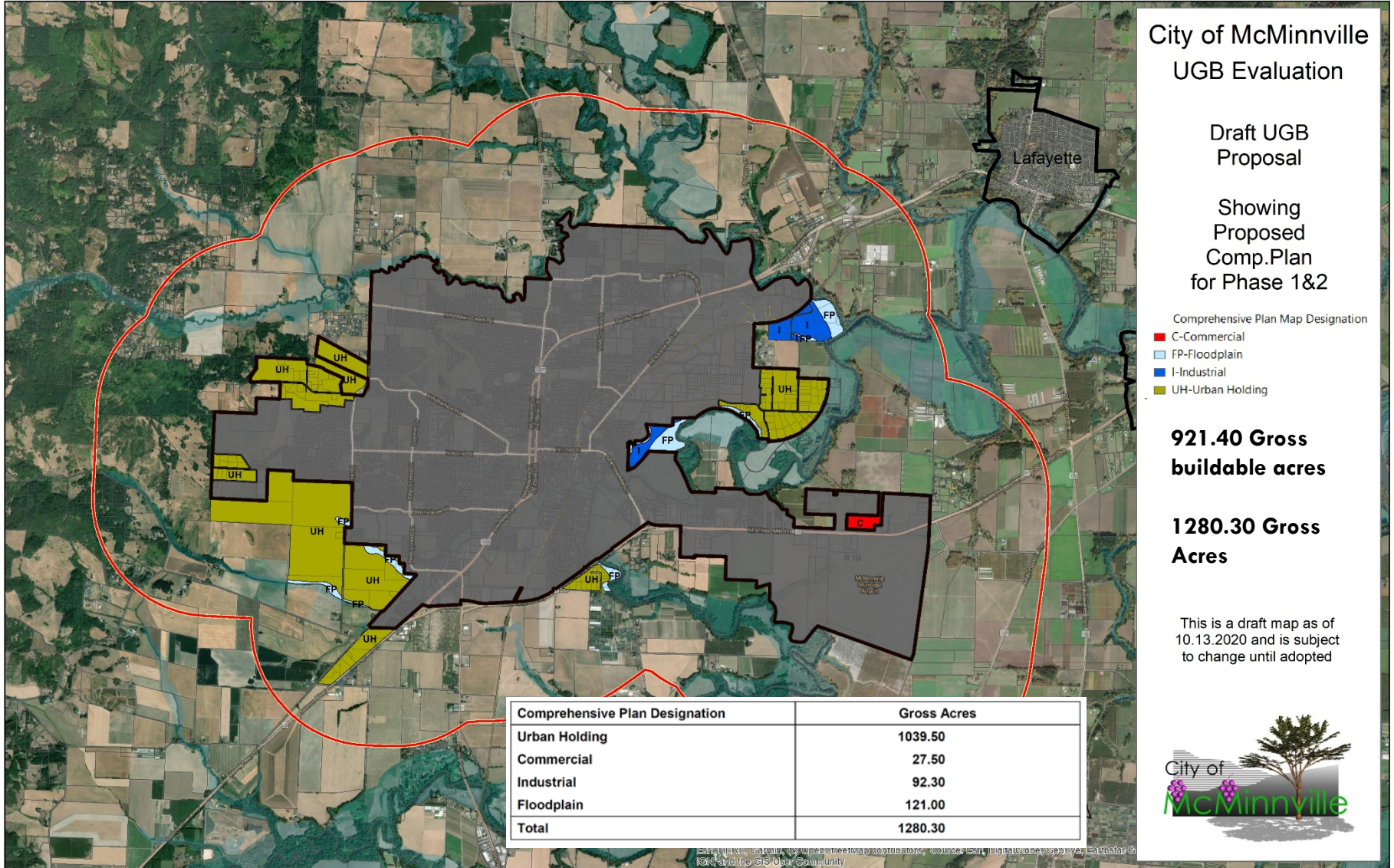
Category of Land Need	Needed Gross Buildable Acres
Residential	595.40
Commercial	26.70
Industrial <sup>1</sup>	40.30
<b>Total</b>	<b>662.40</b>



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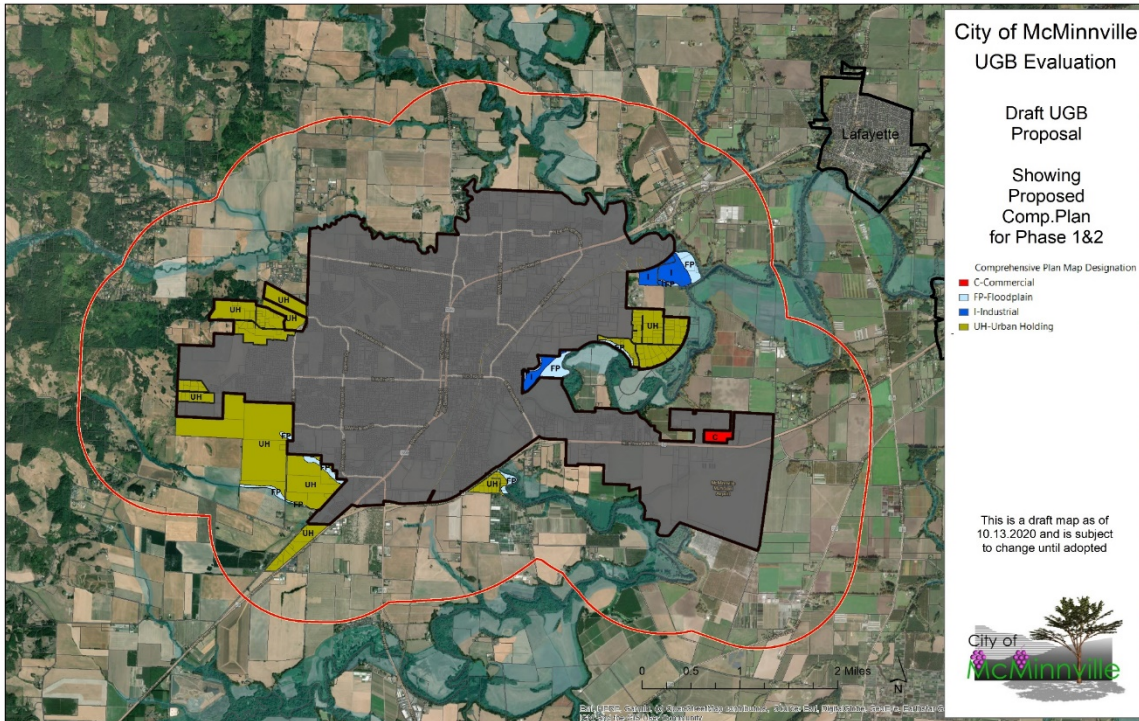
# COMPREHENSIVE PLAN MAP AMENDMENT





# COMPREHENSIVE PLAN MAP AMENDMENT

Comprehensive Plan Designation	Phase I	Phase II	Gross Buildable Acres (to satisfy land need)
Urban Holding	259.00	595.40	854.40
Commercial		26.70	26.70
Industrial <sup>1</sup>		40.30	40.30
<b>Total</b>	<b>259.00</b>	<b>662.40</b>	<b>921.40</b>



**921.40 gross buildable acres**

**To serve a future population of 44, 055 people.**

**Approximately 2,511 dwelling units, 254 acres of park land, 106 acres of employment land, and 121 acres of other public and semi-public uses.**

# **McMinnville Growth Management and Urbanization Plan, 2003**

**Remand Data Set = Population Forecast,  
HNA and EOA established in 2001.**

**Planning Horizon = 2003 – 2023**

**Population Forecast in 2023 = 44,055**

**Increase in Population in Planning Horizon = 15,545**

**Housing Needed to Accommodate Population Growth = 6,014 Dwelling Units**

**Housing Supply Target = 60% single-family, 40% multi-family**

**Housing Density Target = 5.7 dwelling units/gross buildable residential acre**

**Employment Forecast in 2023 = 22,161 Employees**

**Increase in Employees in Planning Horizon = 7,420 Employees**

*Appendix A – Population and Employment Forecasts*

*Appendix B – Buildable Lands Analysis*

# McMinnville Growth Management and Urbanization Plan, 2003

**Remand Data Set = Population Forecast,  
HNA and EOA established in 2001.**

**Planning Horizon = 2003 – 2023**

**Population Forecast in 2023 = 44,055**

**Increase in Population in Planning Horizon = 15,545    9,000 - 6,545**

**Housing Needed to Accommodate Population Growth = 6,014 Dwelling Units 3,503-2,511**

**Housing Supply Target = 60% single-family, 40% multi-family**

**Housing Density Target = 5.7 dwelling units/gross buildable residential acre**

**Employment Forecast in 2023 = 22,161 Employees**

**Increase in Employees in Planning Horizon = 7,420 Employees**

*Appendix A – Population and Employment Forecasts*

*Appendix B – Buildable Lands Analysis*

# McMinnville Growth Management and Urbanization Plan, 2003

Started in 1994 – Periodic Review Work Task

Community Visioning Effort, 1995– 1996= McMinnville 2020

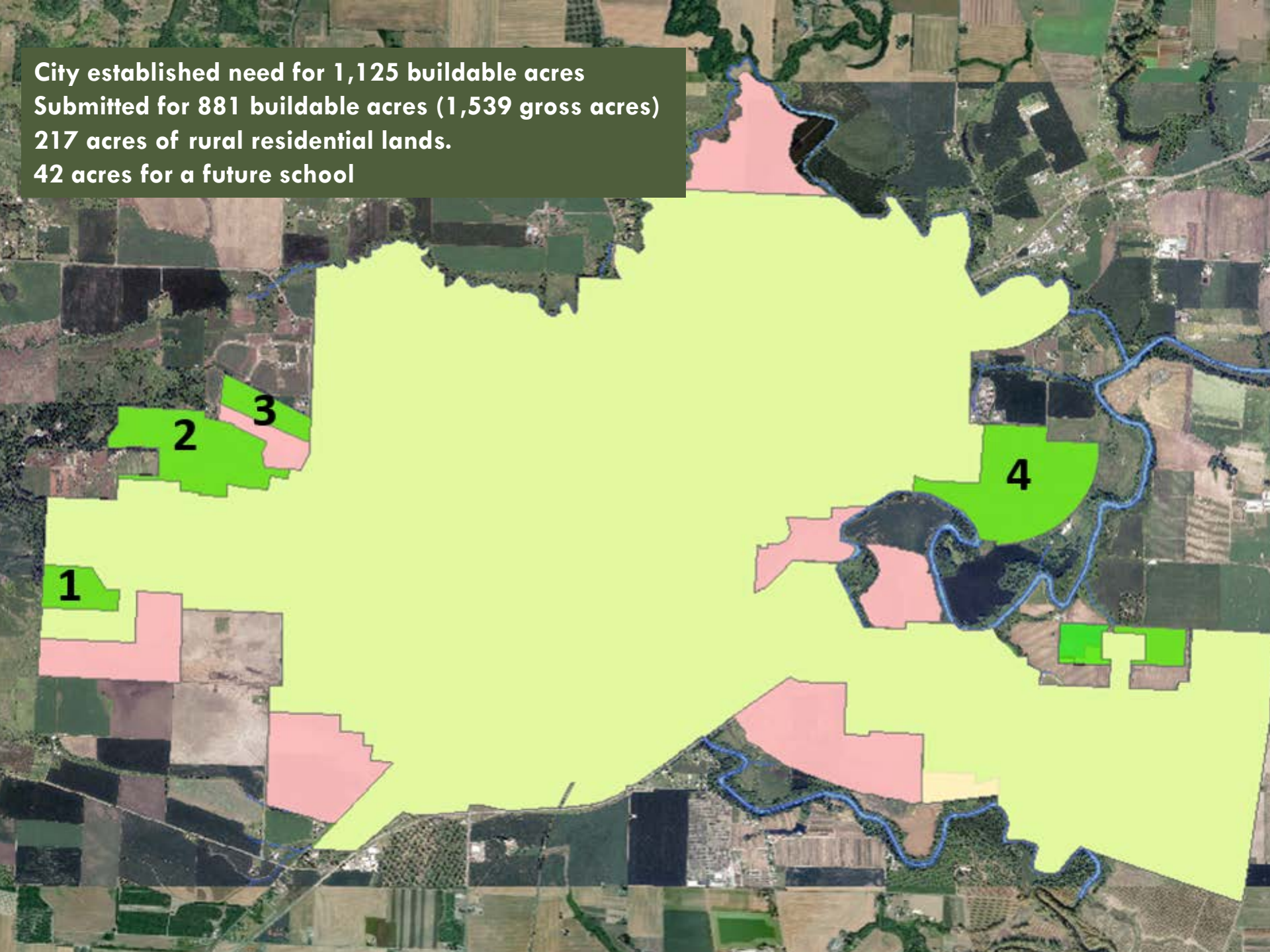
Community Forums, 2001 – 2002 = Refinement of McMinnville 2020

## Seven Guiding Principles for McMinnville 2020 Growth Planning

1. Land Use Law. Comply with state planning requirements.
2. Historical Development Patterns. Respect existing land use and development patterns and build from them. Neighborhoods that have developed a historic scale and character should be preserved.
3. Hazards and Natural Resources. Avoid development in areas of known hazards or natural resources.
4. Physical and Topographic Boundaries. Consider the availability and cost of providing urban service to new development.
5. Density. Adopt policies that allow the market to increase densities, and push it to do so in some instances.
6. Traditional Development. Allow and encourage development that meets the principles of smart growth.
7. UGB Expansions. Contain urban expansion within natural and physical boundaries, to the extend possible.

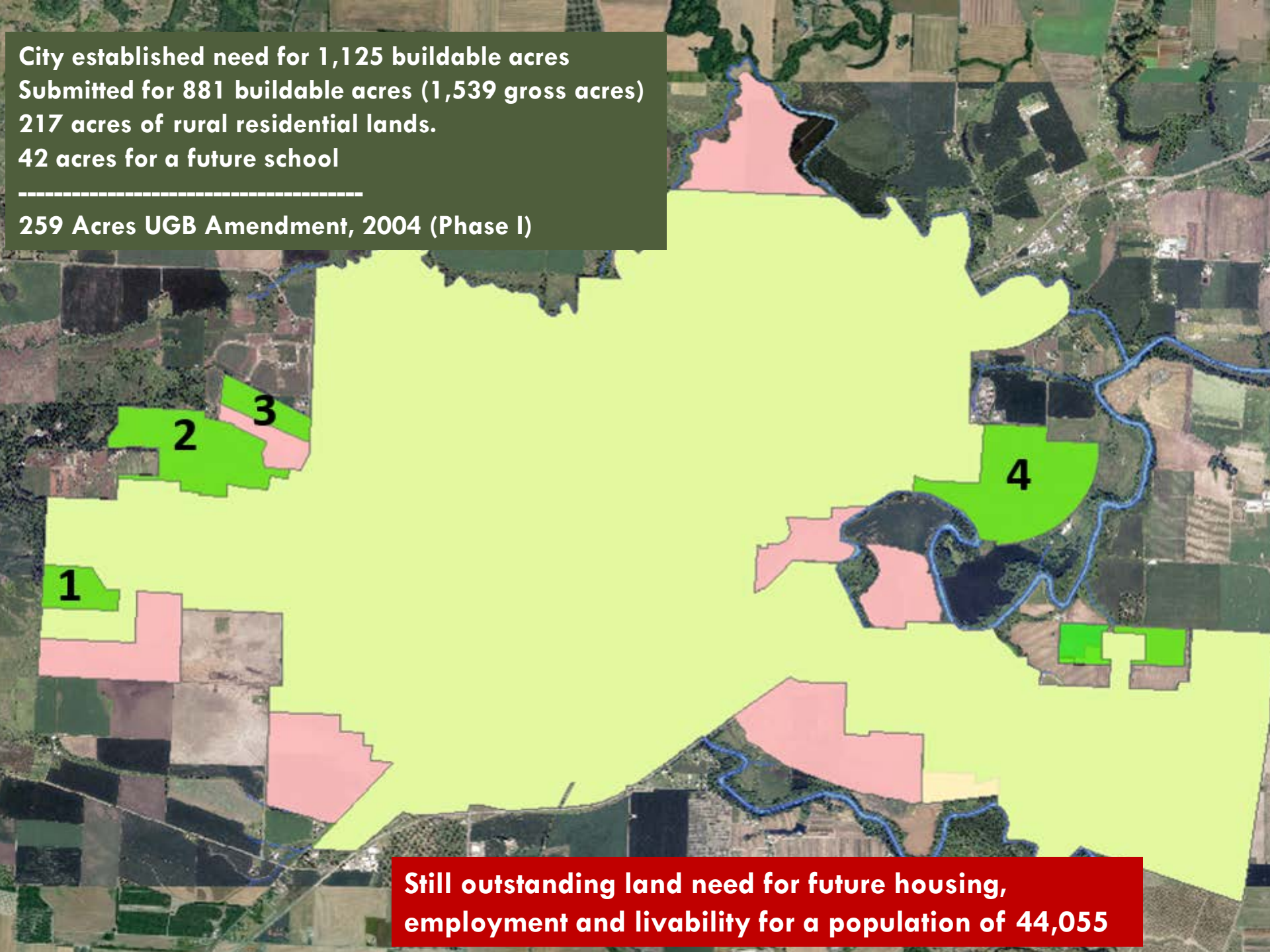


City established need for 1,125 buildable acres  
Submitted for 881 buildable acres (1,539 gross acres)  
217 acres of rural residential lands.  
42 acres for a future school



City established need for 1,125 buildable acres  
Submitted for 881 buildable acres (1,539 gross acres)  
217 acres of rural residential lands.  
42 acres for a future school

-----  
259 Acres UGB Amendment, 2004 (Phase I)



**Still outstanding land need for future housing,  
employment and livability for a population of 44,055**



# THE LONG AND WINDY ROAD

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1. City submits new plan for Phase II of the UGB in 2005
2. DLCD Director approves it.
3. Appealed to LCDC in 2006
4. LCDC approves it.
5. Appealed to Court of Appeals in 2007
6. Mediation in 2008
7. Petition for appeal affirmed in 2009
8. Court of Appeals decision in 2011
9. Remanded to LCDC in 2012
10. LCDC remanded to City in 2013
11. City elects to walk away for a while due to depleted resources and battle fatigue.

City Council, 11.10.2020



**IN JANUARY, 2020, CITY COUNCIL DIRECTED  
STAFF TO EVALUATE RESPONDING TO THE  
2012 REMAND OF THE 2003 MGMUP**

**AND . . . .**

**PREPARE FOR A LEGISLATIVE FIX AT THE SAME TIME**

**City Council, 11.10.2020**





# MCMINNVILLE'S UGB REMAND RESPONSE:

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 2012 remand based on 2011 Court of Appeals remand to LCDC.

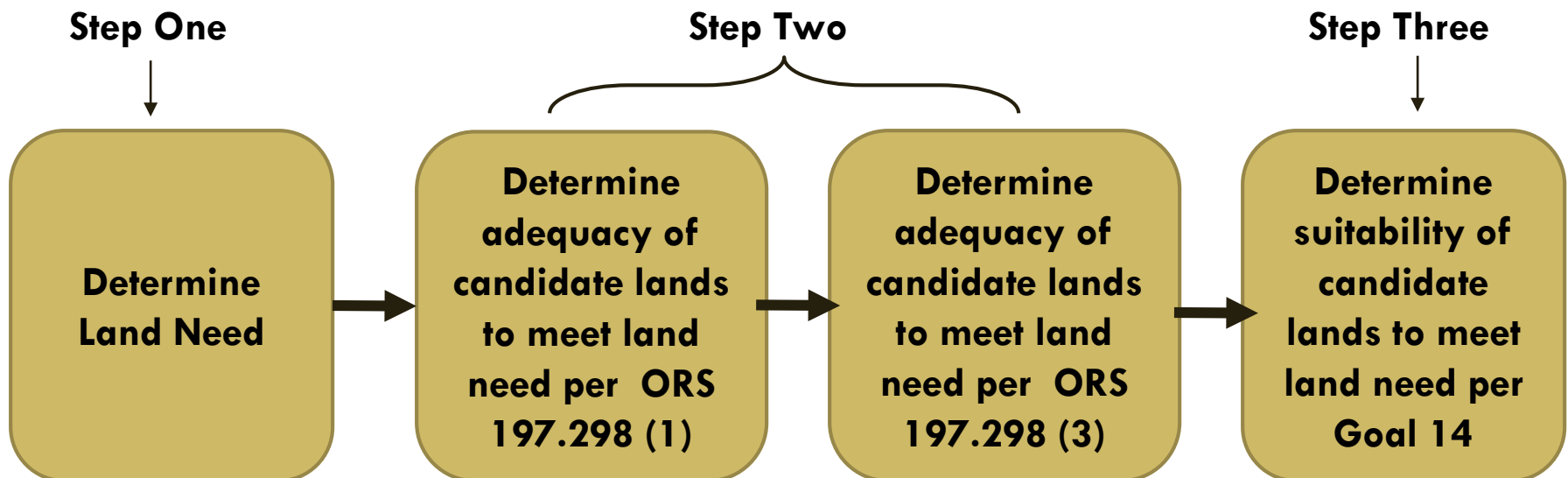
City Council, 11.10.2020



# McMinnville 2020 Remand UGB Recommendation

How and why did we end up with this boundary?

By following the Court of Appeals 'Roadmap' for UGB analysis.



# **Step Two: Determine the adequacy of candidate lands per ORS 197.298(1) and (3)**

## **Use ORS 197.298(1) Prioritization Sequence for Analysis and Evaluation**

- Exception land first, then
- Resource land with Class IV+ soils, then
- Resource Land with Class III soils, then
- Resource land with Class II soils, then
- Resource land with Class I soils

**Adequacy determined by Goal 2, Part II and Goal 14, Factor 5 and 7 (consequences and compatibility)**

**In adequacy determined by a score of 1.5 or less in screening criteria**

# **Step Two: Determine the adequacy of candidate lands per ORS 197.298(1) and (3)**

## **Use ORS 197.298(3) For second screening of adequacy**

- 3) Land of lower priority under subsection (1) of this section may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection (1) of this section for one of more of the following reasons:**
  - a) Specific types of identified land needs cannot be reasonably accommodated on higher priority lands;**
  - b) Future urban services could not reasonably be provided to the higher priority lands due to topographical or other physical constraints; or**  
**Per the court decision, services are defined in Goal 11**
  - c) Maximum efficiency of land uses with a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.**

# Step Three: Determine which lands should be included under Goal 14.

## Goal 14 Location Factors:

3. Public Facilities – feasible and economical
4. Efficient integration at the edge of the UGB
5. Energy, Economics, Environment, Social Impacts \*
6. Soil Priority: Class IV highest, Class I lowest
7. Compatibility with nearby agricultural uses \*

\* - factors used in both Step 2 and Step 3

## **Step Three: Determine which lands should be included under Goal 14.**

Use “Goal 14 Location Factors” to select suitable candidate lands in priority sequence:

- Exception land first, then
- Resource land with Class IV+ soils, then
- Resource Land with Class III soils, then
- Resource land with Class II soils, then
- Resource land with Class I soils.



# STEP ONE: LAND NEED

<b>Land Need</b>	<b>Gross Buildable Acres</b>
<b>New Housing</b>	<b>537.00</b>
<b>Parks</b>	<b>314.00</b>
<b>Public Schools</b>	<b>96.00</b>
<b>Private Schools</b>	<b>1.5</b>
<b>Religious</b>	<b>47.6</b>
<b>Government</b>	<b>0.9</b>
<b>Other Public</b>	<b>25.1</b>
<b>Commercial</b>	<b>106.00</b>
<b>Industrial</b>	<b>(46.00)</b>
<b>TOTAL</b>	<b>1128.10</b>

*Appendix B: Buildable Lands Analysis based on the 2001 Housing Needs Analysis, 2001 Economic Opportunities Analysis and 2001 Buildable Lands Inventory that was amended in January, 2003.*

# LAND NEED

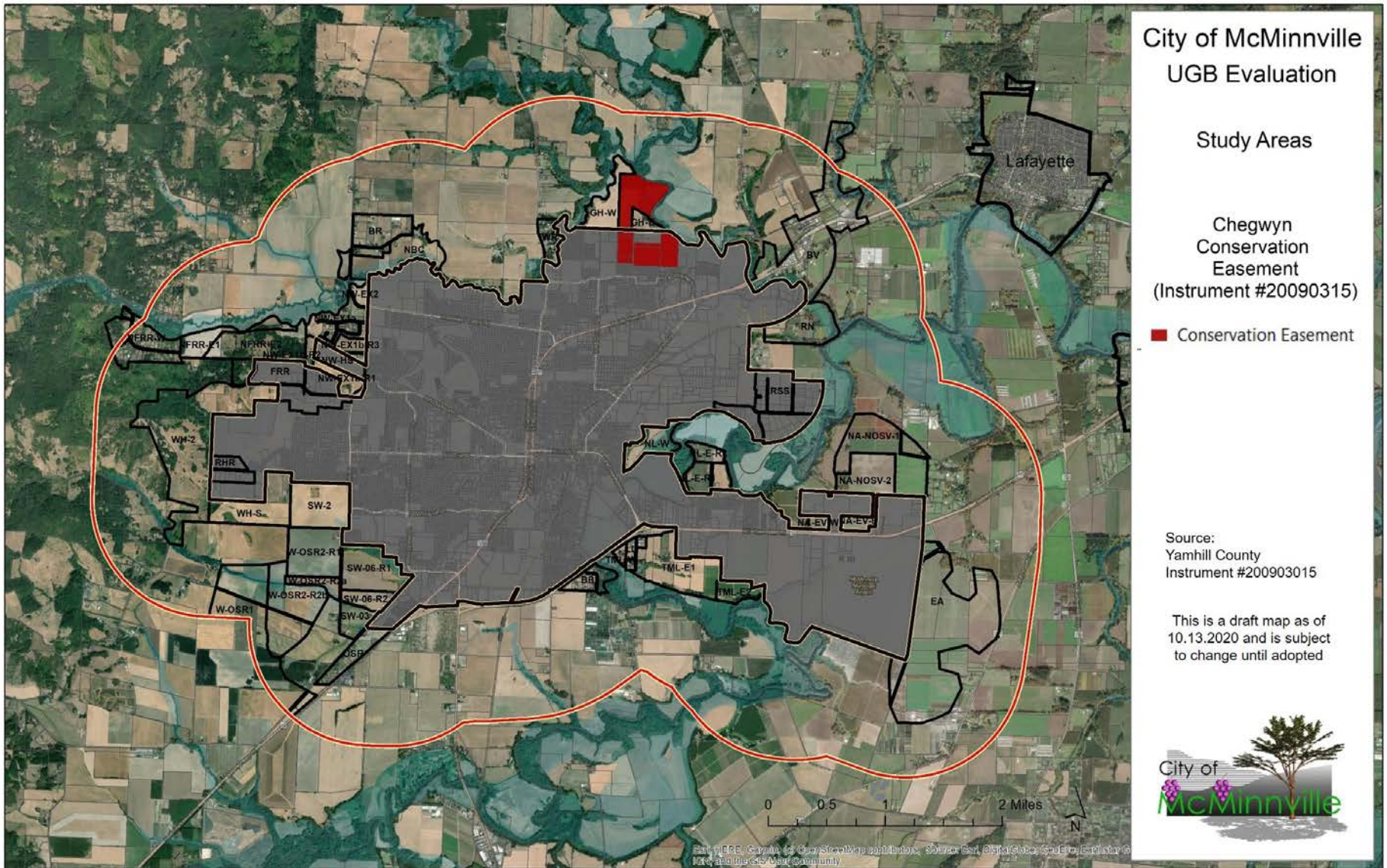
**Legal instrument  
recorded in 2008**  
(Attachment 3 to Appendix C)

<b>Land Need</b>	<b>Gross Buildable Acres</b>
New Housing	537.00
Parks	314.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Industrial	(46.00)
<b>TOTAL</b>	<b>1128.10</b>

**Add 81.00 Acres for Chegwyn  
Conservation Easement**

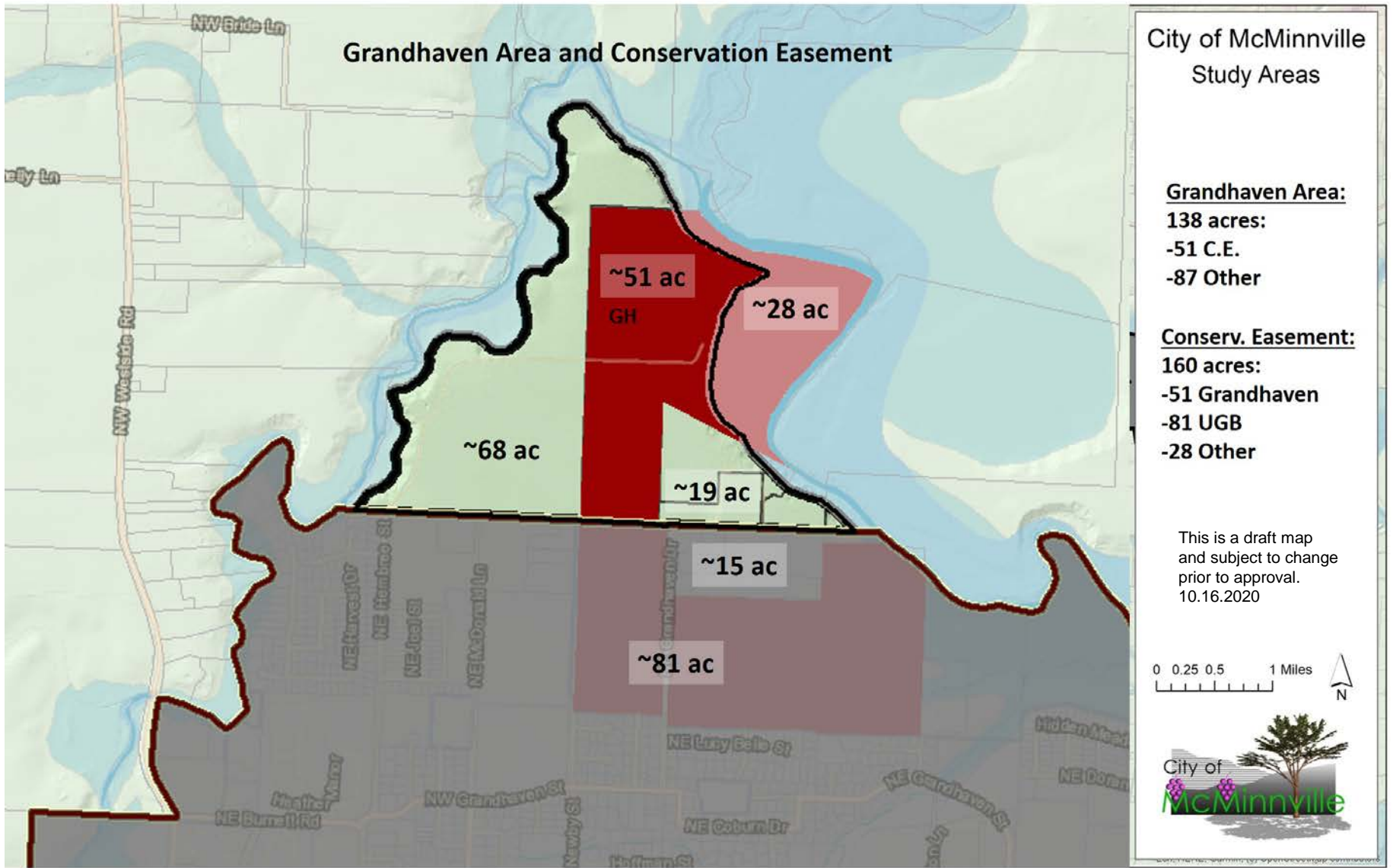
**Subtract 60.00 Acres for Joe Dancer  
Park North**

**City Council  
decision made in  
2004 in response to  
DLCD Remand**  
(Remand Legal Record)



*Amendment to Appendix B: Buildable Land Needs Analysis*





# LAND NEED

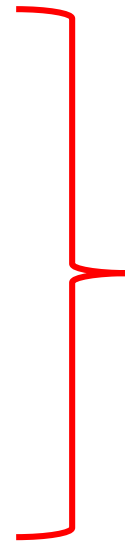
<b>Land Need</b>	<b>Gross Buildable Acres</b>
<b>New Housing</b>	<b>618.00</b>
<b>Parks</b>	<b>254.00</b>
<b>Public Schools</b>	<b>96.00</b>
<b>Private Schools</b>	<b>1.5</b>
<b>Religious</b>	<b>47.6</b>
<b>Government</b>	<b>0.9</b>
<b>Other Public</b>	<b>25.1</b>
<b>Commercial</b>	<b>106.00</b>
<b>Industrial</b>	<b>(46.00)</b>
<b>TOTAL</b>	<b>1149.10</b>

**Add 81.00 Acres for Chegwyn Conservation Easement**

**Subtract 60.00 Acres for Joe Dancer Park North**

# LAND NEED

Land Need	Gross Buildable Acres
New Housing	618.00
Parks	254.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Industrial	(46.00)
<b>TOTAL</b>	<b>1149.10</b>



**RESIDENTIAL =  
1043.10 ACRES**

# LAND NEED

Land Need	Gross Buildable Acres
Residential	1,043.10
Commercial	106.00
Industrial	(46.00)
<b>TOTAL</b>	<b>1,149.10</b>
Land-Use Efficiencies	-225.00
<b>REVISED TOTAL</b>	<b>924.10</b>

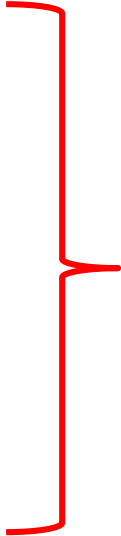
**Housing Land-Use Efficiencies  
Inside Existing UGB = (225 Acres)**

**Deduct from total.**

*2020 Remand Update: Reaffirmed housing land-use efficiencies with analysis. Technical Memo #11, Attachment #2 to Appendix C.*

# LAND NEED – Phase I and II

Land Need	Gross Buildable Acres
New Housing	393.00
Parks	254.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Industrial	(46.00)
<b>REVISED TOTAL</b>	<b>924.10</b>



**RESIDENTIAL =  
818.10 ACRES**



# LAND NEED

<b>Land Need</b>	<b>Gross Buildable Acres</b>
<b>Residential</b>	<b>818.10</b>
<b>Commercial</b>	<b>106.00</b>
<b>Industrial</b>	<b>(46.00)</b>
<b>TOTAL</b>	<b>924.10</b>
<b>Land-Use Efficiencies</b>	<b>-259.00</b>
<b>REVISED TOTAL</b>	<b>665.10</b>

**Phase 1 UGB Amendment:**

**217 Residential Acres**

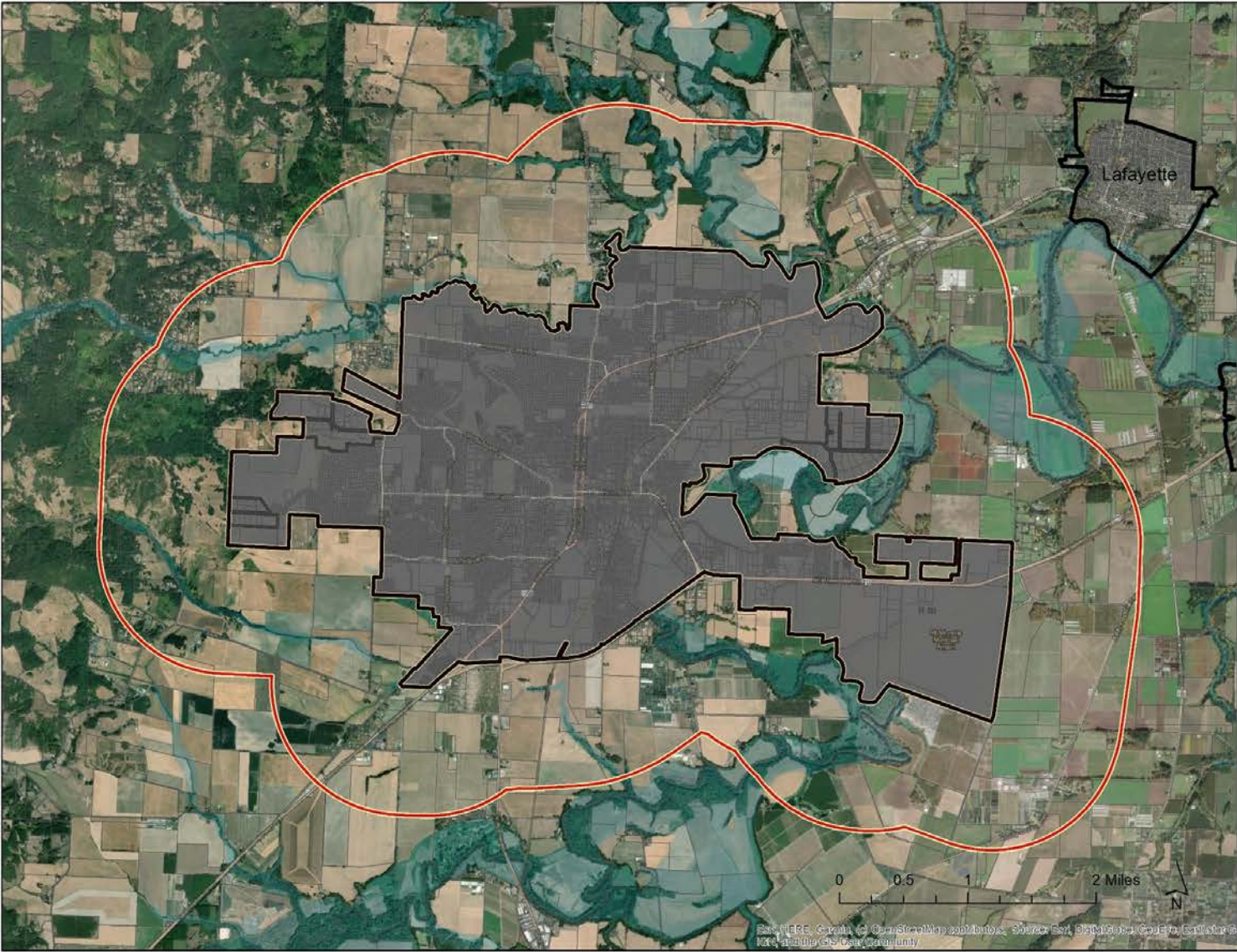
**42 Public Schools Acres**

**Deduct from Total**

# LAND NEED – Phase II

<b>Land Need</b>	<b>Gross Buildable Acres</b>
<b>Residential</b>	<b>559.10</b>
<b>Commercial</b>	<b>106.00</b>
<b>Industrial</b>	<b>(46.00)</b>
<b>TOTAL</b>	<b>665.10</b>

# STEP TWO: DETERMINE CANDIDATE LANDS



City of McMinnville  
UGB Evaluation

Aerial Photo  
with 1-Mile Buffer  
of Current UGB

Source:  
ESRI World Imagery

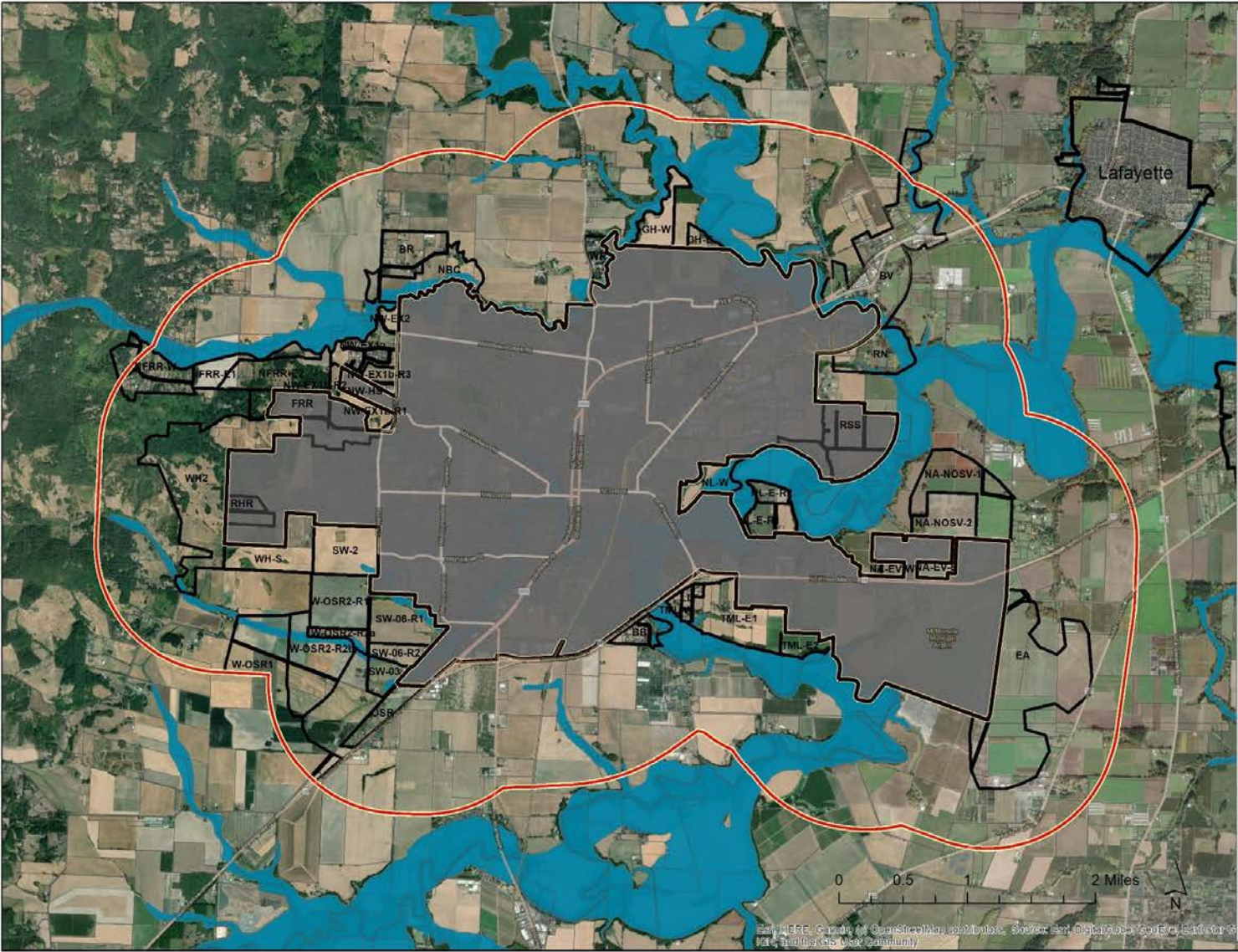
This is a draft map as of  
10.13.2020 and is subject  
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# WHAT IS BUILDABLE



## City of McMinnville UGB Evaluation

Study Areas

Hazards:

 Flood Hazard

Source:  
FEMA  
National Flood Hazard Layer  
(NFHL) Viewer

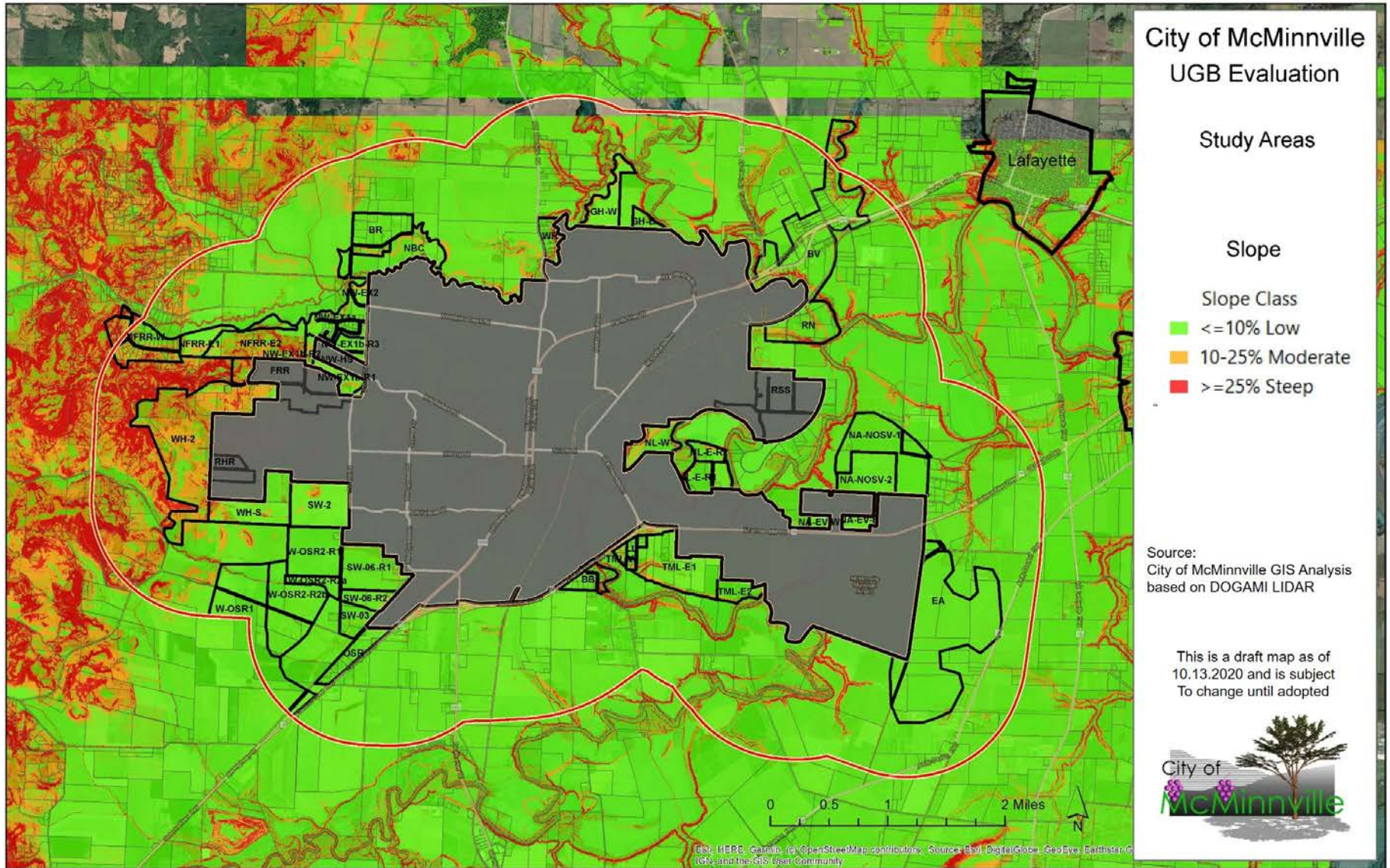
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Map HERE. Credit to OpenStreetMap contributors. Source: Esri, DigitalGlobe, GeoEye, Earthstar (NA), CNES/Airbus DS, USDA, AeroGRID, IGN, SIA, Airphoto, USDA, and the City of McMinnville.

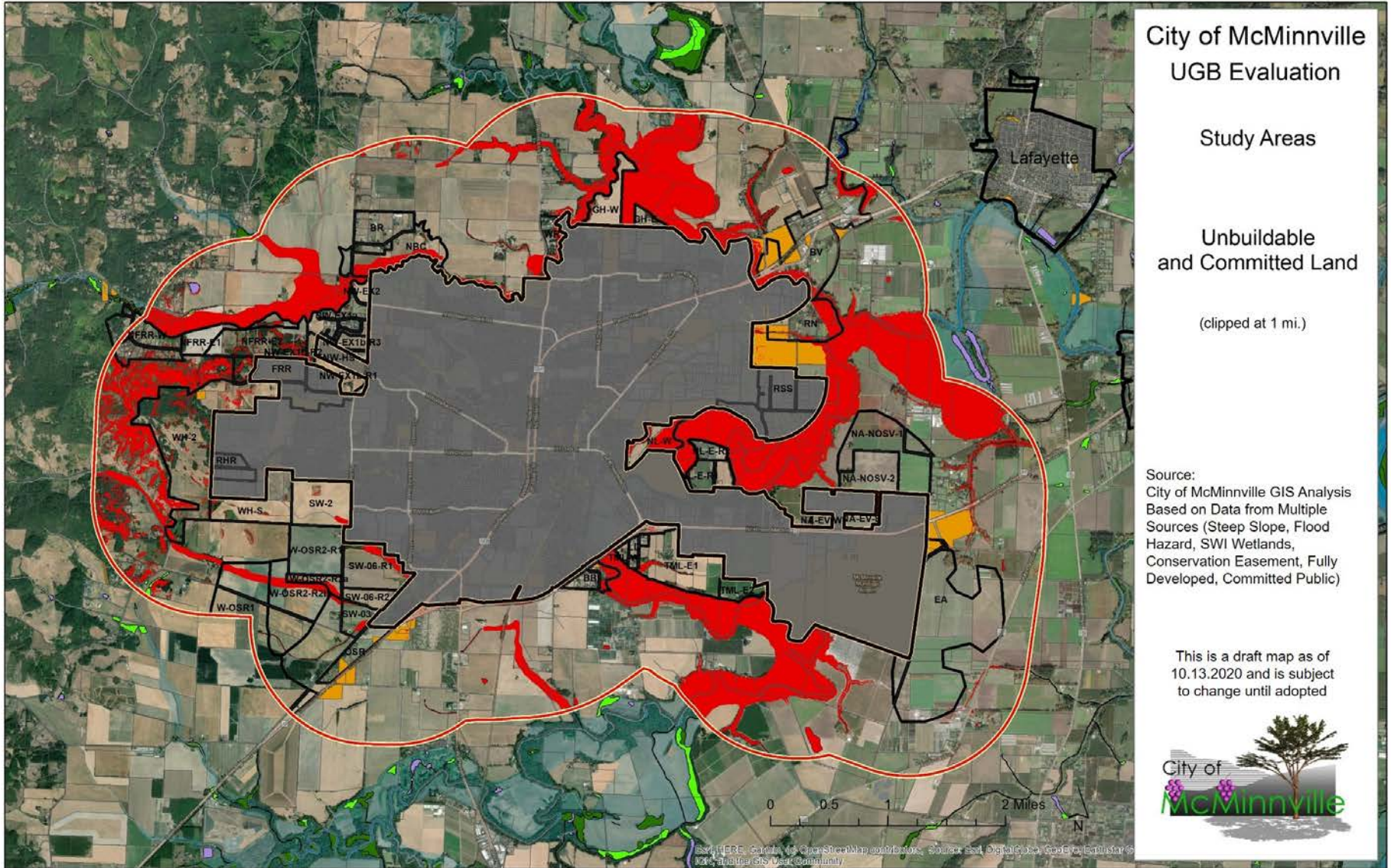


# WHAT IS BUILDABLE





# WHAT IS BUILDABLE



## City of McMinnville UGB Evaluation

Study Areas

Unbuildable  
and Committed Land

(clipped at 1 mi.)

Source:  
City of McMinnville GIS Analysis  
Based on Data from Multiple  
Sources (Steep Slope, Flood  
Hazard, SWI Wetlands,  
Conservation Easement, Fully  
Developed, Committed Public)

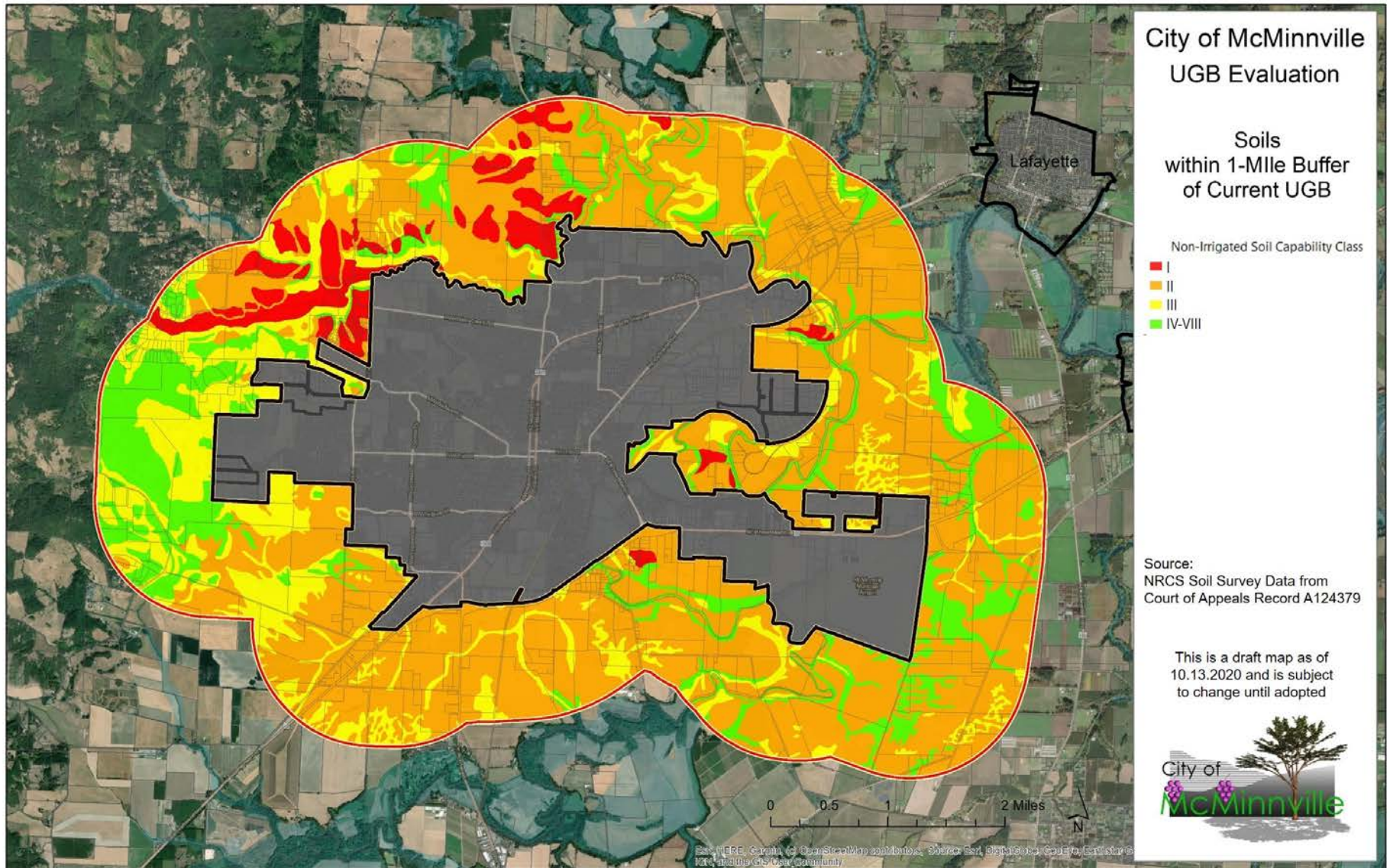
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Map HERE: City of McMinnville GIS Analysis. Source and Digital Data: Google Earth Pro 2020 and the City of McMinnville.

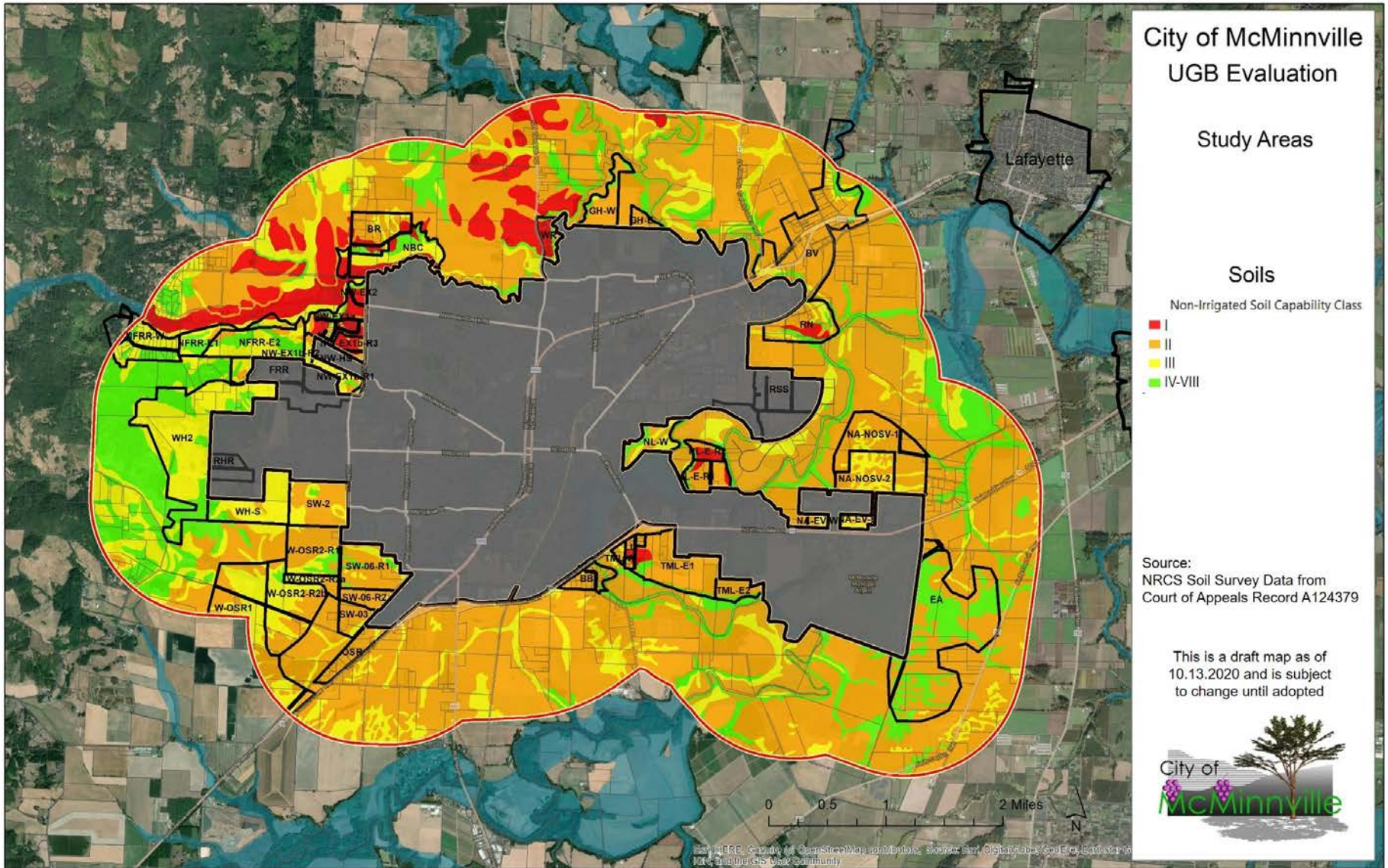


# IDENTIFYING STUDY AREAS



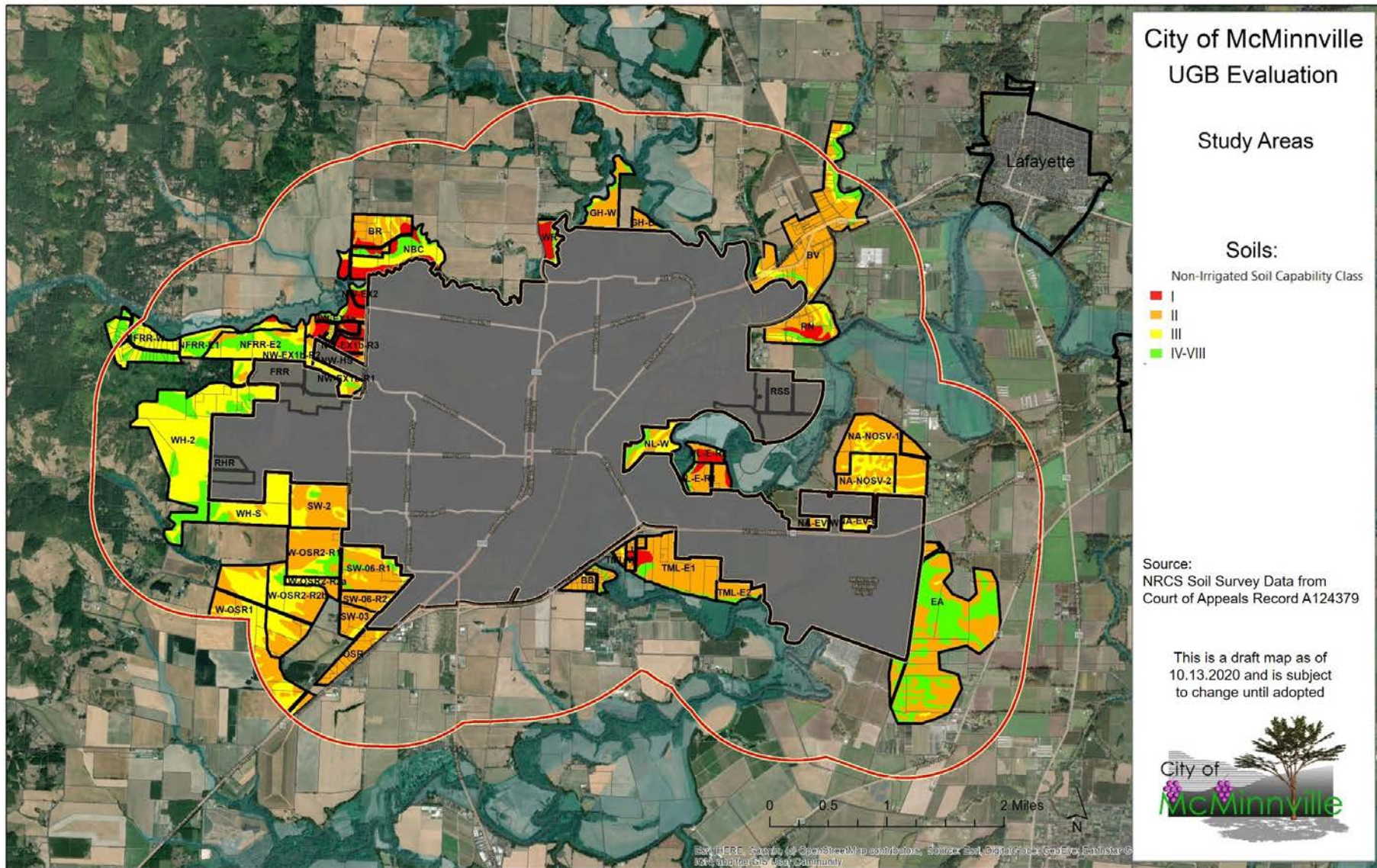


# IDENTIFYING STUDY AREAS



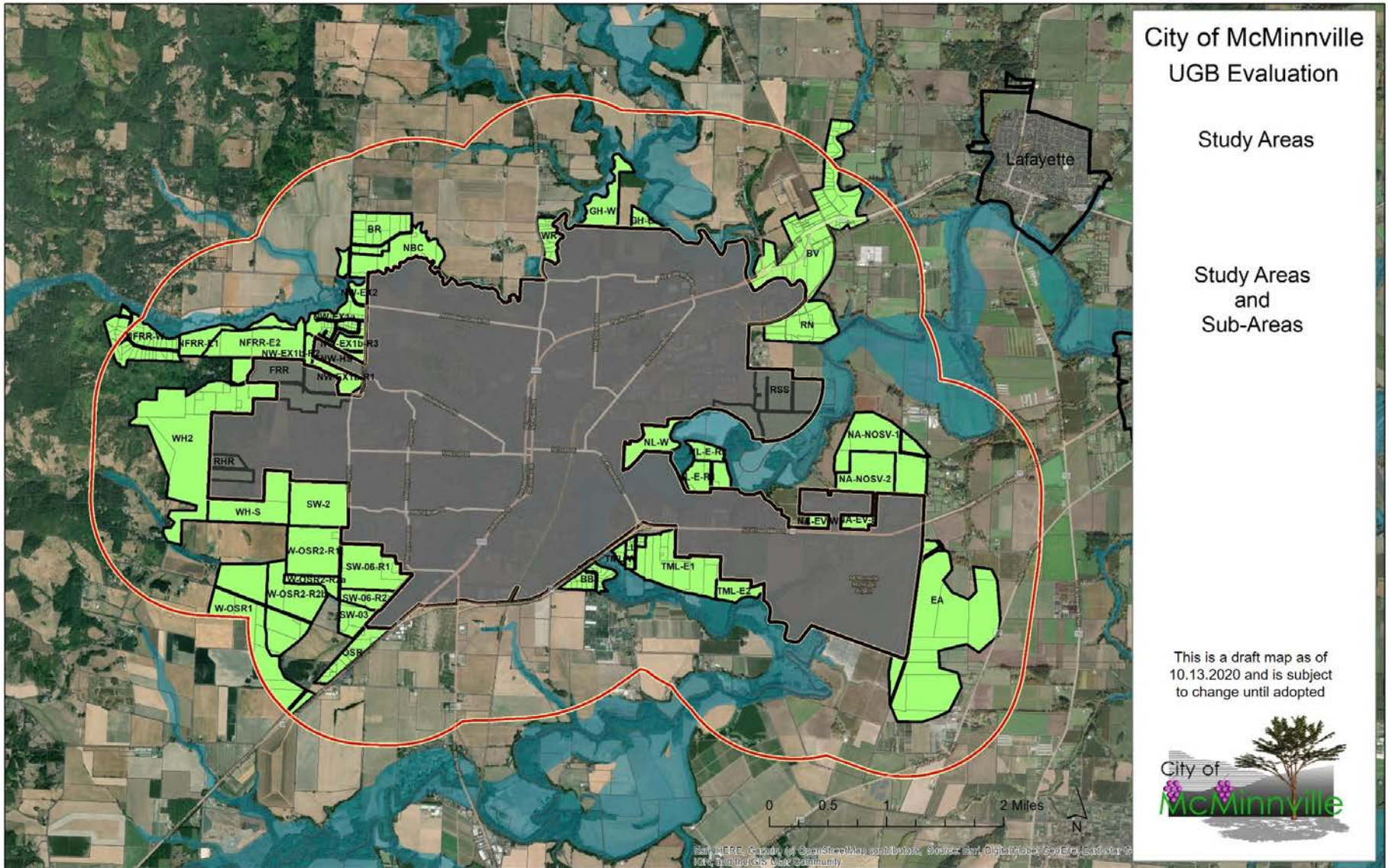


# IDENTIFYING STUDY AREAS





# IDENTIFYING STUDY AREAS



# McMinnville 2020 Remand UGB Recommendation

“Step Two: Determine the adequacy of candidate lands under ORS 197.298(1) and (3)”

- ID candidate lands
- Determine their “adequacy” to meet identified land needs
- Goal 14 Factors 5 and 7 are used in Step 2 and Step 3

# Evaluate Study Areas for Adequacy and Suitability

Apply 19 Screening Criteria with approximately 50 Different Data Sets

<b>Factor 3</b>	<b>Factor 5</b>
<b>Wastewater Engineering</b>	<b>Distance to Services</b>
<b>Wastewater Costs</b>	<b>Park, Schools, Other Public Amenities</b>
<b>Water Engineering</b>	<b>Social Equity and Justice</b>
<b>Water Costs</b>	<b>Hazard Risks</b>
<b>Transportation Engineering</b>	<b>Natural Resources</b>
<b>Transportation Costs</b>	<b>Factor 6</b>
<b>Factor 4</b>	<b>Soil Priority</b>
<b>Urban Integration</b>	<b>High Value Farmland</b>
<b>Commercial Suitability</b>	<b>Factor 7</b>
<b>Housing Suitability</b>	<b>Agricultural Adjacency</b>
<b>Development Capacity</b>	<b>Type of Nearby Agricultural Use</b>

# McMinnville 2020 Remand UGB Recommendation

Criteria were applied and ratings assigned to study areas by one staff person to maintain consistency

- All criteria ratings used a 3-point scale: 1 = poor
- All criteria were rated equally; no multipliers to add emphasis
- Most criteria relied on quantifiable measures that were then sorted at obvious break-points. EG Distance to transit:  $\leq 1/4$  mile = 3 points;  $>$  than 1 mile = 1 point

<b>Hazard Risk</b>													
Study Area	Total Acres	Flood	>25% slope	Unbuildable	Rating	Moderate Constraints on Buildable Land						Rating	Composite Rating
						High Landslide Risk		Rating	High Liquefaction Risk				
<i>Exception Areas</i>				%		Acres	%		Acres	%			
Lawson Lane (LL)	18.1	0.2	0.1	1.7%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
Old Sheridan Road (OSR)	54.5	0.2	0.1	0.6%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
N-Fox Ridge - West (N-FR)	116.3	0.0	23.3	20.0%	2	54.2	46.6%	1	3.6	3.1%	3	2.00	
Booth Bend Road (BR)	40.2	10.0	5.1	37.6%	2	6.4	15.9%	2	0.0	0.0%	3	2.33	
Brentano Lane (BL)	91.8	0.0	0.2	0.2%	3	0	0.0%	3	0.0	0.0%	3	3.00	
Westside Lane (WL)	35.4	8.3	5.7	39.5%	2	6.1	17.2%	2	0.0	0.0%	3	2.33	
Subtotal	356.3	18.7	34.5			66.7			3.6				
<i>Resource Areas</i>													
N of Old Stone	279.0	0.0	0.0	0.0%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
NA-EV	40.2	0.0	0.2	0.5%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
Three Mile Lane East	201.7	3.5	7.7	5.6%	3	11.3	5.6%	3	0.0	0.0%	3	3.00	
Three Mile Lane West	9.0	0.0	0.0	0.0%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
Norton Lane East	81.5	0.0	6.8	8.3%	3	8.0	9.8%	3	0.0	0.0%	3	3.00	
Norton Lane West	61.4	35.9	7.7	71.1%	1	9.7	15.8%	2	0.0	0.0%	3	2.00	
SW - 06	158.0	16.7	0.8	11.1%	2	0.0	0.0%	3	0.0	0.0%	3	2.67	
SW-03	41.9	3.8	0.0	8.9%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
SW II	120.1	3.6	1.7	4.4%	3	8.5	7.1%	3	0.0	0.0%	3	3.00	
W of Old Sheridan-1	231.4	16.7	1.7	8.0%	3	0.2	0.1%	3	205.4	88.8%	1	1.00	
W of Old Sheridan-2	313.8	27.3	1.2	9.1%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
West Hills-South	122.3	0.0	3.7	3.0%	3	0.5	0.4%	3	0.0	0.0%	3	3.00	
West Hills-2	431.9	3.8	44.4	11.2%	2	24.4	5.6%	3	0.0	0.0%	3	2.67	
N of Fox Ridge-East	189.1	0.0	17.5	9.3%	3	48.2	25.5%	2	22.4	11.8%	2	1.00	
NW-Ext 1a (Northern)	78.2	0.0	1.6	2.0%	3	0.7	0.9%	3	0.0	0.0%	3	3.00	
NW-Ext 1b (Southern)	72.5	0.0	1.4	1.9%	3	15.1	20.8%	2	0.0	0.0%	3	2.67	
NW-Ext 2	15.5	0.0	0.4	2.6%	3	0.4	2.6%	3	0.0	0.0%	3	3.00	
Grandhaven-E	19.5	0.0	1.9	9.7%	3	2.5	12.8%	2	0.0	0.0%	3	2.67	
Grandhaven-W	67.9	0.0	7.6	11.2%	2	8.6	12.7%	2	0.0	0.0%	3	2.33	
Airport East (EA)	493.4	0.0	0.5	0.1%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
North of Baker Creek (NB)	118.7	39.2	4.3	36.6%	2	1.7	1.4%	3	0.0	0.0%	3	2.67	
Subtotal	3146.9	150.5	111.1			139.8			227.8				
	Rating												
High Risk	1	>40%											
Medium Risk	2	10-40%											
Low Risk	3	<10%											
Composite Rating	average rating unless high hazard present over 50% of study area, then composite = 1												









Ratings Summary				
	Factor 6 Criteria		Factor 7 Criteria	
Study Area	Soil Priority	High Value Farm Land	Agricultural Adjacency	Impact on Agricultural Use
<u>Exception Areas</u>				
Lawson Lane (LL)	N/A	1	2	2
Old Sheridan Road (OSR)	N/A	1	2	2
N-Fox Ridge - West (N-FR-W)	N/A	2	2	3
Booth Bend Road (BR)	N/A	1	2	2
Brentano Lane (BL)	N/A	1	1	2
Westside Lane (WL)	N/A	2	3	2
<u>Resource Areas</u>				
N of Old Stone	1	1	2	1
NA-EV-E	2	1	3	2
Three Mile Lane East	1	1	3	2
Three Mile Lane West	1	1	3	2
Norton Lane East	1	1	2	2
Norton Lane West	2	2	3	0
SW - 06	1	1	3	2
SW-03	1	1	1	2
SW II	1	1	3	2
W of Old Sheridan-1	2	1	1	2
W of Old Sheridan-2	1	1	1	2
West Hills-South	2	1	2	2
West Hills-2	2	1	2	3
N of Fox Ridge-East	2	2	2	2
NW-Ext 1a (Northern)	1	1	2	2
NW-Ext 1b (Southern)	2	1	3	3
NW-Ext 2	1	2	2	2
Grandhaven-E	1	1	2	2
Grandhaven-W	1	1	1	2
Airport East (EA)	1	1	2	2
North of Baker Creek (NBC)	2	3	3	2
Total				

# McMinnville 2020 Remand UGB Recommendation

“Step Two: Determine the adequacy of candidate lands under ORS 197.298(1) and (3)”

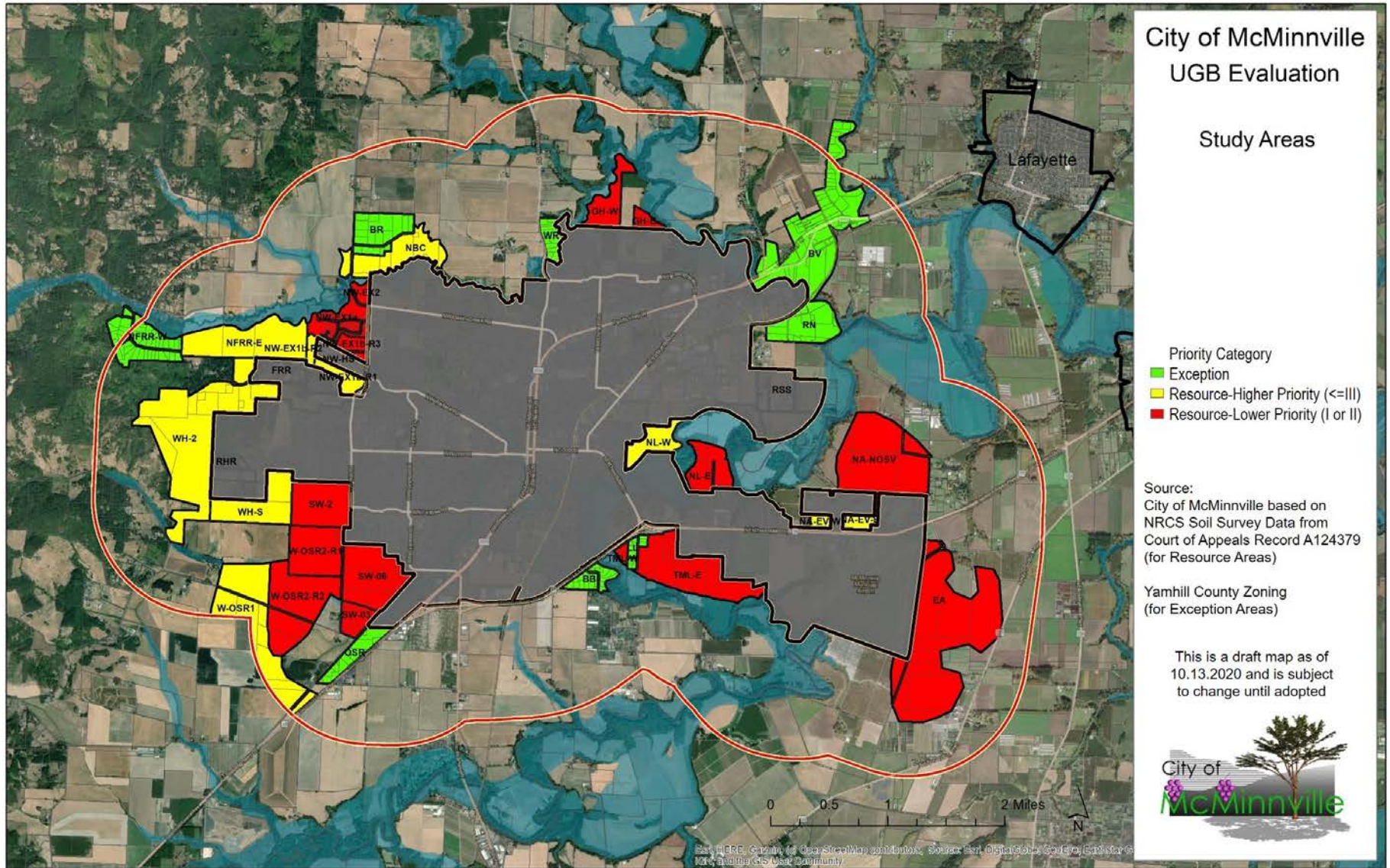
- ID candidate lands
- Determine their “adequacy” to meet identified land needs
- Goal 14 Factors 5 and 7 are used in Step 2 and Step 3
  - Study areas whose aggregate rating was  $\leq 1.5$  points for Factor 5 or 7 were considered inadequate to meet identified land needs.
  - 1.5 points was selected as the cutoff because Factor 7 has only 2 criteria and a higher or lower cut-off rendered the screening process unworkable.

# McMinnville 2020 Remand UGB Recommendation

“Step Three: Determine which candidate lands should be included under Goal 14”

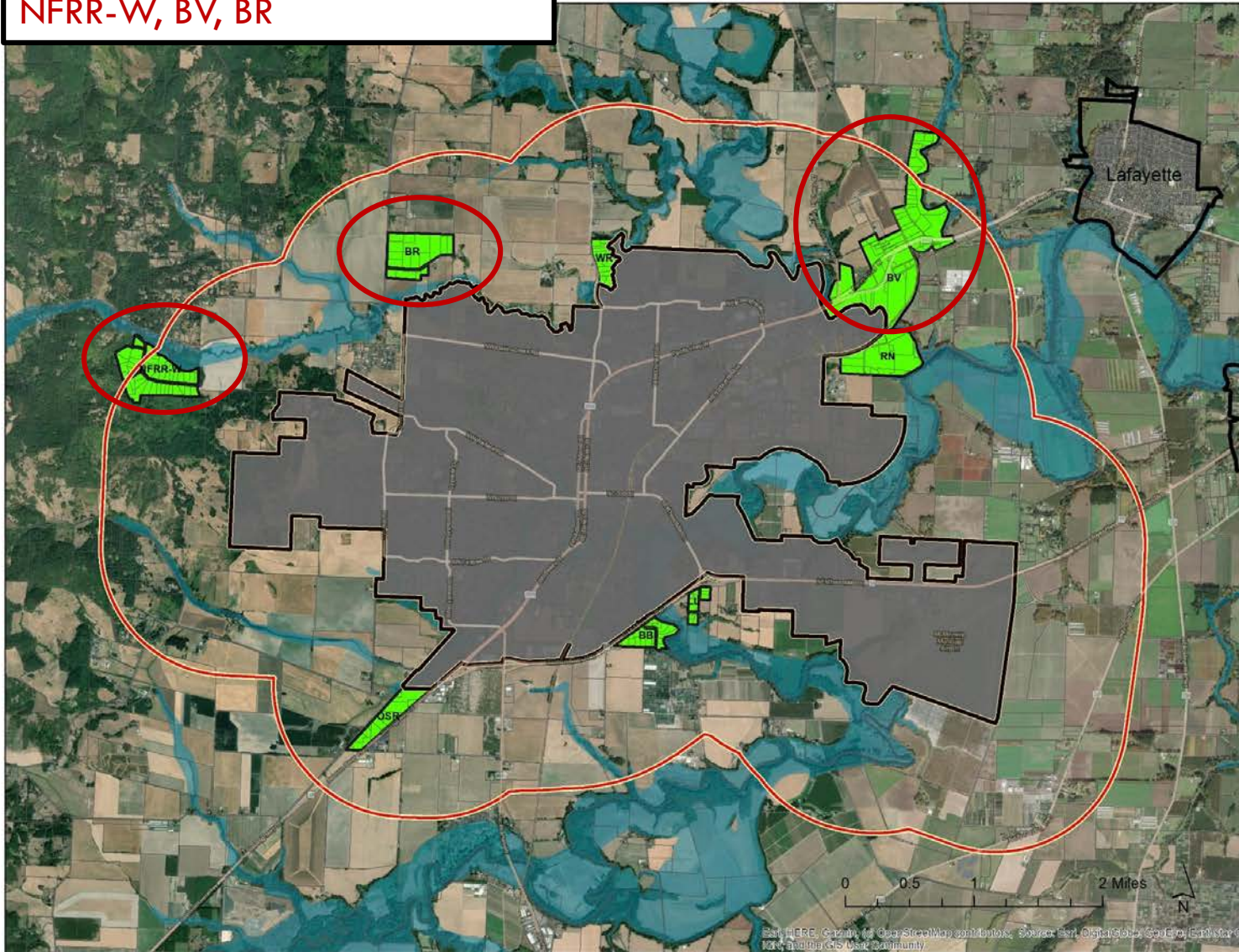
- Use “Goal 14 Location Factors” to select suitable candidate lands in priority sequence:
  - Exception land first, then
  - Resource land with Class IV+ soils, then
  - Resource Land with Class III soils, then
  - Resource land with Class II soils, then
  - Resource land with Class I soils.

# PRIORITY SEQUENCE OF STUDY AREAS





Inadequate to meet land needs:  
NFRR-W, BV, BR



City of McMinnville  
UGB Evaluation

Study Areas

Exception  
Areas

Source:  
Yamhill County Zoning

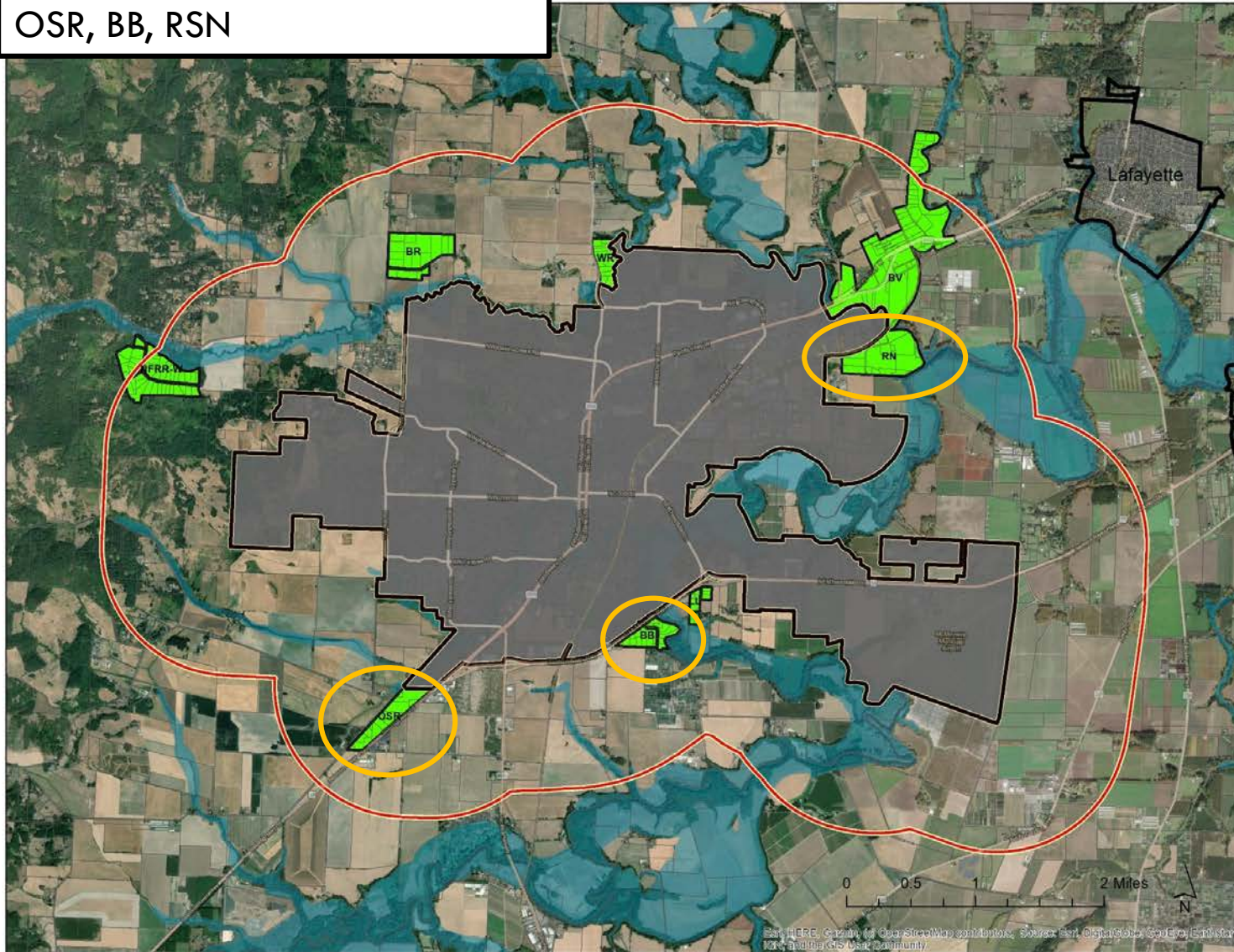
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Map HERE, Credit to Geo SteelMap.com/Info, Source Esri, DeLorme, GeoEye, Earthstar  
Map, and the GIS User community



Recommended for Inclusion:  
OSR, BB, RSN



# City of McMinnville UGB Evaluation

Study Areas

Exception  
Areas

Source:  
Yamhill County Zoning

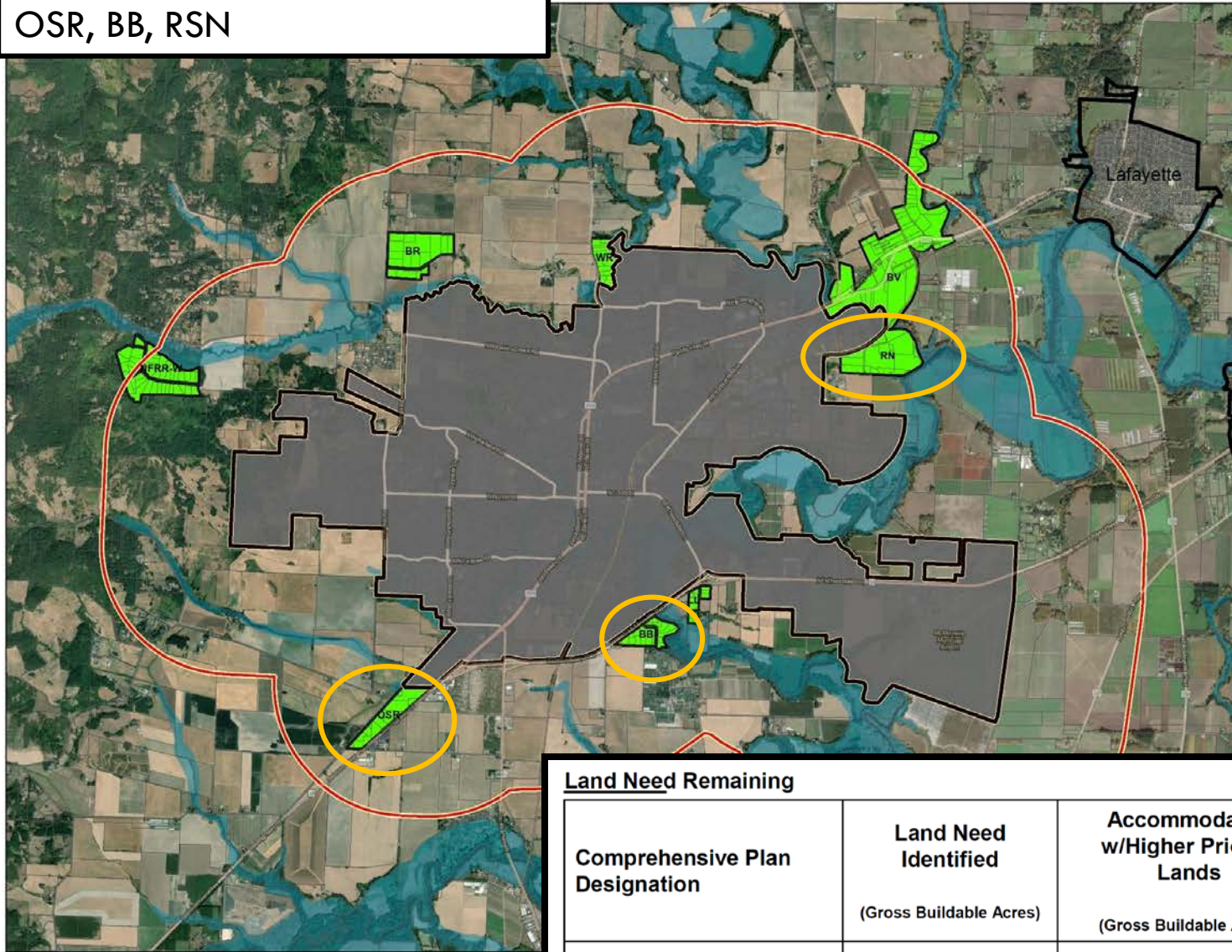
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100, and the GIS User community



Recommended for Inclusion:  
OSR, BB, RSN



City of McMinnville  
UGB Evaluation

Study Areas

Exception  
Areas

Source:  
Yamhill County Zoning

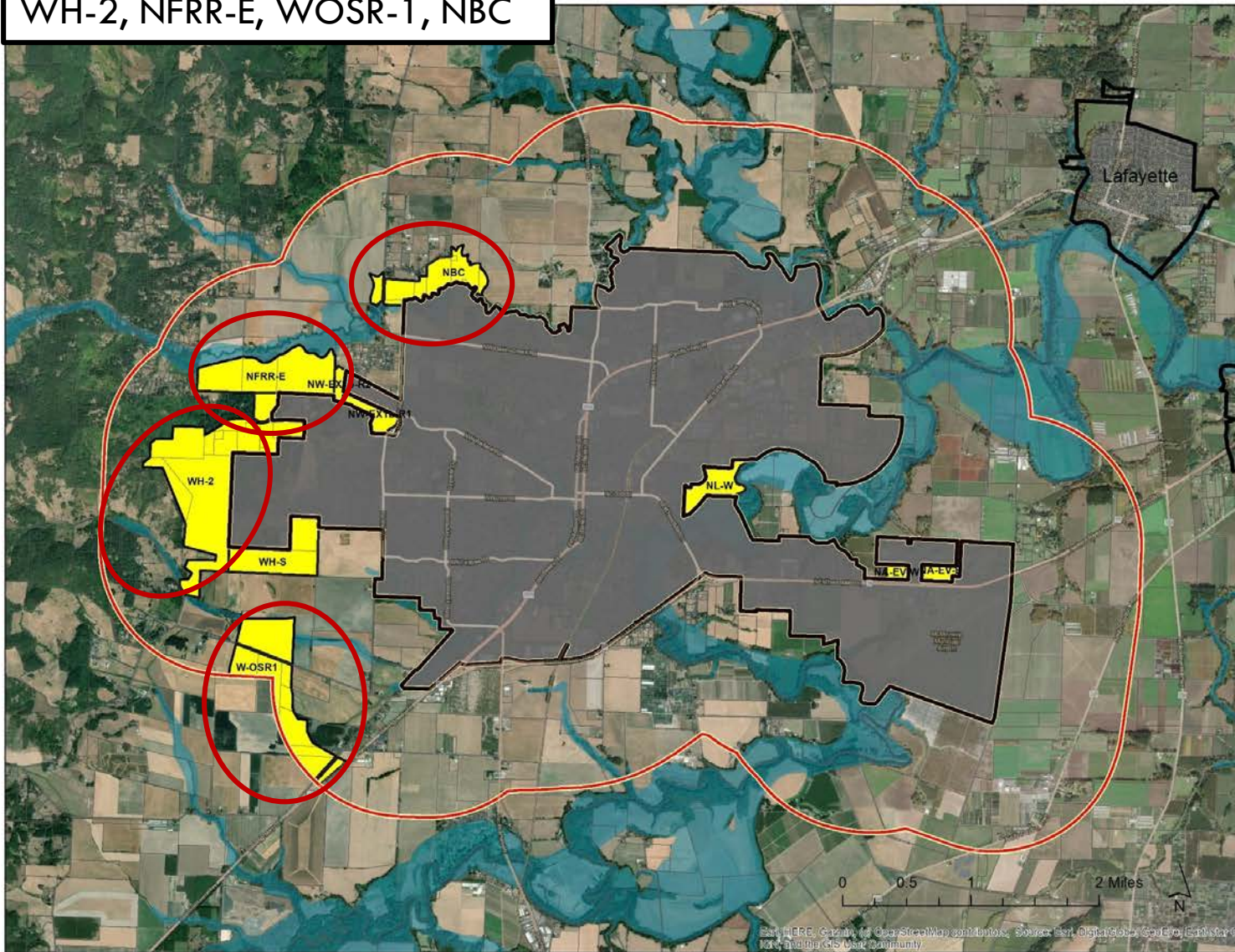
This is a draft map as of  
10.13.2020 and is subject

**Land Need Remaining**

Comprehensive Plan Designation	Land Need Identified (Gross Buildable Acres)	Accommodated w/Higher Priority Lands (Gross Buildable Acres)	Remaining Need (Gross Buildable Acres)
Residential	559.00	54.60	504.40
Commercial	106.00	36.30	69.70
<b>Total</b>	<b>665.00</b>	<b>90.90</b>	<b>574.10</b>



Inadequate to meet land needs:  
WH-2, NFRR-E, WOSR-1, NBC



City of McMinnville  
UGB Evaluation

Study Areas

Resource:  
Predominant  
Nonirrigated Soil  
Capability Class  
III or Lower

Source:  
City of McMinnville based on  
NRCS Soil Survey Data from  
Court of Appeals Record A124379

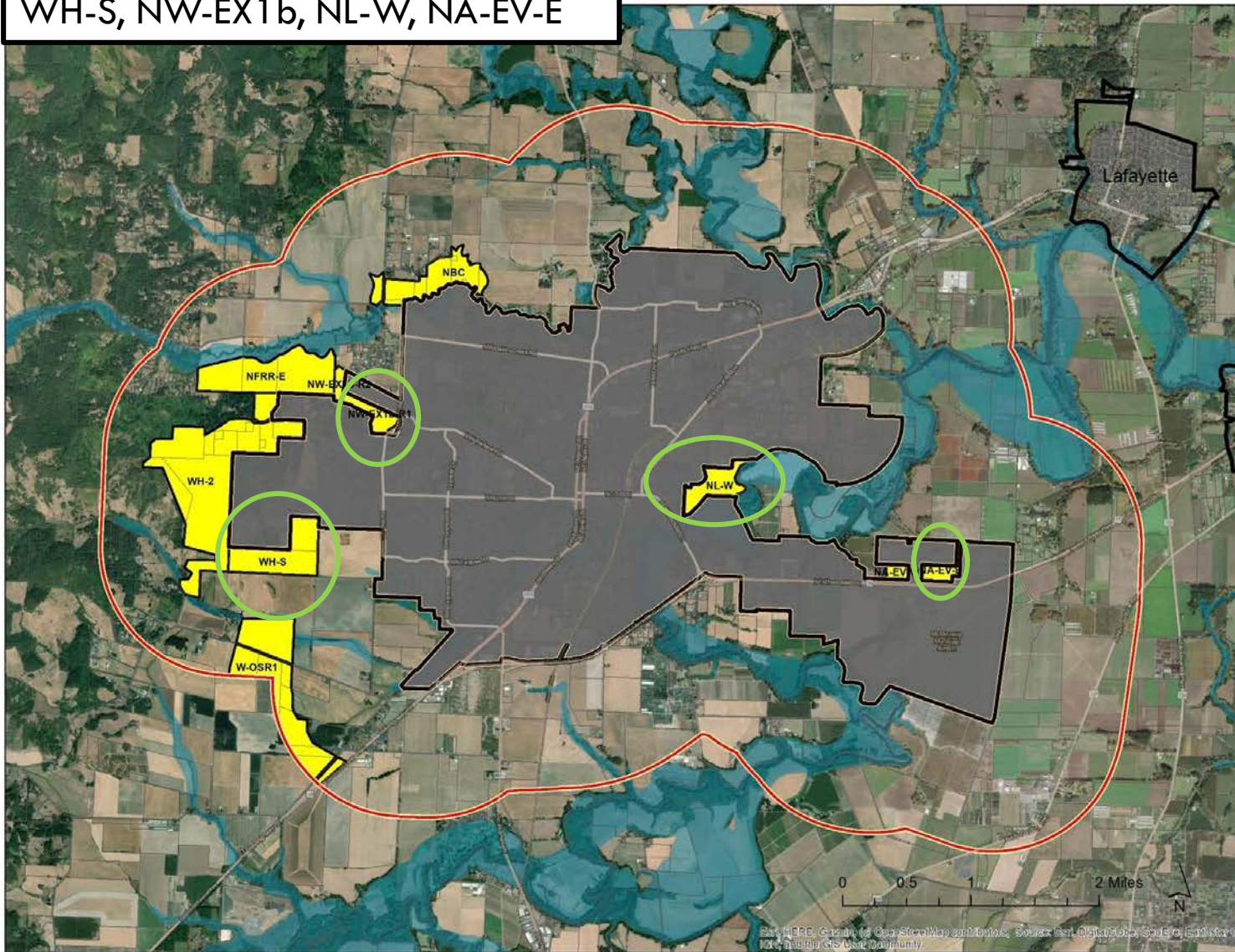
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Recommended for Inclusion:  
WH-S, NW-EX1b, NL-W, NA-EV-E



City of McMinnville  
UGB Evaluation

Study Areas

Resource:  
Predominant  
Nonirrigated Soil  
Capability Class  
III or Lower

Source:  
City of McMinnville based on  
NRCS Soil Survey Data from  
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# McMinnville 2020 Remand UGB Recommendation

“Step Three: Determine which candidate lands should be included under Goal 14”

- Commercial Land Needs:
  - Residential areas to include land to meet neighborhood commercial uses
  - Other commercial land needs are addressed by a combination of resource lands and efficiency measures involving industrial rezone in Three Mile Lane and Riverside North exception area to offset the industrial land lost to the rezone.

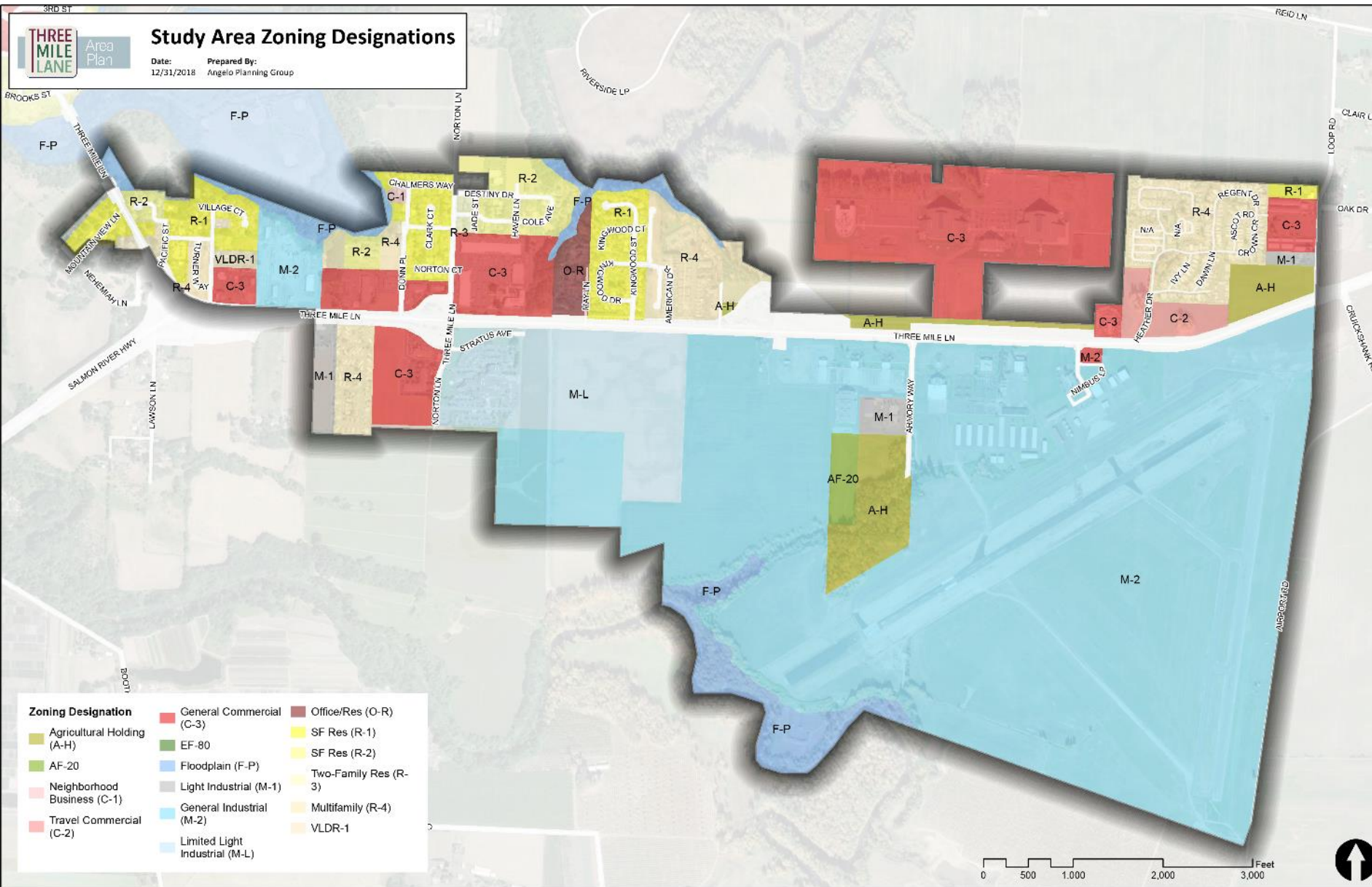




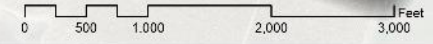
Area Plan

# Study Area Zoning Designations

Date: 12/31/2018  
Prepared By: Angelo Planning Group



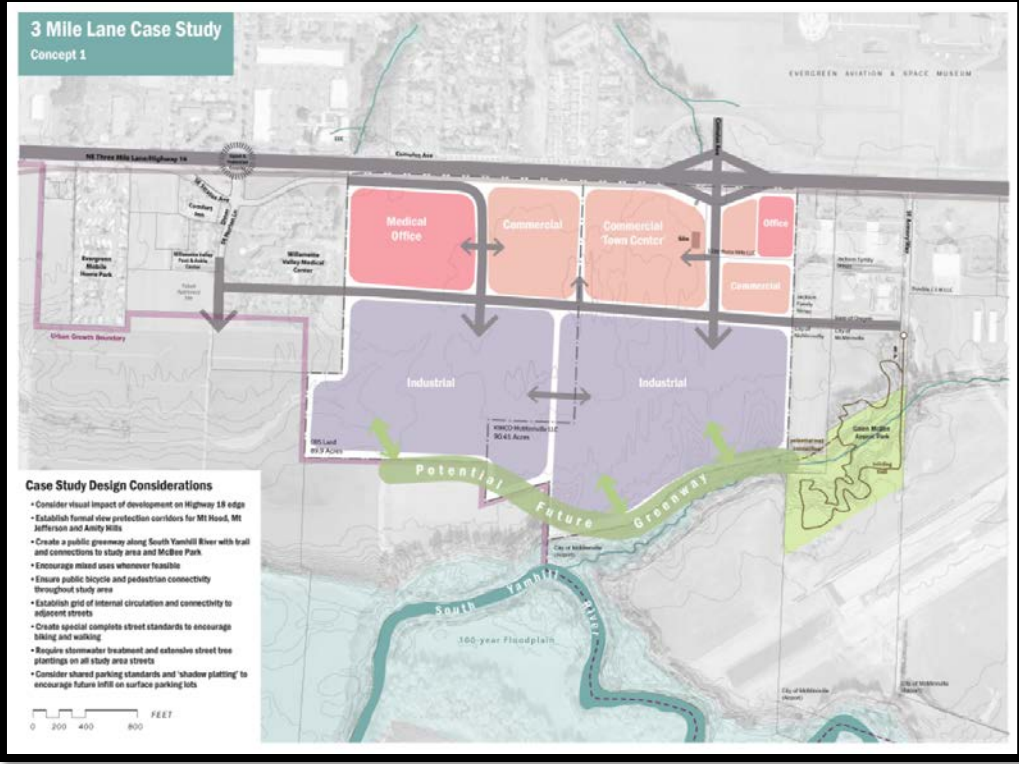
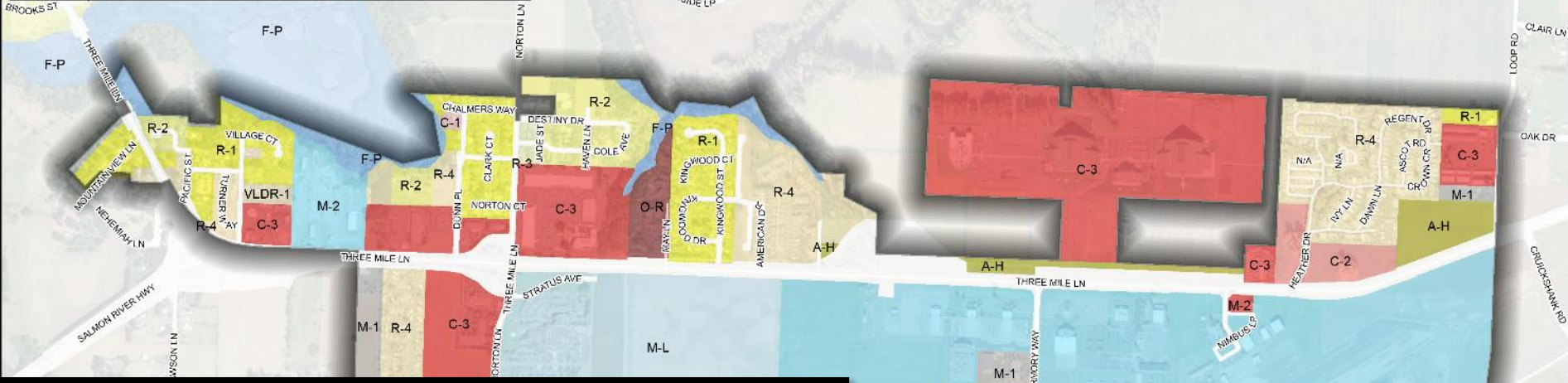
Zoning Designation	
<span style="color: red;">■</span> General Commercial (C-3)	<span style="color: brown;">■</span> Office/Res (O-R)
<span style="color: olive;">■</span> Agricultural Holding (A-H)	<span style="color: yellow;">■</span> SF Res (R-1)
<span style="color: green;">■</span> AF-20	<span style="color: yellow;">■</span> SF Res (R-2)
<span style="color: lightblue;">■</span> Neighborhood Business (C-1)	<span style="color: yellow;">■</span> Two-Family Res (R-3)
<span style="color: pink;">■</span> Travel Commercial (C-2)	<span style="color: yellow;">■</span> Multifamily (R-4)
<span style="color: lightblue;">■</span> Limited Light Industrial (M-L)	<span style="color: orange;">■</span> VLDR-1
<span style="color: blue;">■</span> Floodplain (F-P)	<span style="color: grey;">■</span> Light Industrial (M-1)
<span style="color: yellow;">■</span> F-P	<span style="color: yellow;">■</span> General Industrial (M-2)
<span style="color: yellow;">■</span> R-2	<span style="color: yellow;">■</span> VLDR-1



**THREE MILE LANE** Area Plan

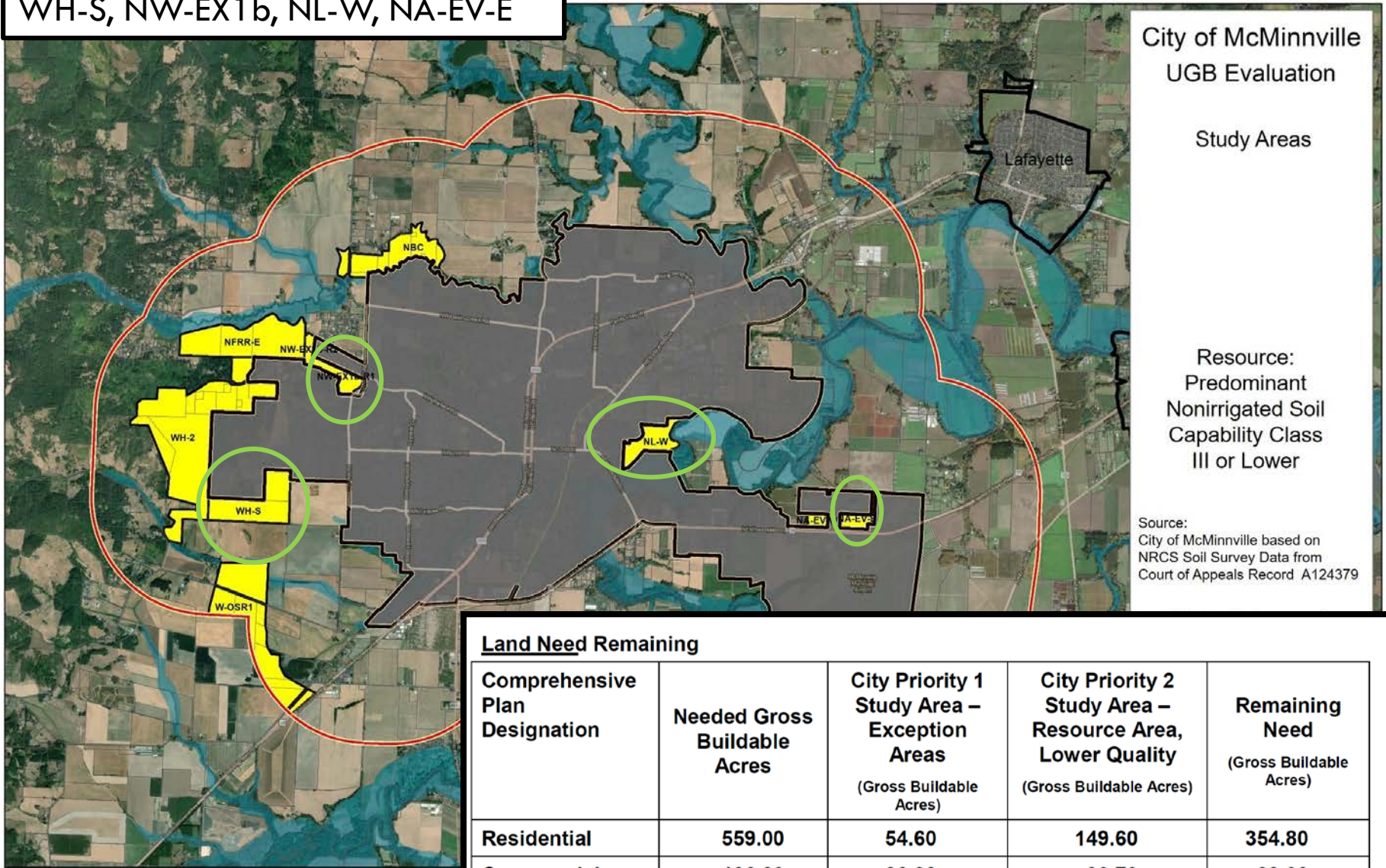
# Study Area Zoning Designations

Date: 12/31/2018 Prepared By: Angelo Planning Group





Recommended for Inclusion:  
 WH-S, NW-EX1b, NL-W, NA-EV-E



City of McMinnville  
 UGB Evaluation

Study Areas

Resource:  
 Predominant  
 Nonirrigated Soil  
 Capability Class  
 III or Lower

Source:  
 City of McMinnville based on  
 NRCS Soil Survey Data from  
 Court of Appeals Record A124379

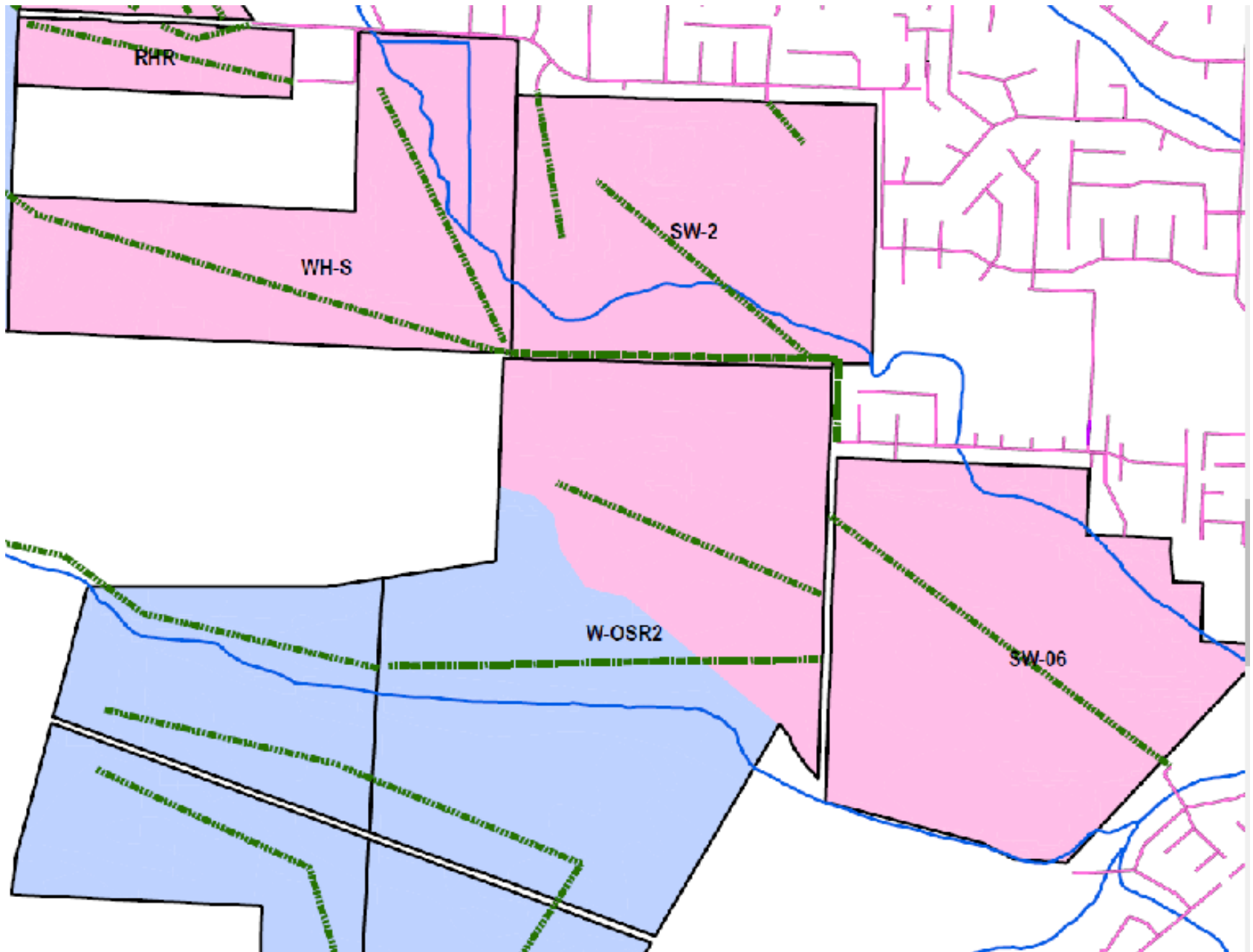
**Land Need Remaining**

Comprehensive Plan Designation	Needed Gross Buildable Acres	City Priority 1 Study Area – Exception Areas (Gross Buildable Acres)	City Priority 2 Study Area – Resource Area, Lower Quality (Gross Buildable Acres)	Remaining Need (Gross Buildable Acres)
Residential	559.00	54.60	149.60	354.80
Commercial	106.00	36.30	30.70	39.00
<b>Total</b>	<b>665.00</b>	<b>90.90</b>	<b>180.30</b>	<b>393.80</b>





# Southwest Sewer Solution





City of McMinnville  
UGB Evaluation

Draft UGB  
Proposal

Predominant Nonirr. Soil Cap. Class

- N/A (Exception Area)
- 1
- 2
- 3 or 3+4

This is a draft map  
and subject to change  
prior to approval.  
10.16.2020

ORS 197.298(3)(c):

(3) Land of lower priority under subsection (1) of this section may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection (1) of this section for one or more of the following reasons:

...  
(c) 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.

Inclusion of Areas SW-2, W-OSR2, and SW-06, which have predominantly Class 2 soils, is required to provide services to WH-S, which has predominantly Class 3 soils.

**Land Need Accommodated by Study Areas**

Study Area	Gross Buildable Acres	Land Need Accommodated
Southwest 2 (SW-2)	114.70	Residential Neighborhood Commercial
West of Old Sheridan Road (W-OSR2)	139.20	Residential Neighborhood Commercial
Southwest 06 (SW-06)	137.30	Residential Neighborhood Commercial
<b>TOTAL:</b>	<b>391.20</b>	



# City of McMinnville UGB Evaluation

## Draft UGB Proposal

Predominant Nonirr. Soil Cap. Class

- N/A (Exception Area)
- 1
- 2
- 3 or 3+4

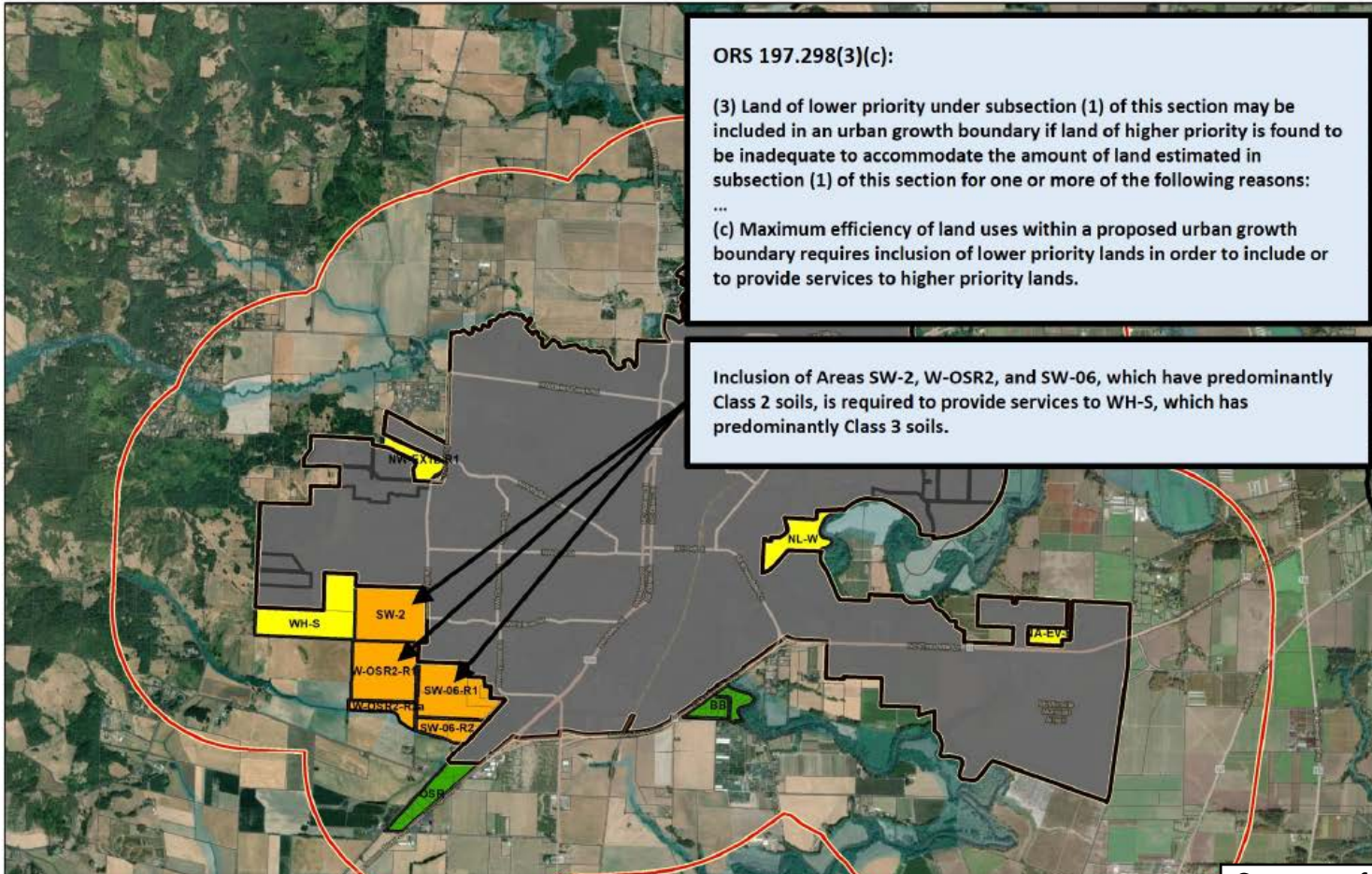
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10.16.2020

### ORS 197.298(3)(c):

(3) Land of lower priority under subsection (1) of this section may be included in an urban growth boundary if land of higher priority is found to be inadequate to accommodate the amount of land estimated in subsection (1) of this section for one or more of the following reasons:

...  
(c) 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.

Inclusion of Areas SW-2, W-OSR2, and SW-06, which have predominantly Class 2 soils, is required to provide services to WH-S, which has predominantly Class 3 soils.



Category of Land Need	Needed Gross Buildable Acres
Residential	595.40
Commercial	26.70
Industrial <sup>1</sup>	40.30
<b>Total</b>	<b>662.40</b>

Category of Land Need	Phase II Amendment Need (Gross Buildable Acres)
Residential	559.00
Commercial	106.00
Industrial <sup>1</sup>	(46.0)
<b>Total</b>	<b>665.00</b>



# City of McMinnville UGB Evaluation

## Draft UGB Proposal

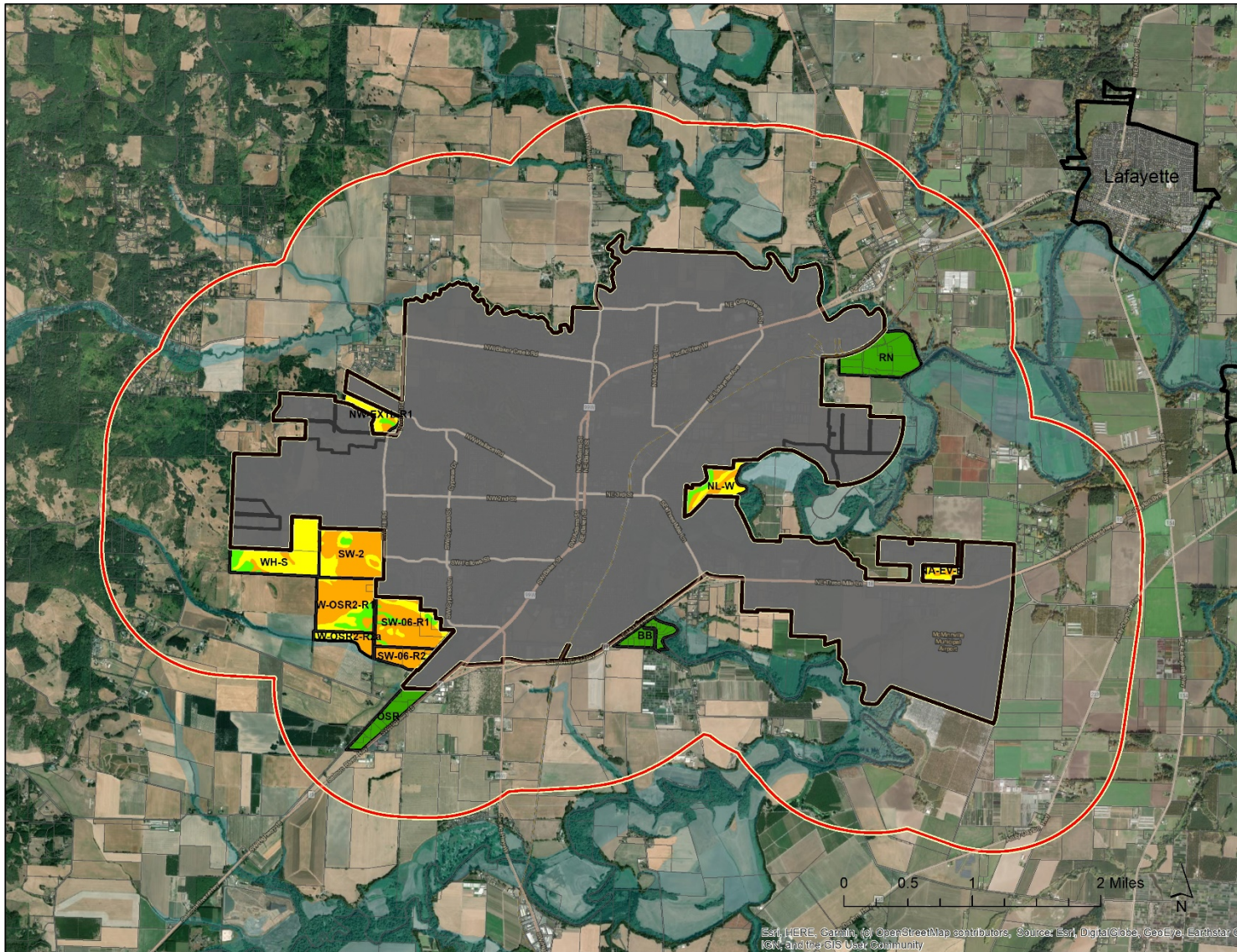
### Resource Areas:

Non-Irrigated Soil Capability Class

- 1
- 2
- 3
- 4-8

### Exception Areas:

- Exception Areas



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10.16.2020

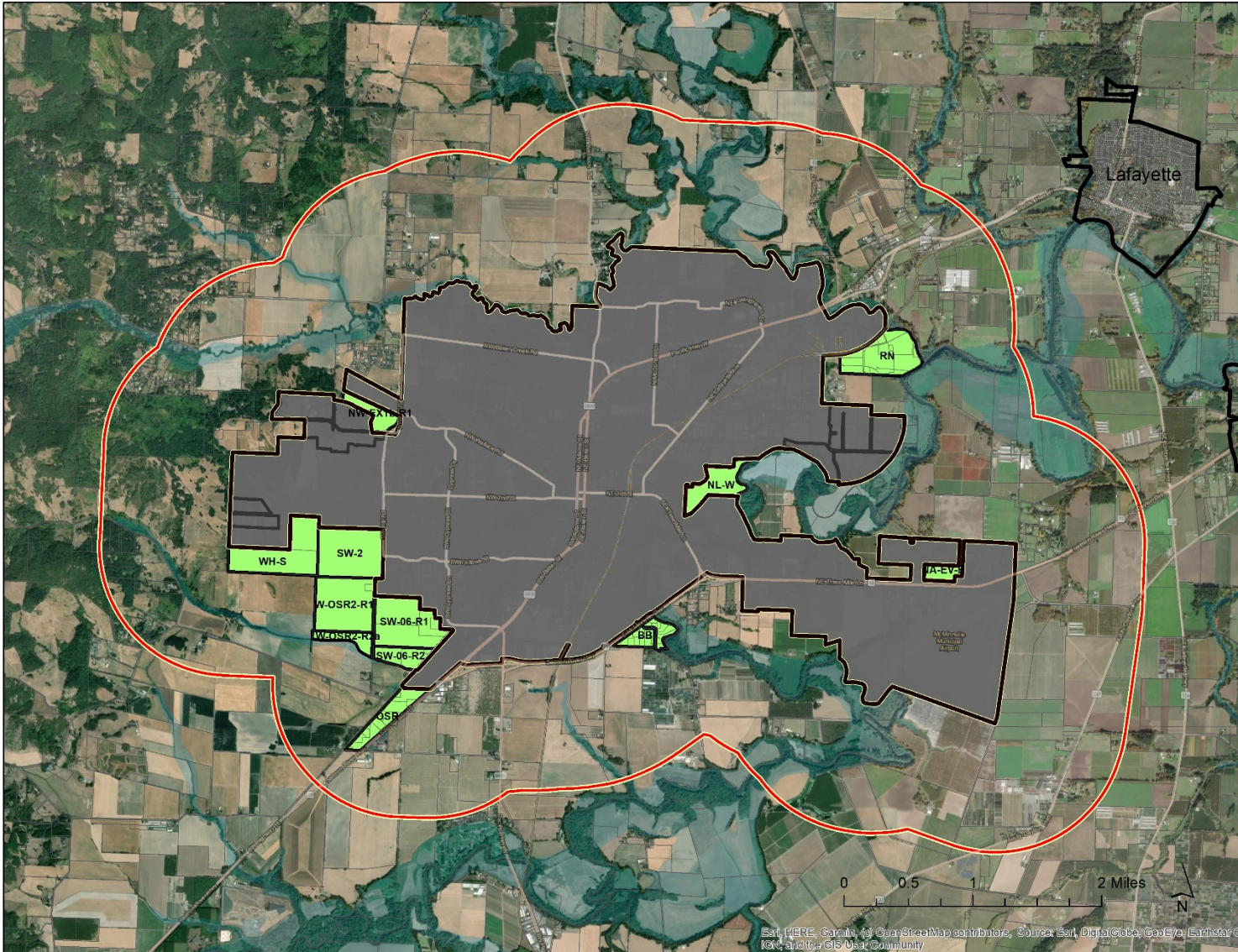


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# City of McMinnville UGB Evaluation

## Draft UGB Proposal



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10.16.2020



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**Comprehensive Plan designations in the McMinnville UGB, 2003-2023, gross buildable acres, (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.

**Comprehensive Plan designations in the McMinnville UGB, 2003-2023, gross acres, (Phase II)**

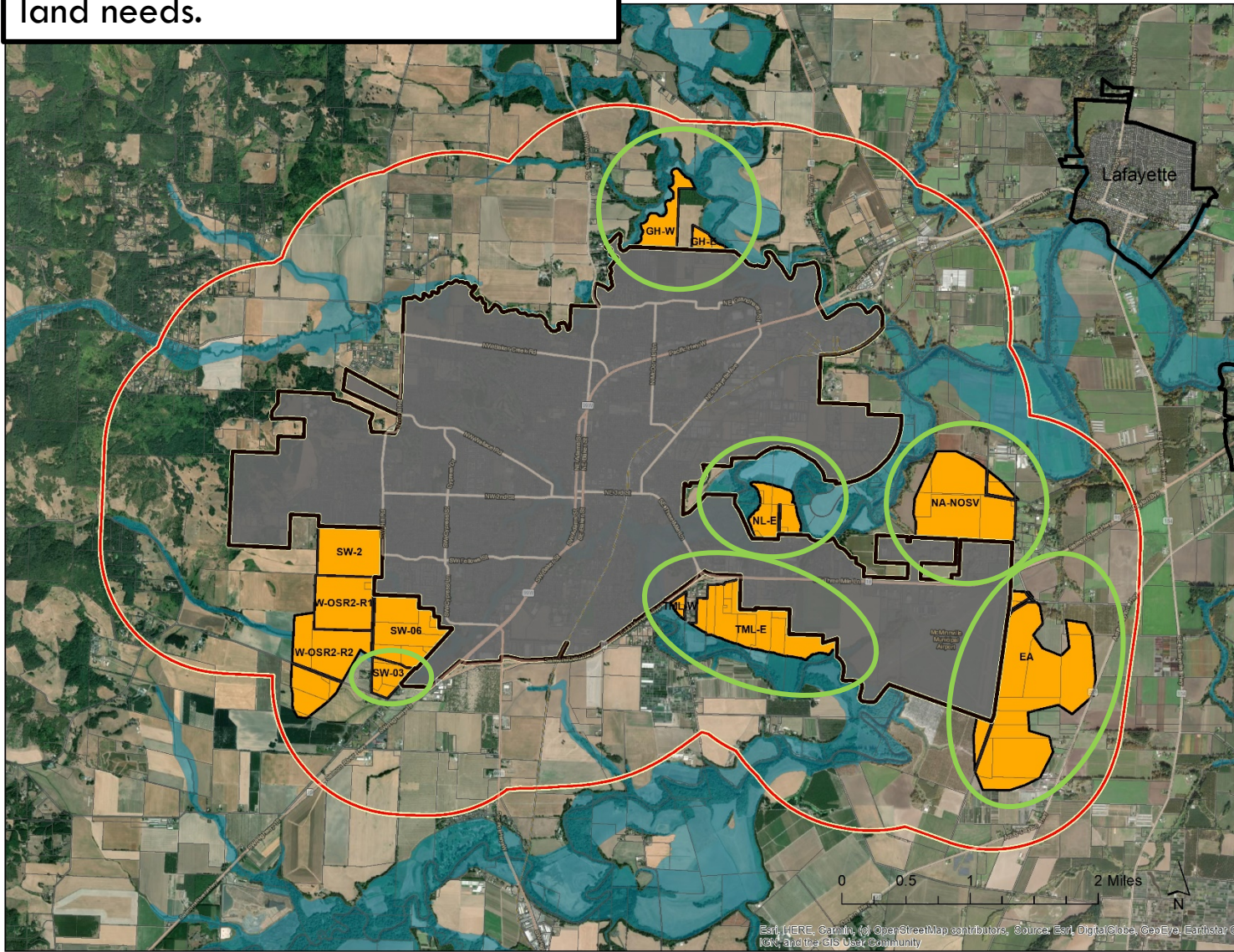
<b>Comprehensive Plan Designation</b>	<b>Gross Acres</b>
<b>Urban Holding</b>	<b>621.60</b>
<b>Commercial</b>	<b>27.50</b>
<b>Industrial</b>	<b>92.30</b>
<b>Floodplain</b>	<b>121.0</b>
<b>Total</b>	<b>862.40</b>

# McMinnville 2020 Remand UGB Recommendation

## Plan Map Recommendation:

- Study Areas partitioned for efficiency:
  - Southeast portion of NW-EX1B to avoid Class I soils
  - East portion of NA-EV to avoid better soils and vineyard
  - Portion of WOSR-2 north of Cozine Creek to avoid ag lands and difficult sewer fix south
- Complete Study Areas Included:
  - Exception areas: OSR, RN, BB
  - Resource Areas: WH-S, SW-2, SW-06, NL-W

Class II soils area not examined for land needs.



City of McMinnville  
UGB Evaluation

Study Areas

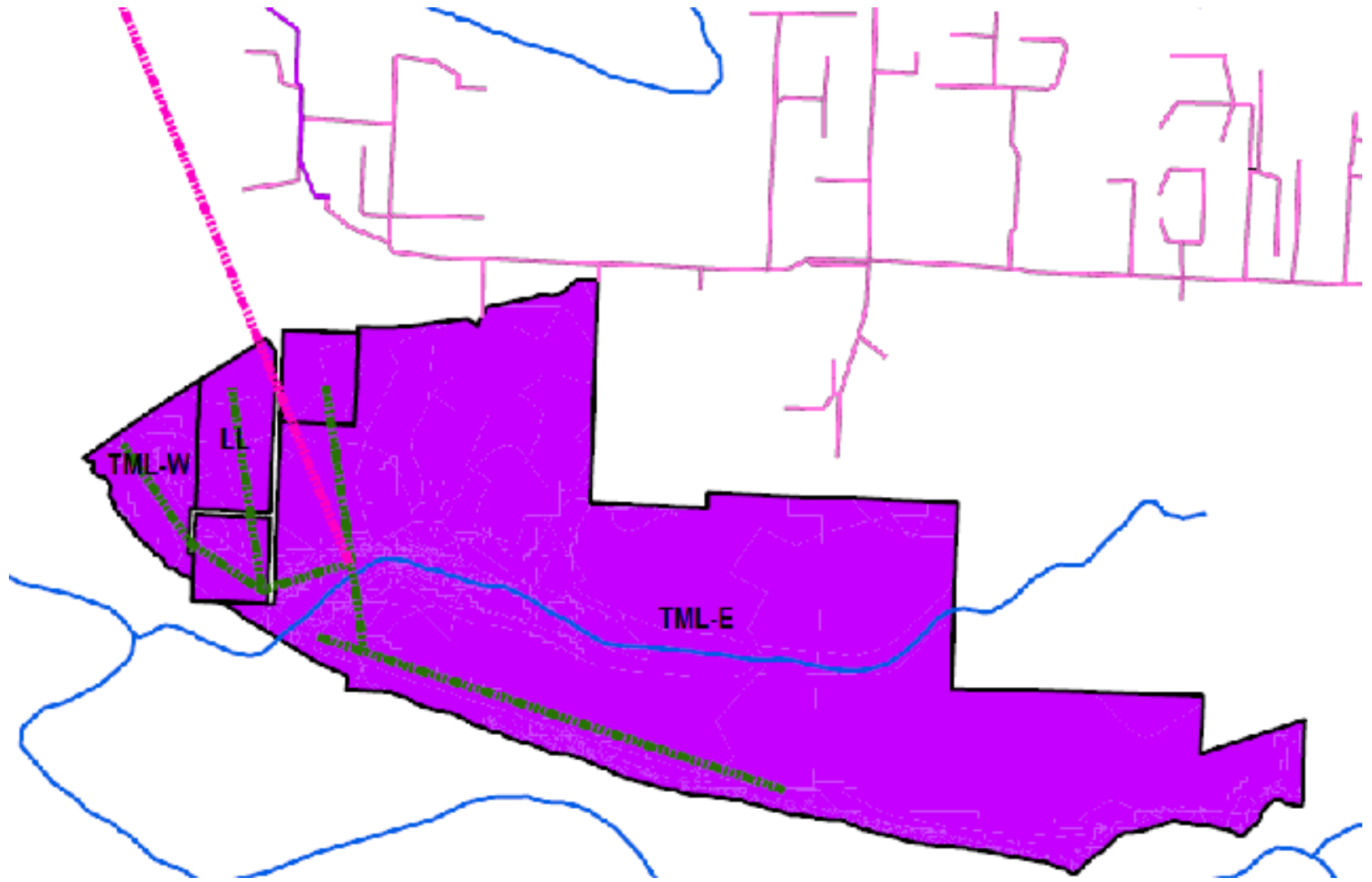
Resource:  
Predominant  
Nonirrigated Soil  
Capability Class 2



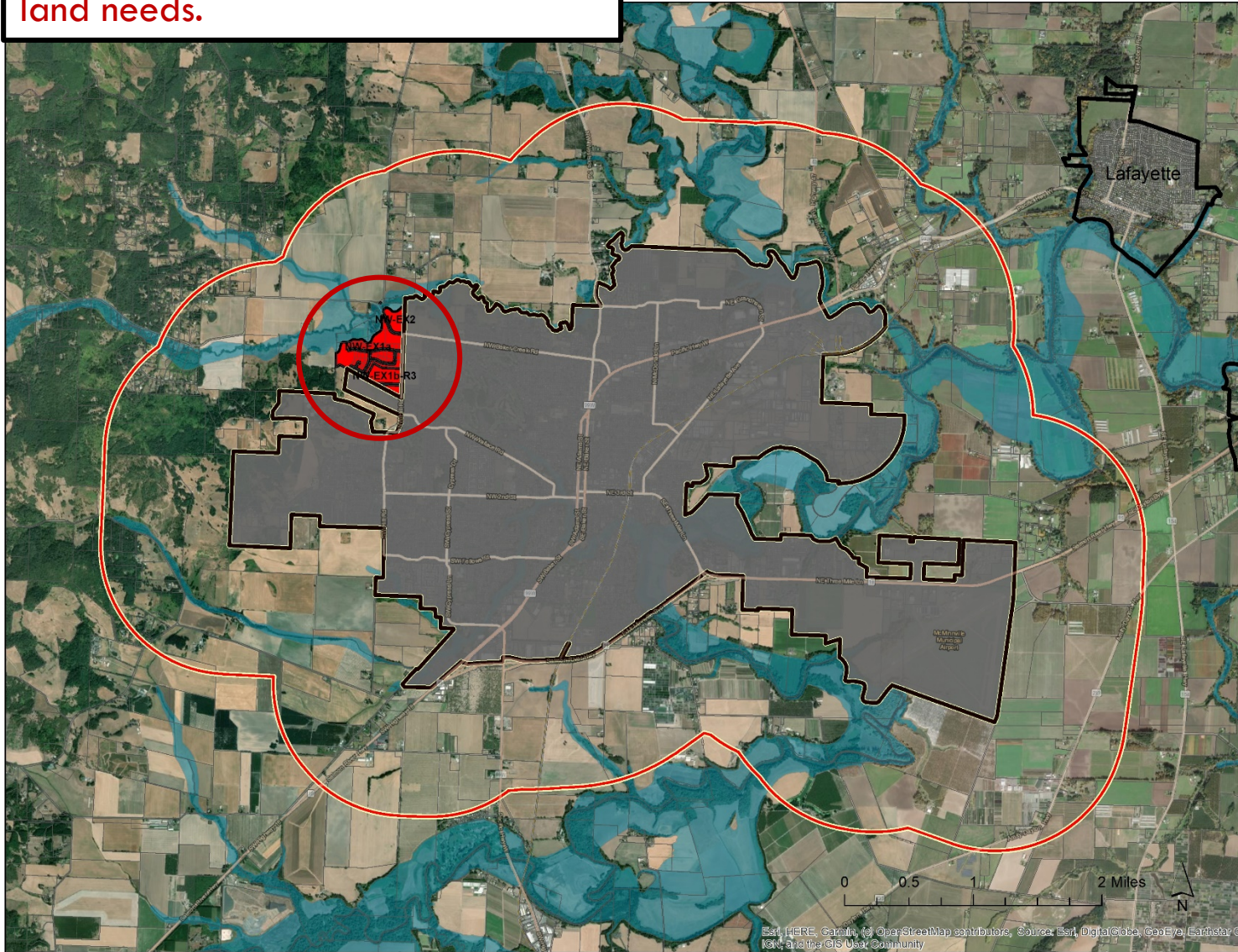
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# Three Mile Lane Sewer Solution



Class I soils area not examined for land needs.



City of McMinnville  
UGB Evaluation

Study Areas

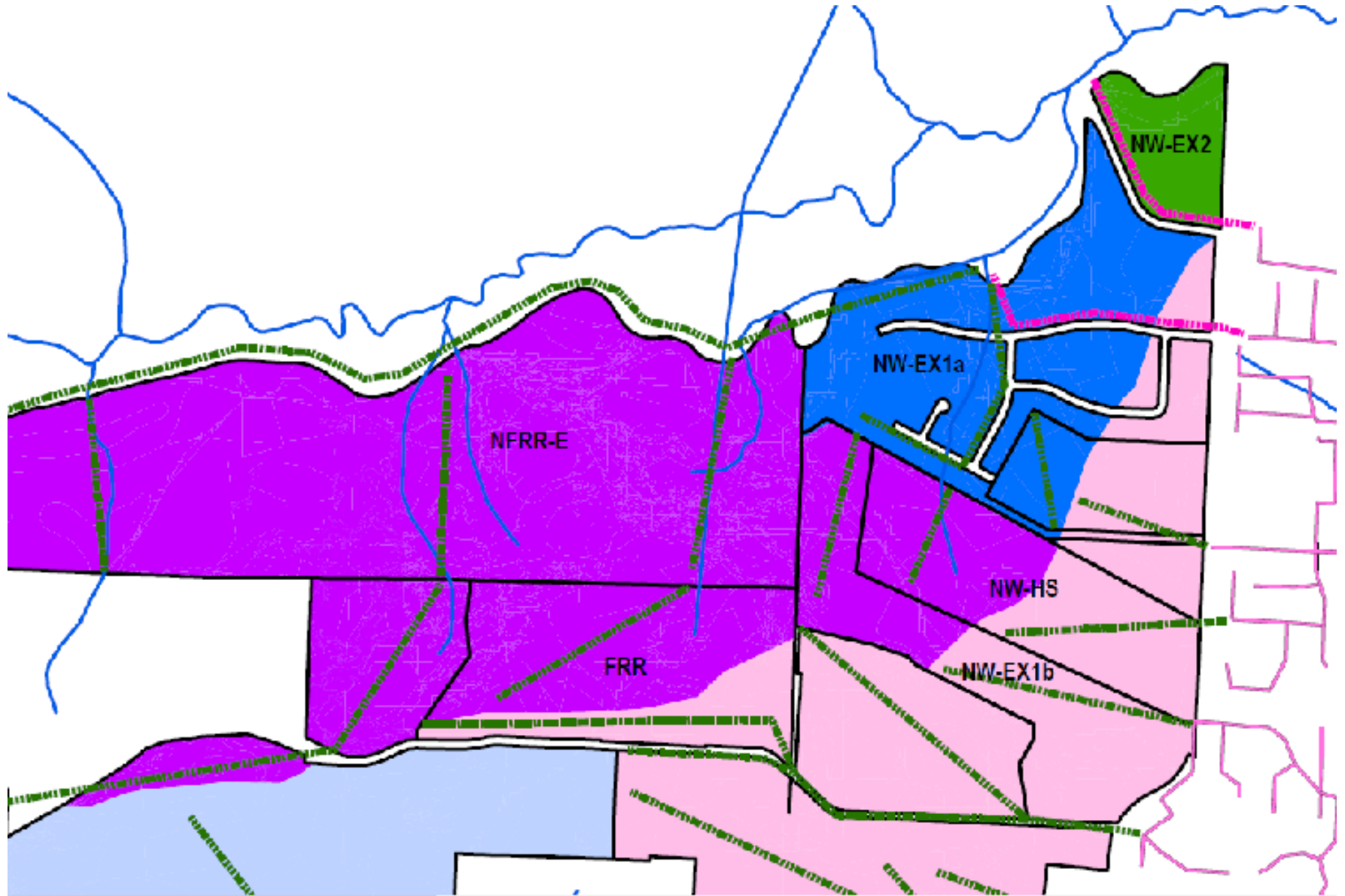
Resource:  
Predominant  
Nonirrigated Soil  
Capability Class 1

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10.16.2020





# Northwest Sewer Solution





# **McMinnville 2020 Remand UGB Recommendation**

## **IMPLEMENTATION METHODOLOGY**

- **Appendix A – Population and Employment Forecasts**
- **Appendix B – Buildable Lands Analysis**
- **Appendix C – Urbanization Report / Alternatives Analysis**
- **Appendix D – Comprehensive Plan Policy Amendments**
- **Appendix E – Zoning Ordinance Amendments**
- **Appendix F – Comprehensive Plan Map Amendments**
- **Appendix G – Framework Plan and Area Planning**

# **McMinnville 2020 Remand UGB Recommendation**

## **IMPLEMENTATION METHODOLOGY**

- **Appendix A – Population and Employment Forecasts**
- **Appendix B – Buildable Lands Analysis**
- **Appendix C – Urbanization Report / Alternatives Analysis**
- **Appendix D – Comprehensive Plan Policy Amendments**
- **Appendix E – Zoning Ordinance Amendments**
- **Appendix F – Comprehensive Plan Map Amendments**
- **Appendix G – Framework Plan and Area Planning**

# City of McMinnville UGB Evaluation

Draft UGB  
Proposal

Showing  
Phases 1&2

Resource Areas:  
Non-Irrigated Soil Capability Class

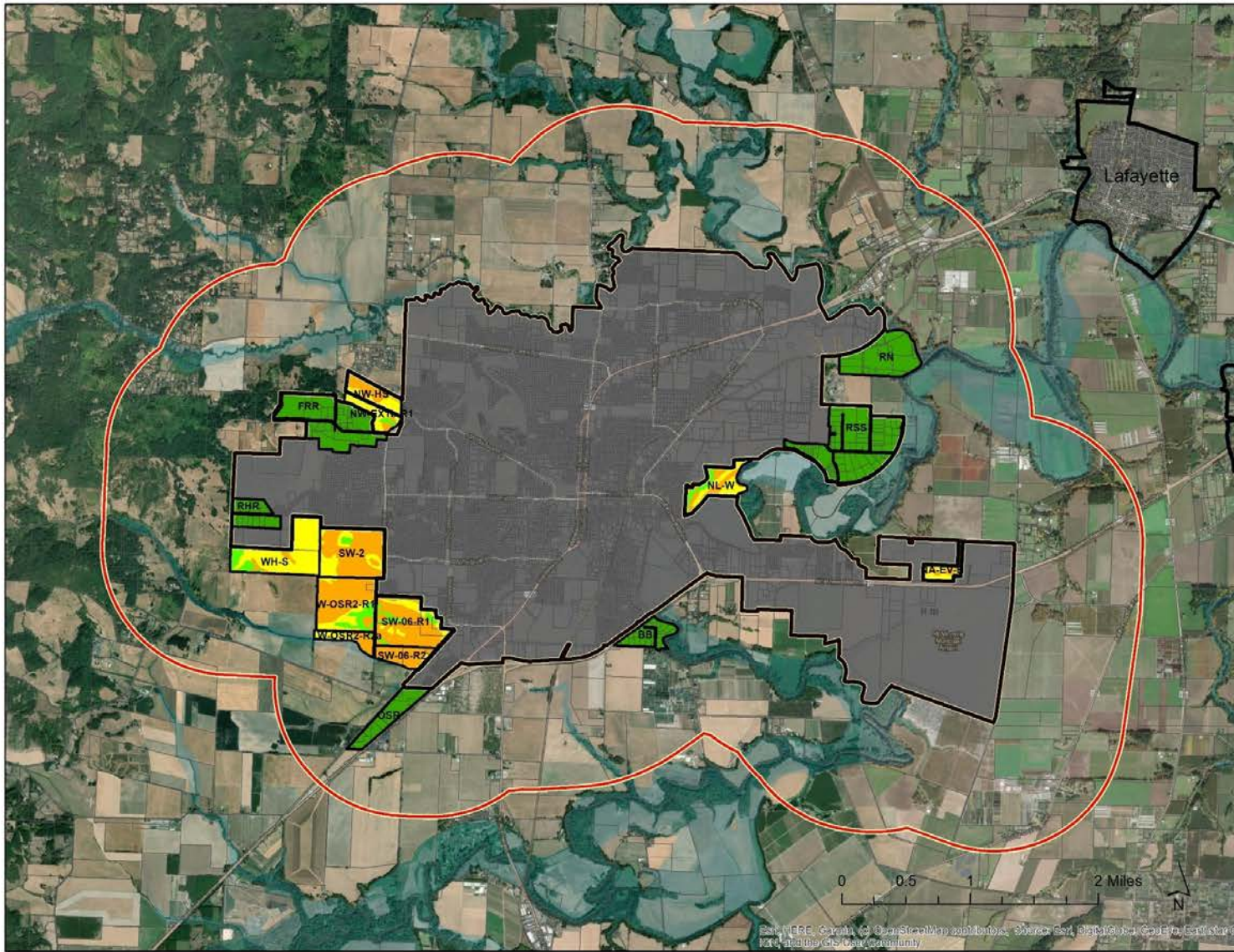
- I
- II
- III
- IV-VIII

Exception Areas:  
Exception Areas

Source:  
NRCS Soil Survey Data from  
Court of Appeals Record A124379  
(for Resource Areas)

Yamhill County Zoning  
(for Exception Areas)

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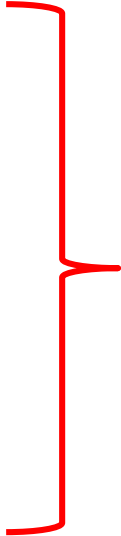


Base Map: City of McMinnville. Source: NRCS Soil Survey Data from Court of Appeals Record A124379 and Yamhill County Zoning.



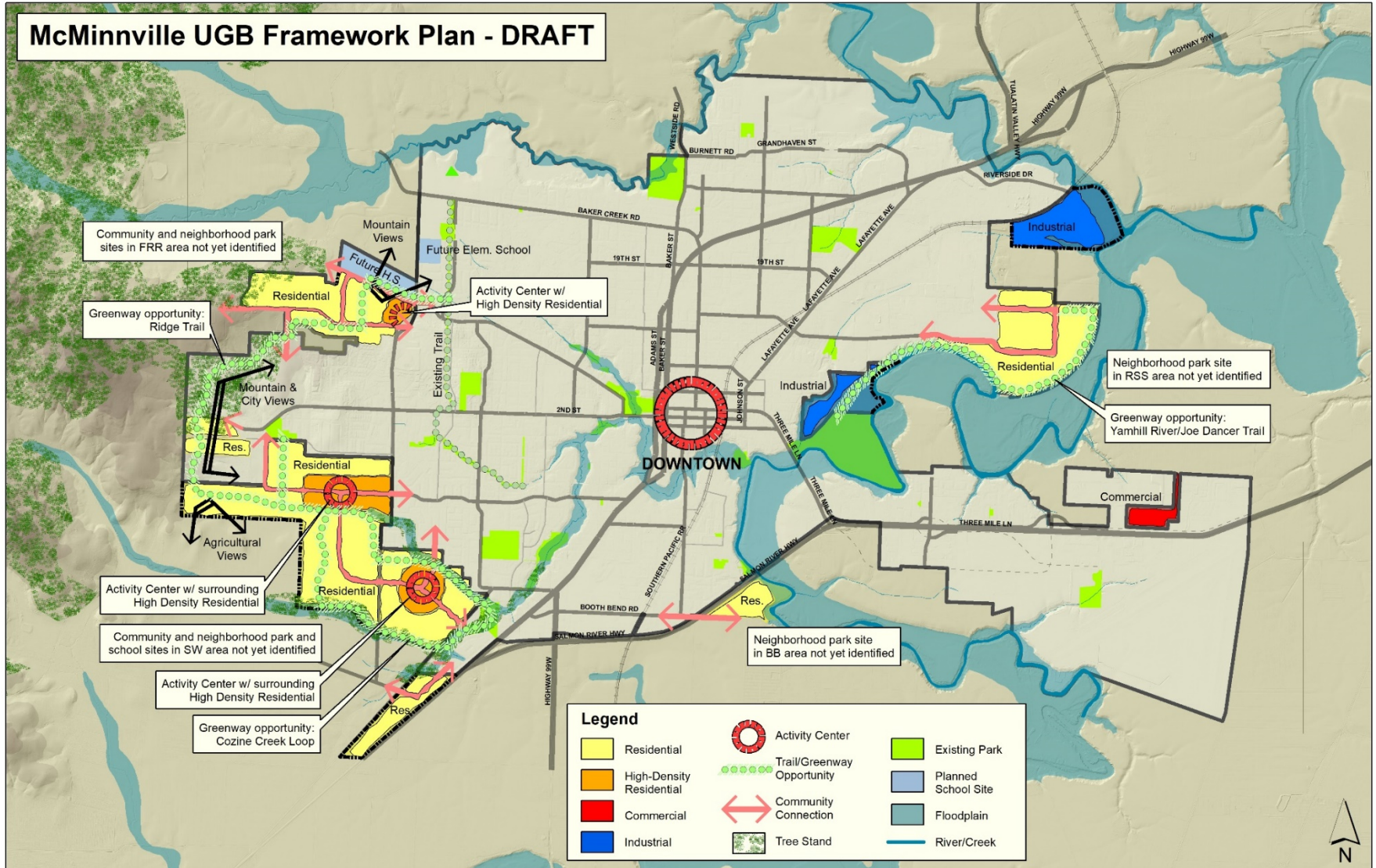
# LAND NEED – Phase I and II

Land Need	Gross Buildable Acres
New Housing	393.00
Parks	254.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Industrial	(46.00)
<b>REVISED TOTAL</b>	<b>924.10</b>



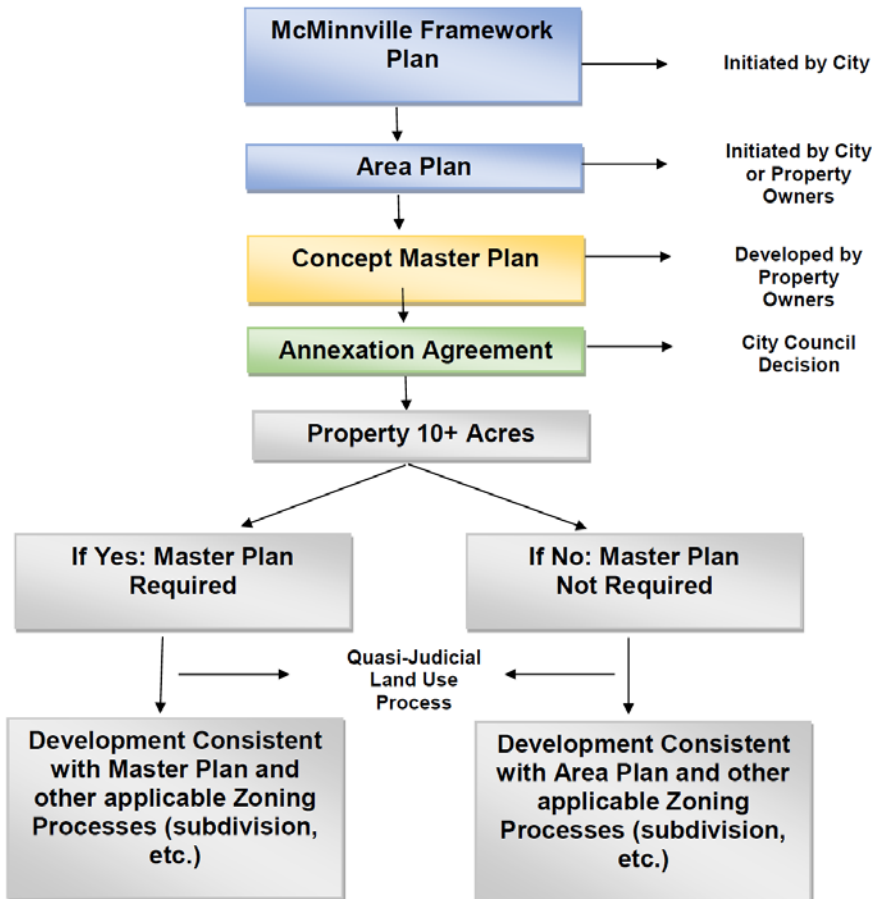
**RESIDENTIAL =  
818.10 ACRES**

# APPENDIX G – FRAMEWORK PLAN AND AREA PLANNING



# APPENDIX G – FRAMEWORK PLAN AND AREA PLANNING

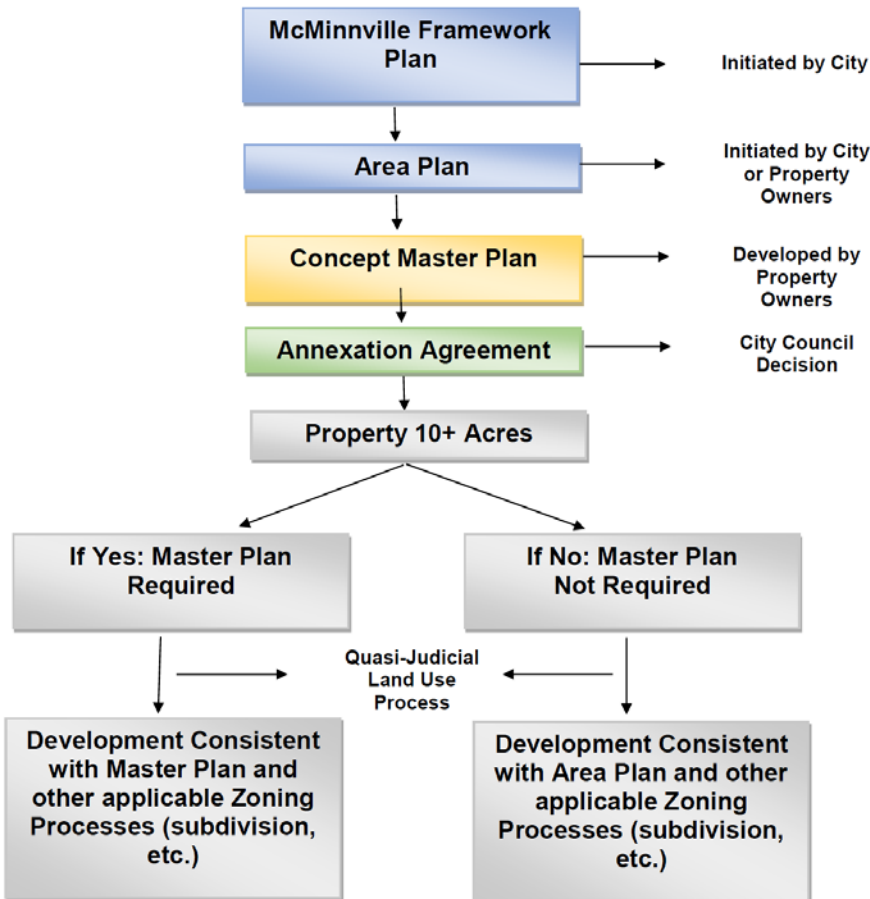
## UGB Expansion Area Planning Process



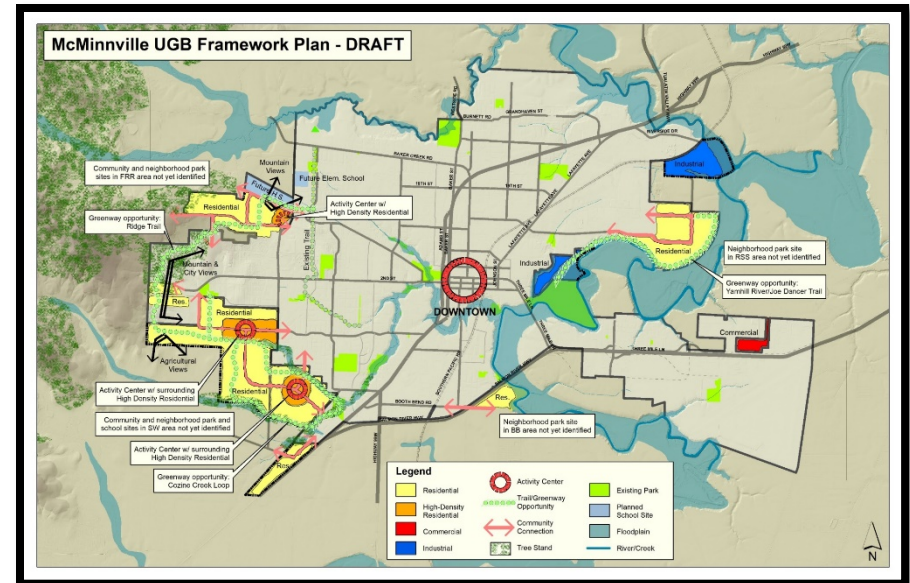


# APPENDIX G – FRAMEWORK PLAN AND AREA PLANNING

## UGB Expansion Area Planning Process



- 1) Southwest Area
- 2) Fox Ridge Road
- 3) Riverside South
- 4) Redmond Hill Road
- 5) Booth Bend Road
- 6) Riverside North



# APPENDIX G – FRAMEWORK PLAN AND AREA PLANNING

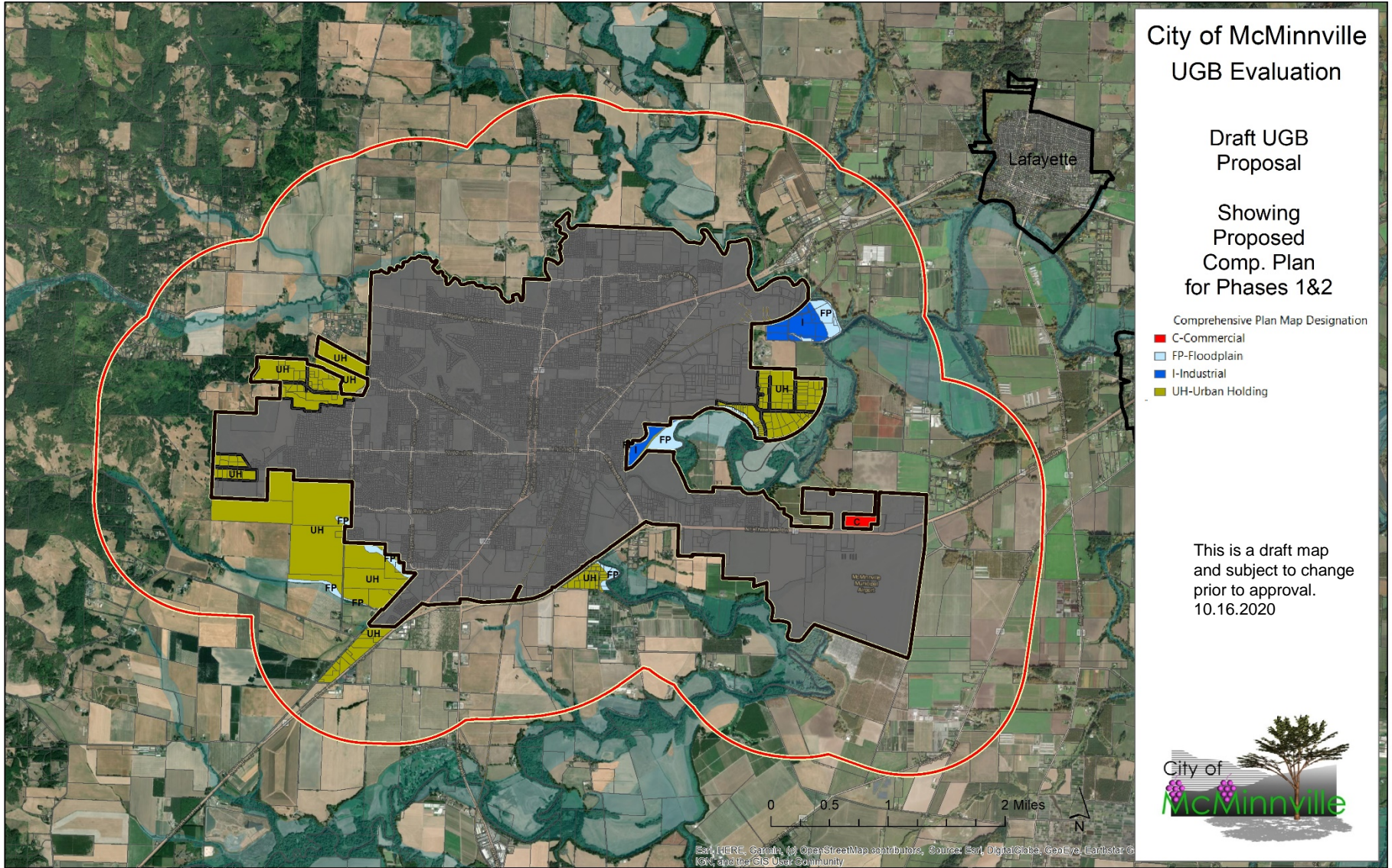
## SUMMARY OF LAND NEEDS:

In summary, the land needs that need to be accommodated through the Area Planning process are as follows:

- Residential Land: 818.10 acres
  - 36.7 acres for R-5 High Density zoning
  - 254 acres for parks
    - 88.11 acres for Neighborhood Parks
    - 58.84 acres for Community Parks (reduced from 118.84 acres due to increased Joe Dancer Park)
    - 106.81 acres for Greenways/Greenspaces/Natural Areas
  - 43 acres for schools
    - Reduction from 96 acres to account for High School site in northwest McMinnville that was included in UGB (42 Acres)
    - Reduction to remove Cottonwood Elementary School site (11 Acres)
  - Remaining housing lands to remain in residential classifications that result in the target density of 5.7 dwelling units per acre and provide other uses identified for inclusion in residential category (religious, government, semi-public, etc.)
- Commercial Land: 39.3 acres
  - Reduction from 106.00 acres to account for:
    - One UGB expansion area (NA-EV-E) that is identified on the proposed Comprehensive Plan Map as Commercial, and is 26.7 acres in size
    - Commercial rezone of 40 acres of industrial land within existing UGB



# APPENDIX F – COMPREHENSIVE PLAN MAP





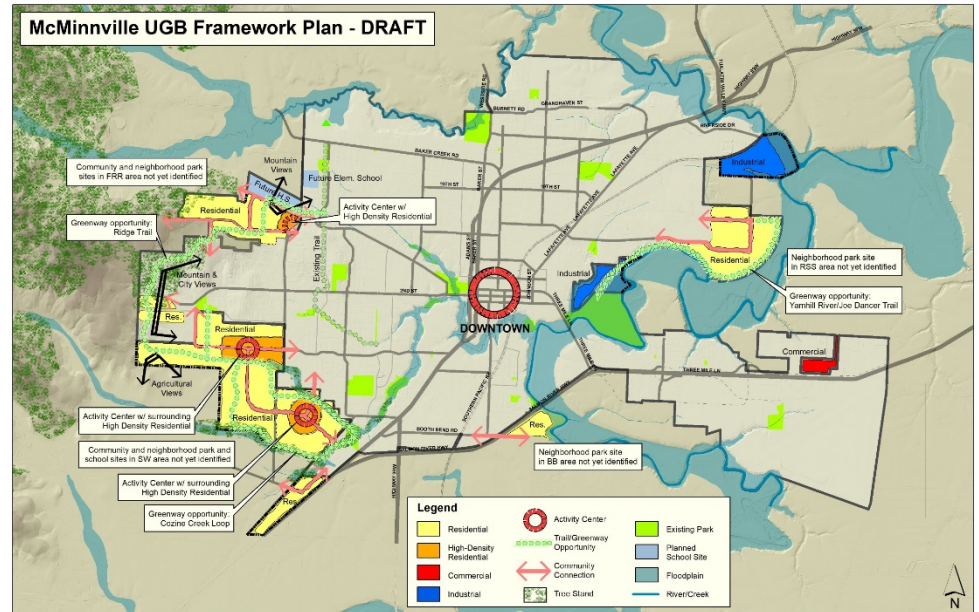
# APPENDIX E – ZONING ORDINANCE AMENDMENTS

**PROPOSE THREE NEW SECTIONS TO CHAPTER 17:**

**17.10 Area and Master Planning Process**

**17.22 High Density Residential Zone**

**17.23 Neighborhood Activity Center Overlay Zone**



# **APPENDIX D – COMPREHENSIVE PLAN POLICY AMENDMENTS (Vol. II)**

## **Volume II – Goals, Policies and Proposals**

### **Chapter II – Natural Resources**

#### **Add two new proposals**

- **Develop, adopt and maintain a Natural Hazards Inventory**
- **Develop and adopt a Natural Hazards overlay zone to manage the cumulative effects of inventoried hazards within the urban growth boundary on people and property.**

# **APPENDIX D – COMPREHENSIVE PLAN POLICY AMENDMENTS (Vol. II)**

## **Chapter V – Housing**

### **Policies**

- **Delete Westside Density Policy**
- **Add High Density Residential Zone (R-5)**

### **Proposals:**

- **Review locational policies for low, medium and high density residential to prevent segregation and encourage integration of housing types.**



# **APPENDIX D – COMPREHENSIVE PLAN POLICY AMENDMENTS (Vol. II)**

## **Chapter VII – Facilities and Services**

### **Policies**

- **Update facility plans every five years and following any major UGB amendment. (Sanitary, Water and Parks)**

▪

# **APPENDIX D – COMPREHENSIVE PLAN POLICY AMENDMENTS (Vol. II)**

## **Chapter IX – Urbanization**

### **Policies**

- **Add MGMUP Guiding Principles**
- **Add principles for urbanization decisions**
- **Coordinate updating of master plans with UGB amendments.**
- **Comprehensive Plan Designations (including UH)**
- **Framework Plans, Area Plans and Master Plans**
- **Neighborhood Activity Centers**

▪

# **APPENDIX D – COMPREHENSIVE PLAN POLICY AMENDMENTS (Vol. II)**

## **Chapter IX – Urbanization**

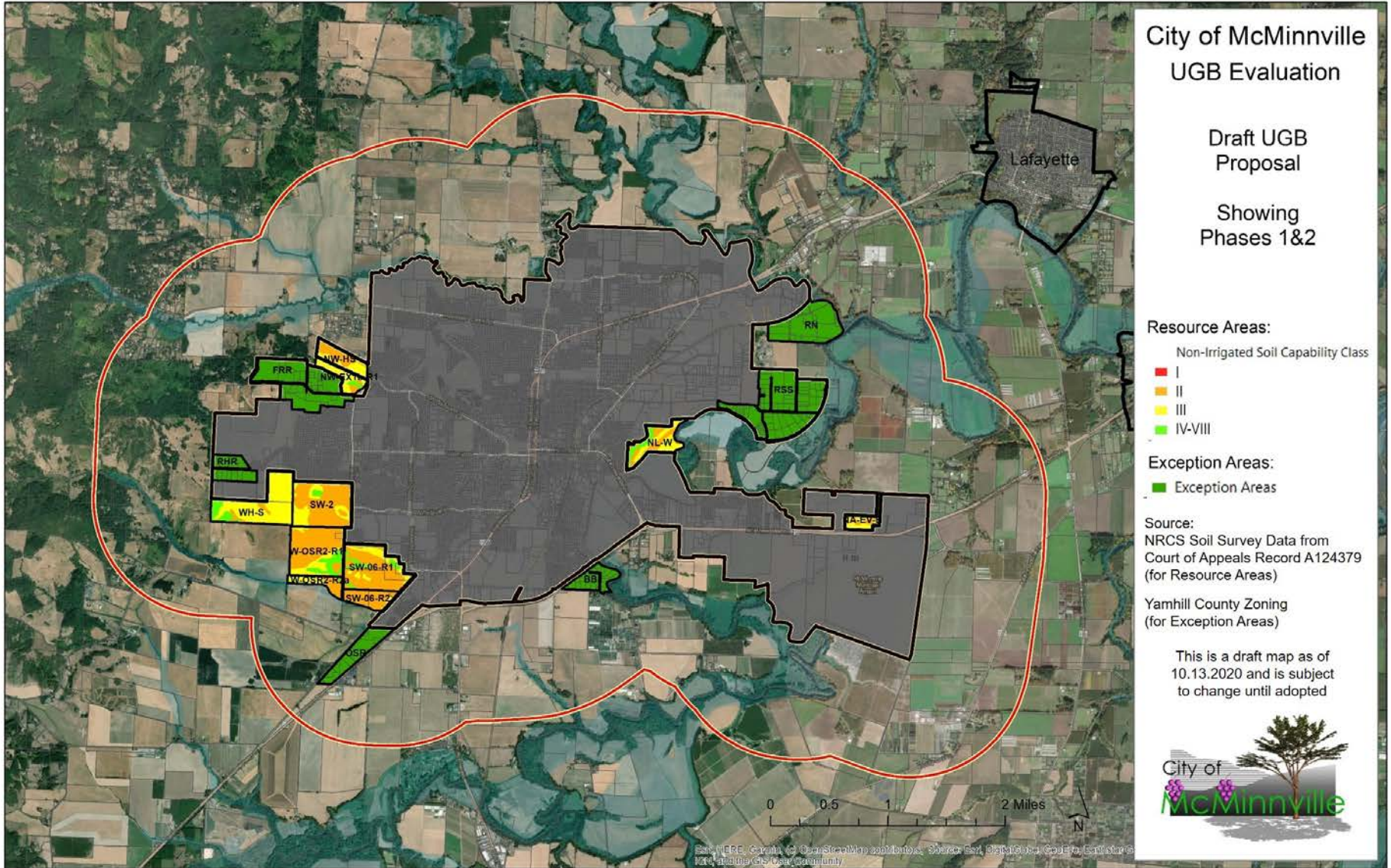
### **Proposals:**

- **Commitment to Area Planning**
- **Establish a Park Zone**
- **Develop an Open Space and Natural Resources  
Comp. Plan/Zone Map Designation**
- **40 Acres of Industrial Land to Commercial on  
Highway 18 (Comp Plan and Zone)**
- **Airport Facilities Zone**

▪



# URBAN / RURAL IMPACT



**Land-Use Efficiencies for UGB Land Expansion, 2003-2023, Phase I and II**

<b>Priority Lands Classification</b>	<b>% of Overall Land Area Considered Unbuildable</b>
<b>Exception Areas</b>	<b>46%</b>
<b>Resource Areas</b>	<b>23%</b>
<b>TOTAL</b>	<b>29%</b>

**Table 5. Make-up of the McMinnville UGB Amendment, 2003-2023 per ORS 197.298(1)**

<b>Priority Lands Classification</b>	<b>% of Overall UGB Area</b>
<b>Exception Areas</b>	<b>44.4 %</b>
<b>Class IV – VI Soils</b>	<b>8.1%</b>
<b>Class III Soils</b>	<b>19.4%</b>
<b>Class II Soils</b>	<b>28%</b>

- This McMinnville UGB amendment increases the overall acreage of the McMinnville urban growth boundary by 17.6% (assumes existing McMinnville urban growth boundary is 7,293 acres) and accommodates a 35% increase in population.
- This McMinnville UGB Amendment accounts for 0.2% (2/10 of 1%) of Yamhill County’s acreage (assumes 458,240 acres).
- This McMinnville UGB amendment will urbanize 0.4% (4/10 of 1%) of Yamhill County’s exclusive farm use land (assumes 192,351 acres of EFU land in Yamhill County).



# NEXT STEPS: PUBLIC ENGAGEMENT AND PUBLIC HEARINGS

Date	Event	Time
October 14	Chamber of Commerce	12:00-1:00 pm
October 16	1000 Friends, Friends of Yamhill County*	2:00-3:00 pm
October 21	Rotary	12:00-1:00 pm
November 3	Oregon DLCD	3:00-4:30 pm
November 4	Kiwanis	12:00-1:00 pm
November 11	Public Information Session**	6:30-8:00 pm
November 13	Public Information Session**	2:00-3:30 pm
November 17	Public Information Session**	6:30-8:00 pm
November 23	Public Information Session**	8:00-9:00 am
December 1	Council Public Hearing	6:00 pm
December 2	Council Public Hearing	6:00 pm
December 3	Council Public Hearing and First Reading	6:00 pm
December 8	Council Second Reading if needed	7:00 pm
December 10 or 17	Yamhill County Board of Commissioners Meeting	10:00 am

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**Staff will deliver binders with hard copies of the Plan and Appendixes next week.**



*Growing McMinnville*  
**MINDFULLY**

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