



Growing McMinnville
MINDFULLY

www.growingmcminnvillemindfully.com

ORDINANCE No. 5098

- 1. Adopts the McMinnville Growth Management and Urbanization Plan (MGMUP)**
- 2. Adds land to the Urban Growth Boundary (UGB)**
- 3. Assigns Comprehensive Plan Designations to land in the UGB**
- 4. Adopts and/or amends selected Comprehensive Plan goals, policies and proposals.**
- 5. Amends Section 17 of the McMinnville Municipal Code – the Zoning Ordinance.**

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**

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.

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

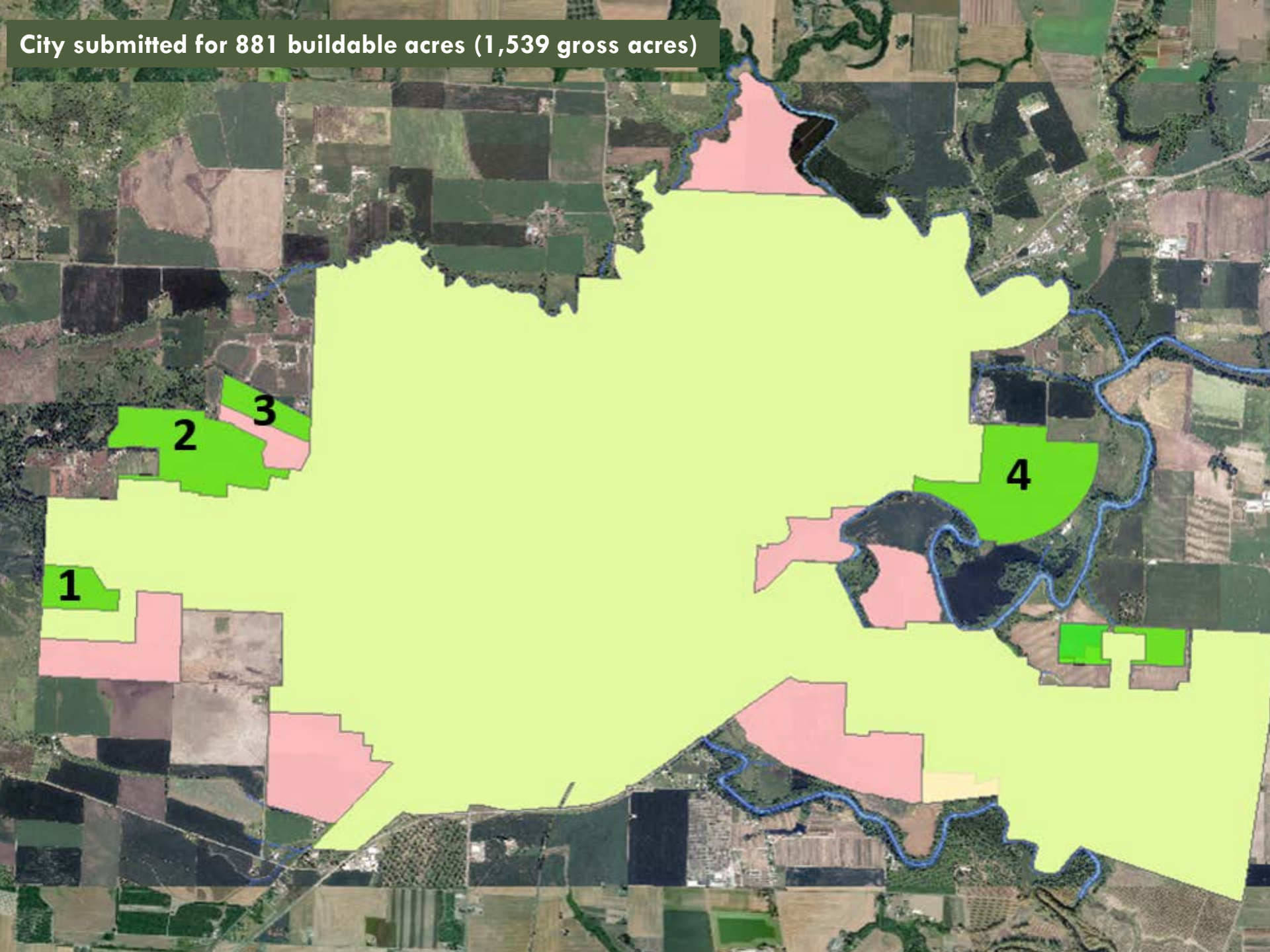
Employment Forecast in 2023 = 22,161 Employees

Increase in Employees in Planning Horizon = 7,420 Employees

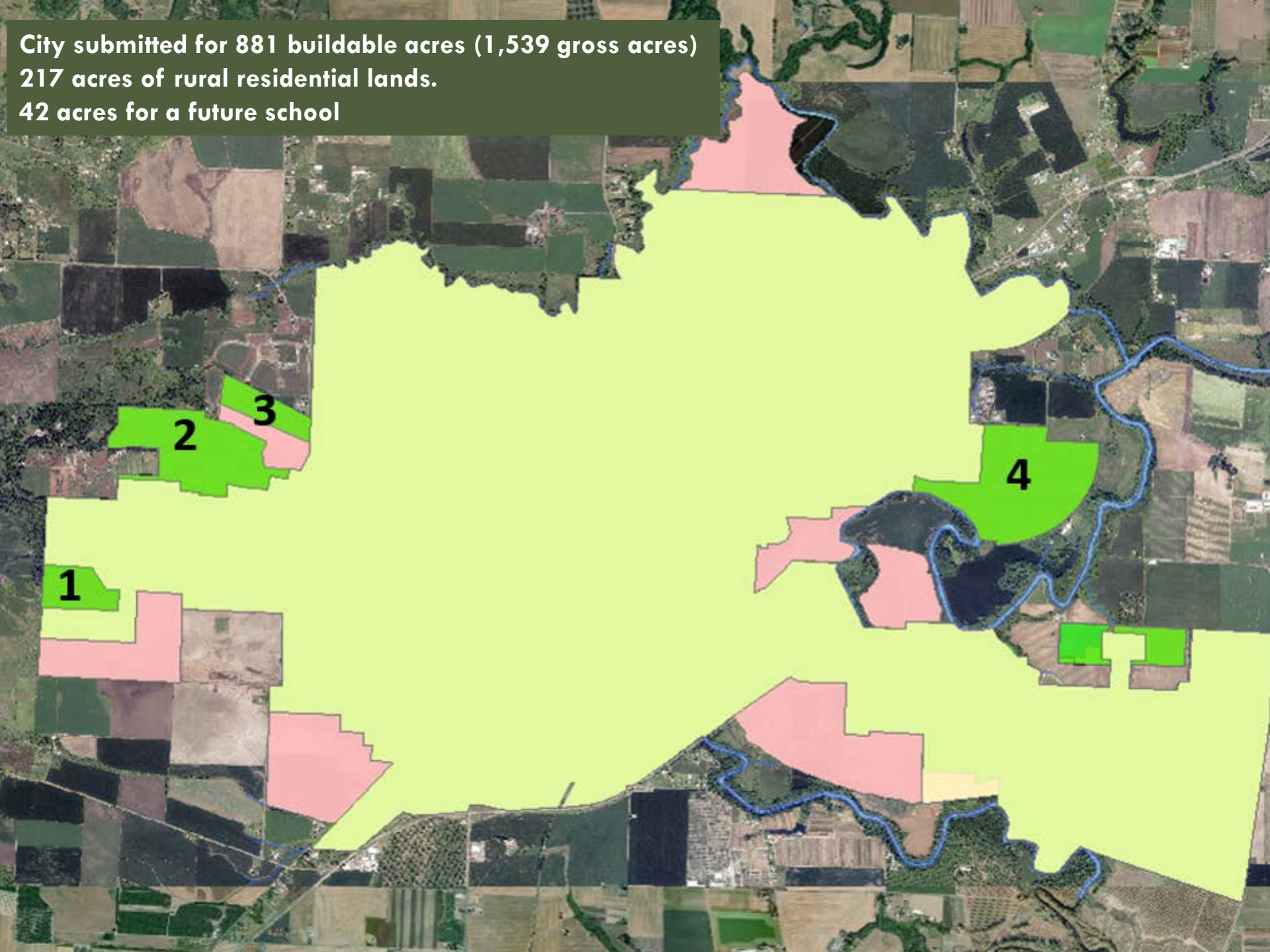
Appendix A – Population and Employment Forecasts

Appendix B – Buildable Lands Analysis

City submitted for 881 buildable acres (1,539 gross acres)

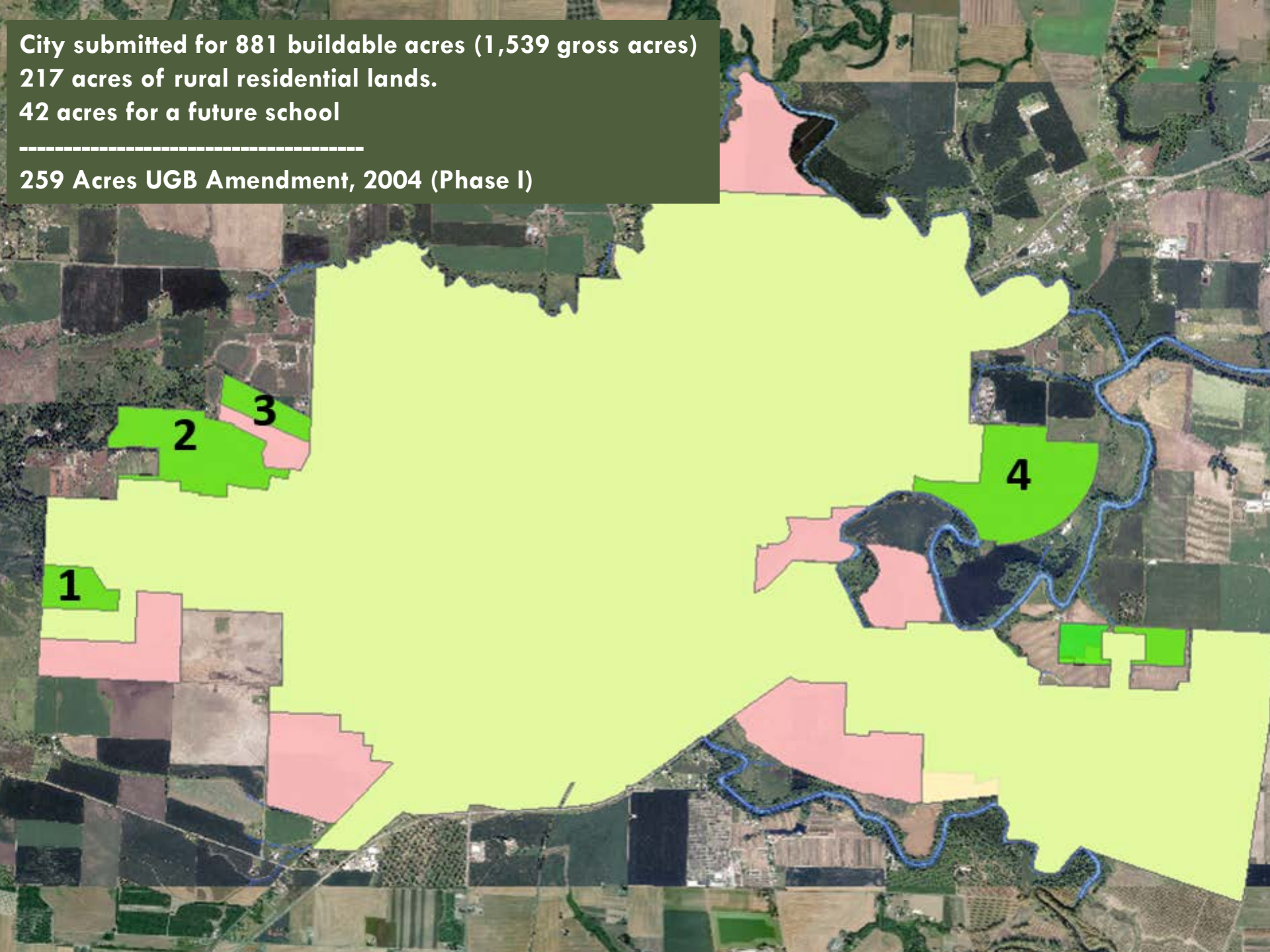


**City submitted for 881 buildable acres (1,539 gross acres)
217 acres of rural residential lands.
42 acres for a future school**



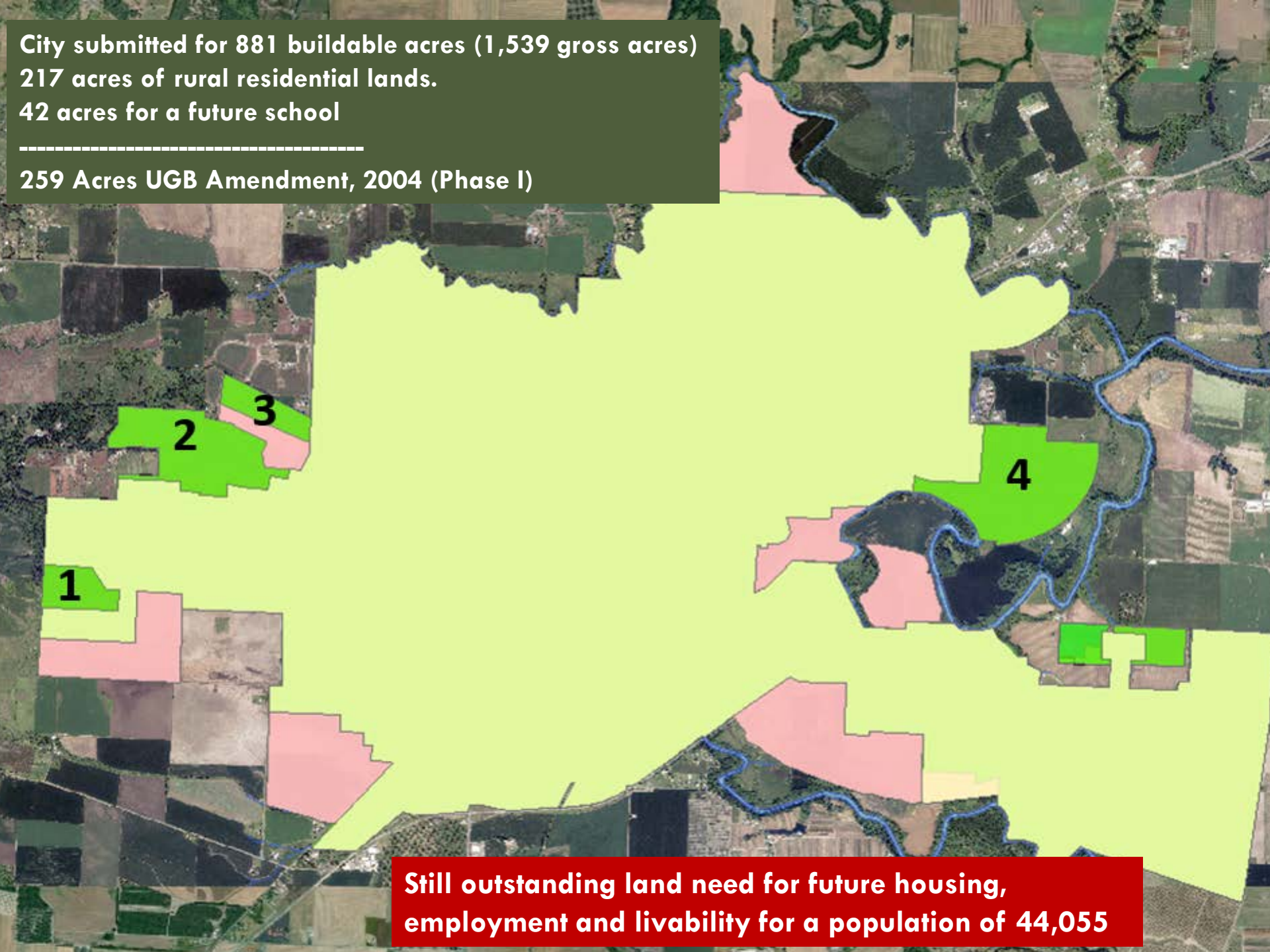
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259 Acres UGB Amendment, 2004 (Phase I)



**City 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

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 PUBLIC HEARING, 12.1.20



COURT OF APPEALS DETERMINATION

Petitioners Submitted Three Assignments of Error:

- 1. Selection of Land**
- 2. Amount of Park Land Needed**
- 3. Amount of High Density Residential Land Needed**

The court rejected the second and third assignment of error without further discussion.

Remand was down to one remaining assignment of error – the selection of land for the UGB.

CITY COUNCIL PUBLIC HEARING, 12.1.20



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

CITY COUNCIL PUBLIC HEARING, 12.1.20





MCMINNVILLE'S UGB REMAND RESPONSE:

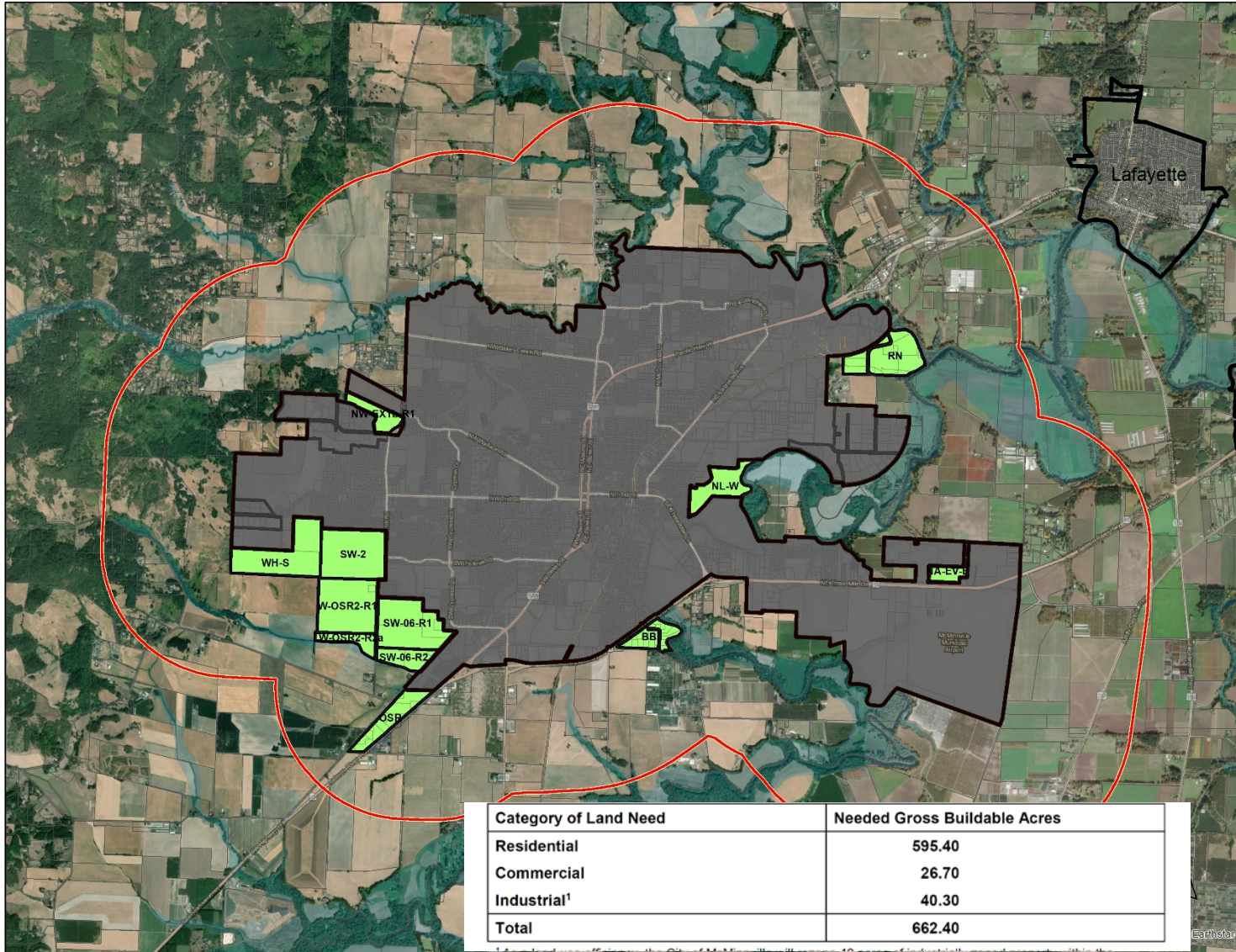
We are responding to the LCDC remand to the City of McMinnville for the MGMUP 2003-2023, first submitted in 2003 and modified in 2005.

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

CITY COUNCIL PUBLIC HEARING, 12.1.20



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



Earthstar ©

COMPREHENSIVE PLAN MAP AMENDMENT








**921.40 Gross
buildable acres**

**1280.30 Gross
Acres**

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)

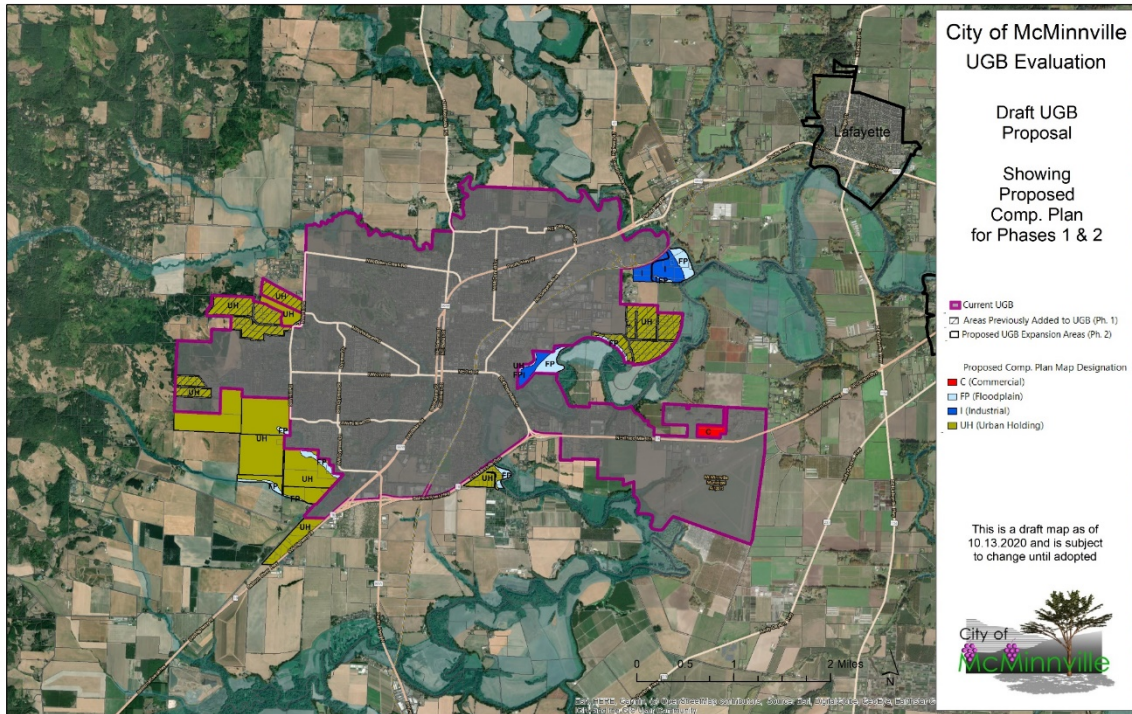
This is a draft map as of
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Comprehensive Plan Designation	Gross Acres
Urban Holding	1039.50
Commercial	27.50
Industrial	92.30
Floodplain	121.00
Total	1280.30



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 ¹		40.30	40.30
Total	259.00	662.40	921.40



921.40 gross buildable acres

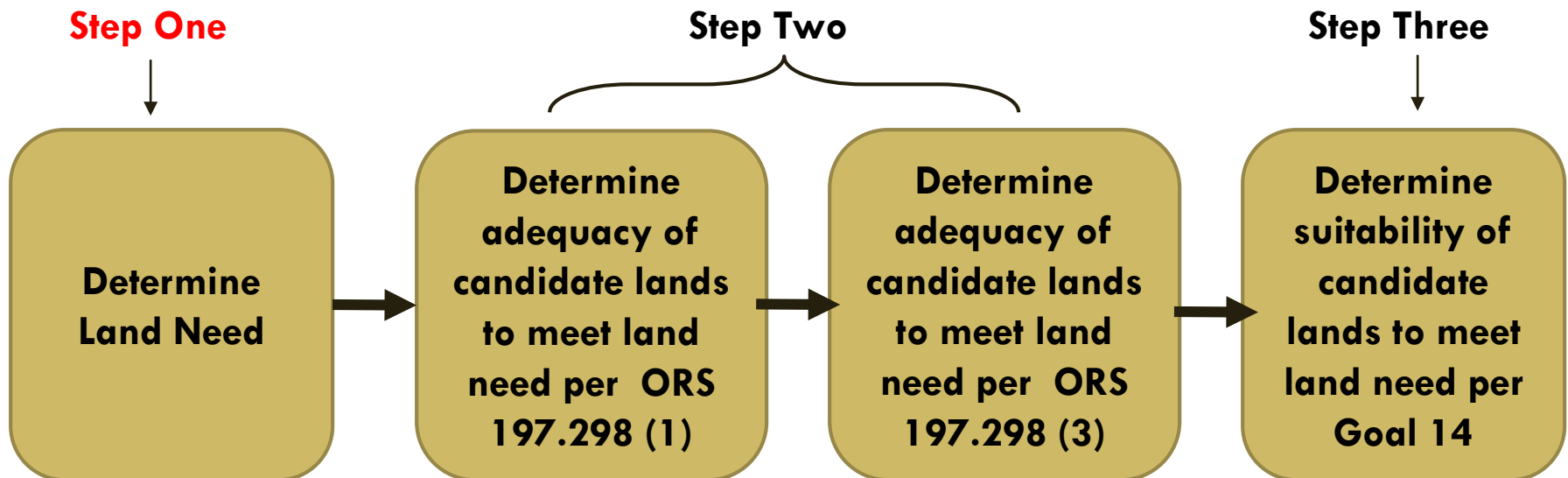
To serve a future population of 44, 055 people.

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 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 ONE: LAND NEED

Land Need	Gross Buildable Acres
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)
TOTAL	1128.10

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

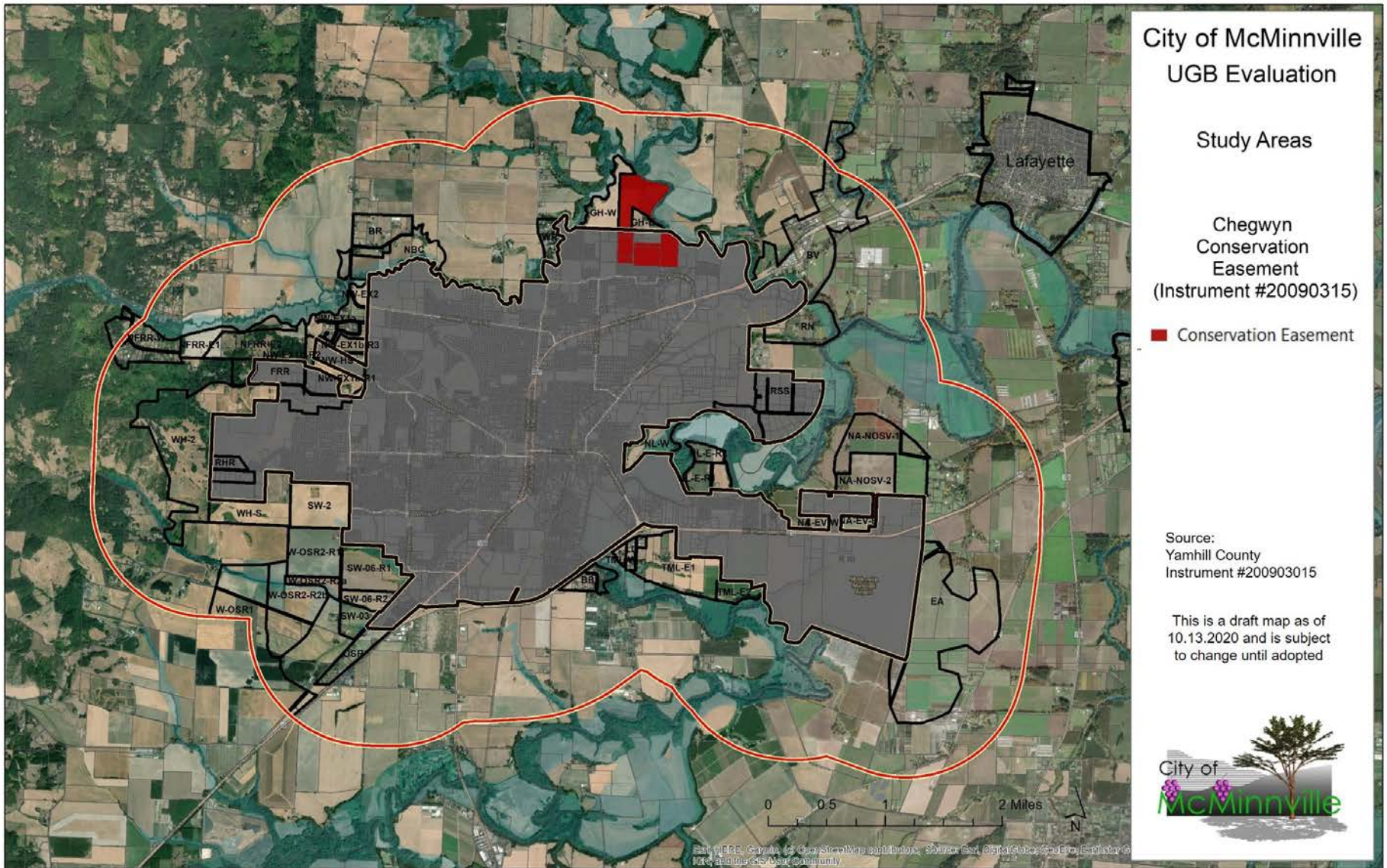
**Legal instrument
recorded in 2008**
(Attachment 3 to Appendix C)

Land Need	Gross Buildable Acres
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)
TOTAL	1128.10

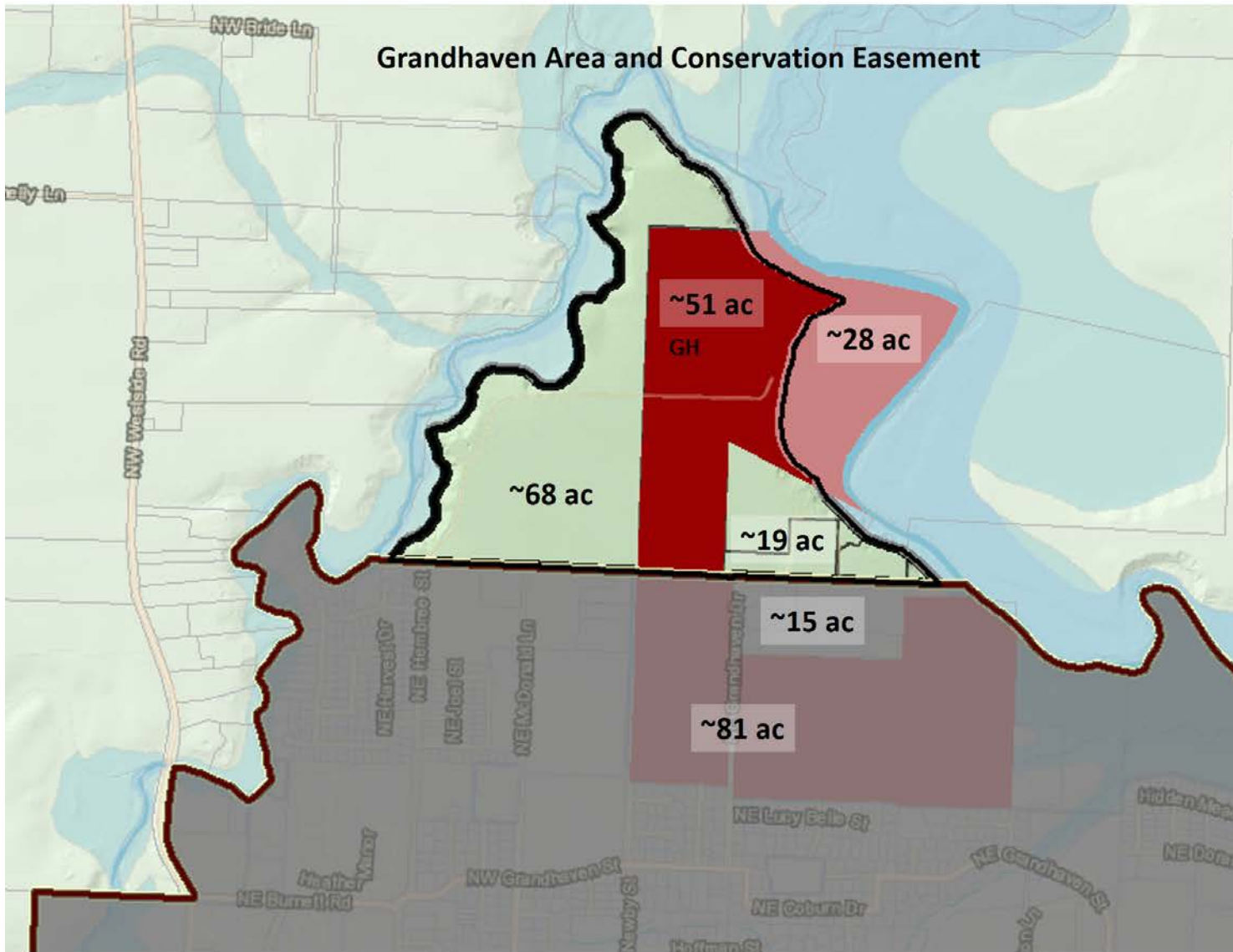
**Add 81.00 Acres for Chegwyn
Conservation Easement**

**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



City of McMinnville
Study Areas

Grandhaven Area:
138 acres:
-51 C.E.
-87 Other

Conserv. Easement:
160 acres:
-51 Grandhaven
-81 UGB
-28 Other

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



LAND NEED

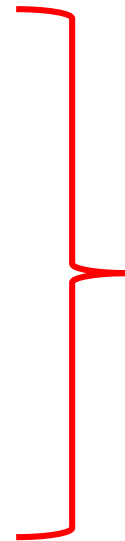
Land Need	Gross Buildable Acres
New Housing	618.00
Parks	254.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Industrial	(46.00)
TOTAL	1149.10

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)
TOTAL	1149.10



**RESIDENTIAL =
1043.10 ACRES**

LAND NEED

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

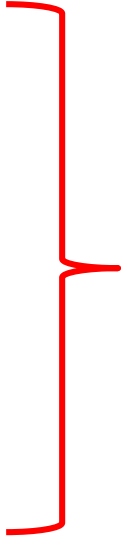
**Housing Land-Use Efficiencies
Inside Existing UGB = (225 Acres)**

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)
REVISED TOTAL	924.10



**RESIDENTIAL =
818.10 ACRES**

LAND NEED

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

Phase 1 UGB Amendment:

217 Residential Acres

42 Public Schools Acres

Deduct from Total

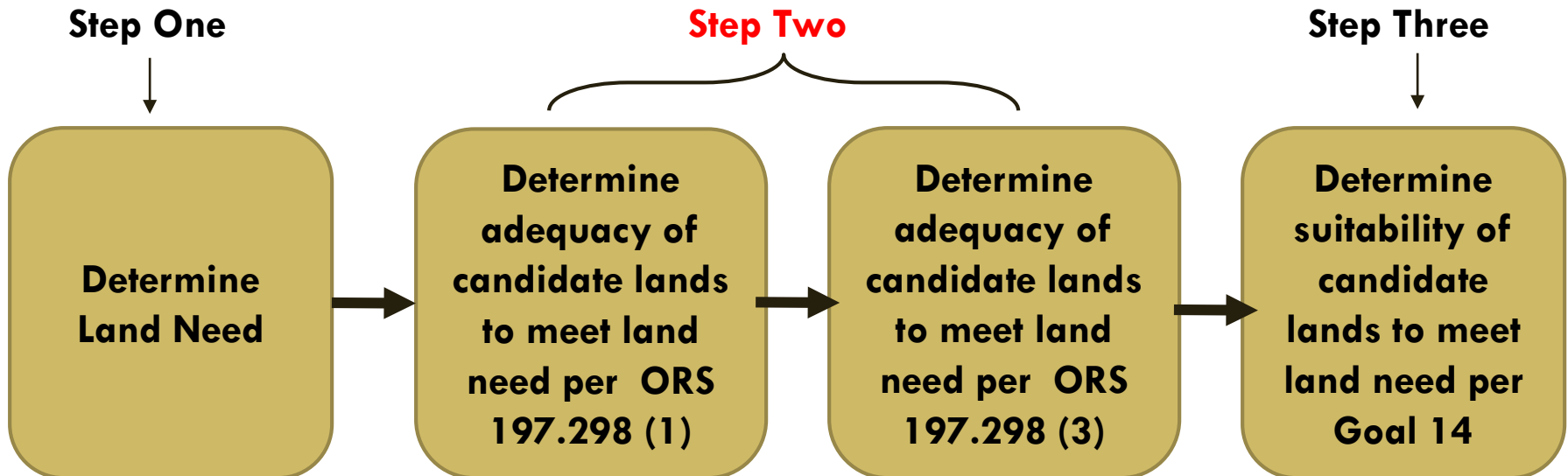
LAND NEED – Phase II

Land Need	Gross Buildable Acres
Residential	559.10
Commercial	106.00
Industrial	(46.00)
TOTAL	665.10

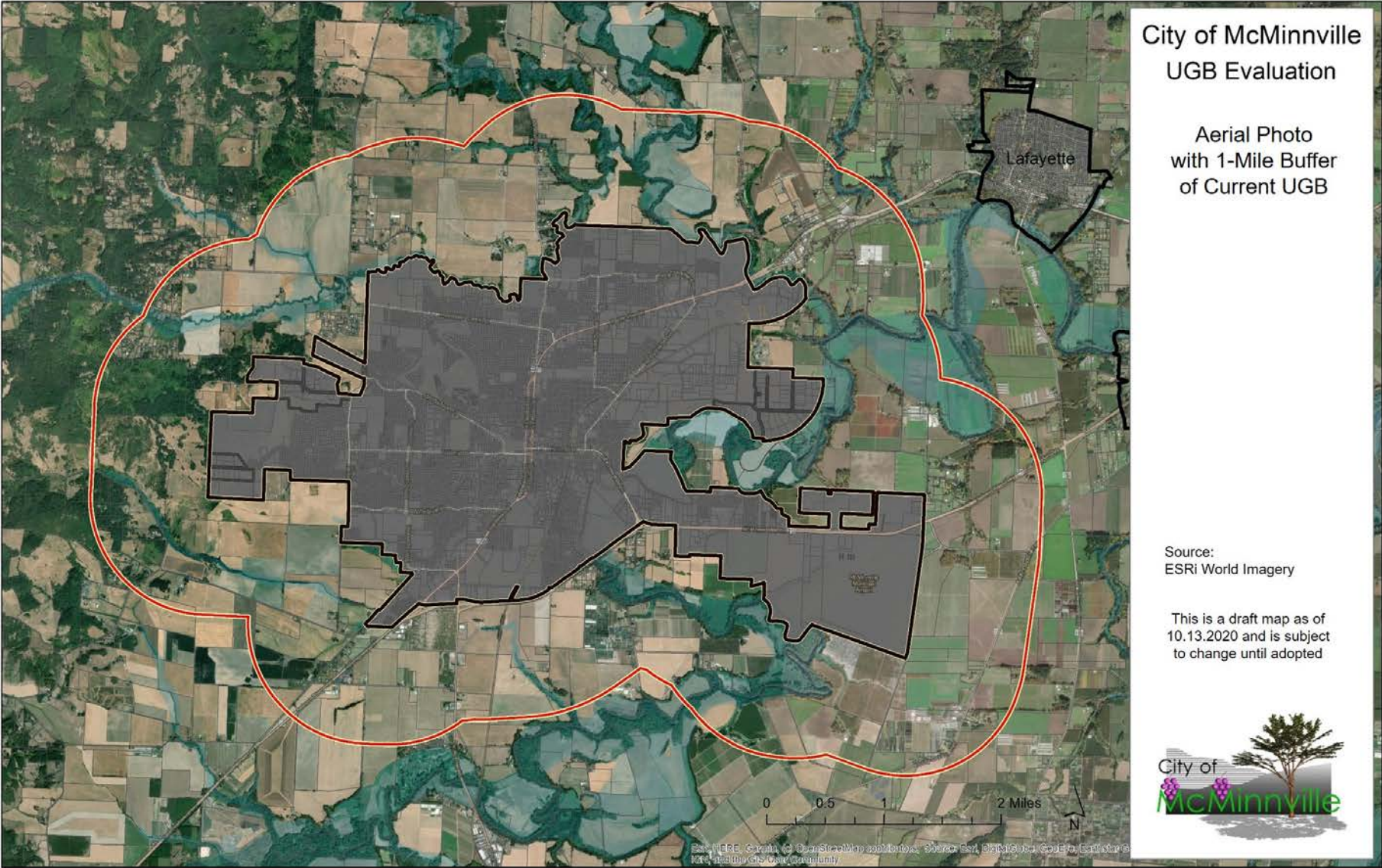
McMinnville 2020 Remand UGB Recommendation

How and why did we end up with this boundary?

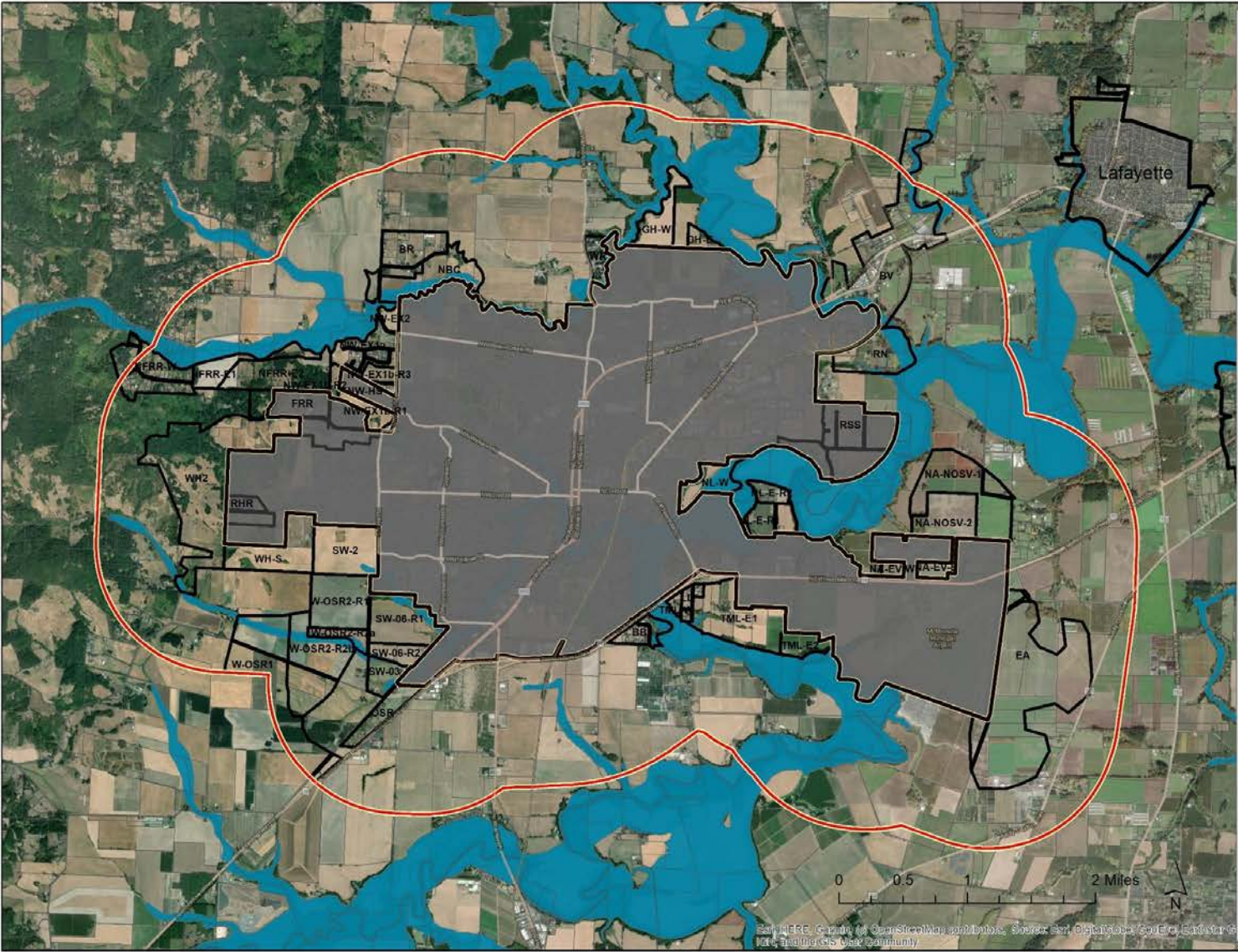
By following the Court of Appeals 'Roadmap' for UGB analysis.



STEP TWO: DETERMINE CANDIDATE LANDS



WHAT IS BUILDABLE



City of McMinnville UGB Evaluation

Study Areas

Hazards:

 Flood Hazard

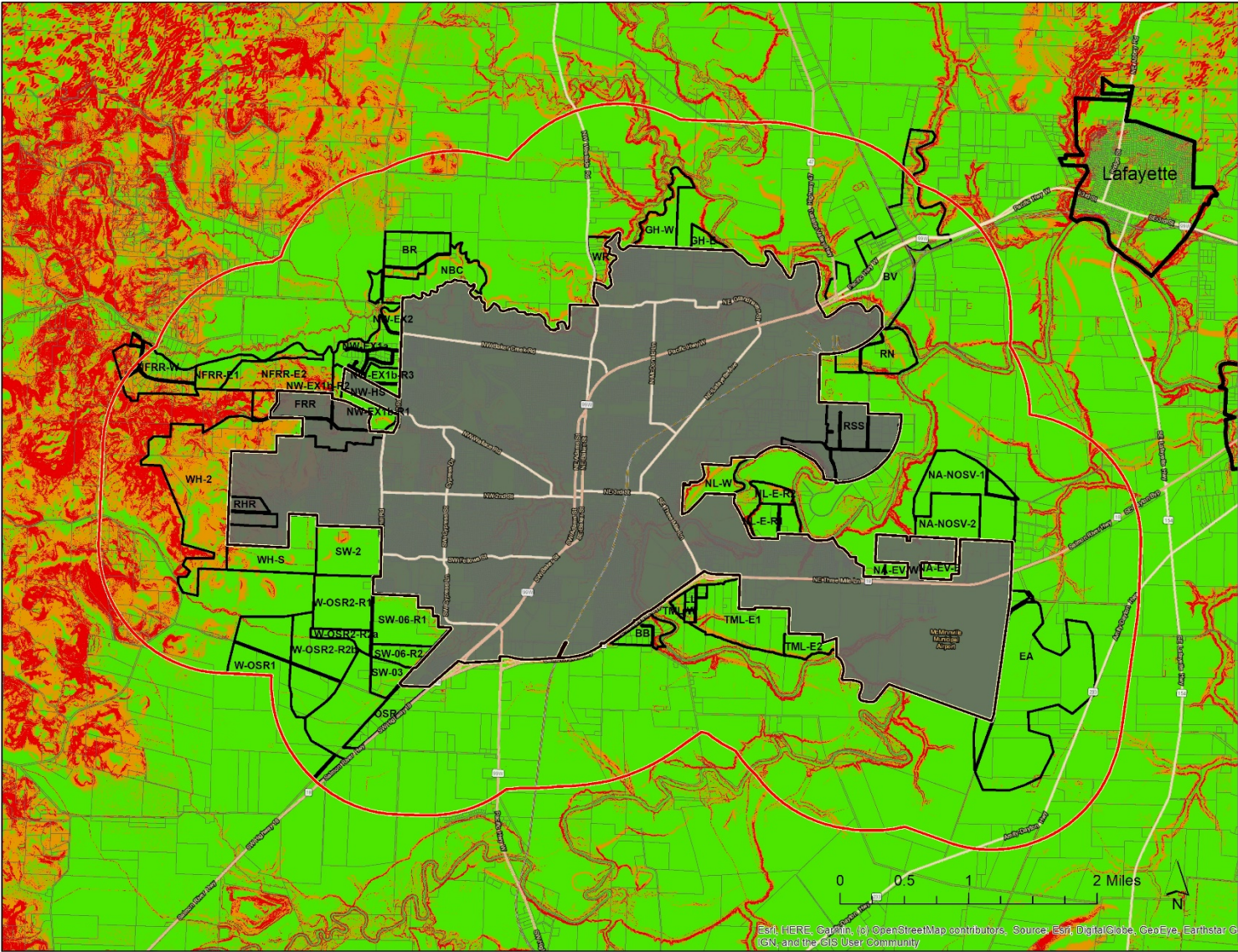
Source:
FEMA
National Flood Hazard Layer
(NFHL) Viewer

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



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

WHAT IS BUILDABLE



City of McMinnville
UGB Evaluation

Study Areas

Slope

- Slope Class
- <=10% Low
 - 10-25% Moderate
 - >=25% Steep

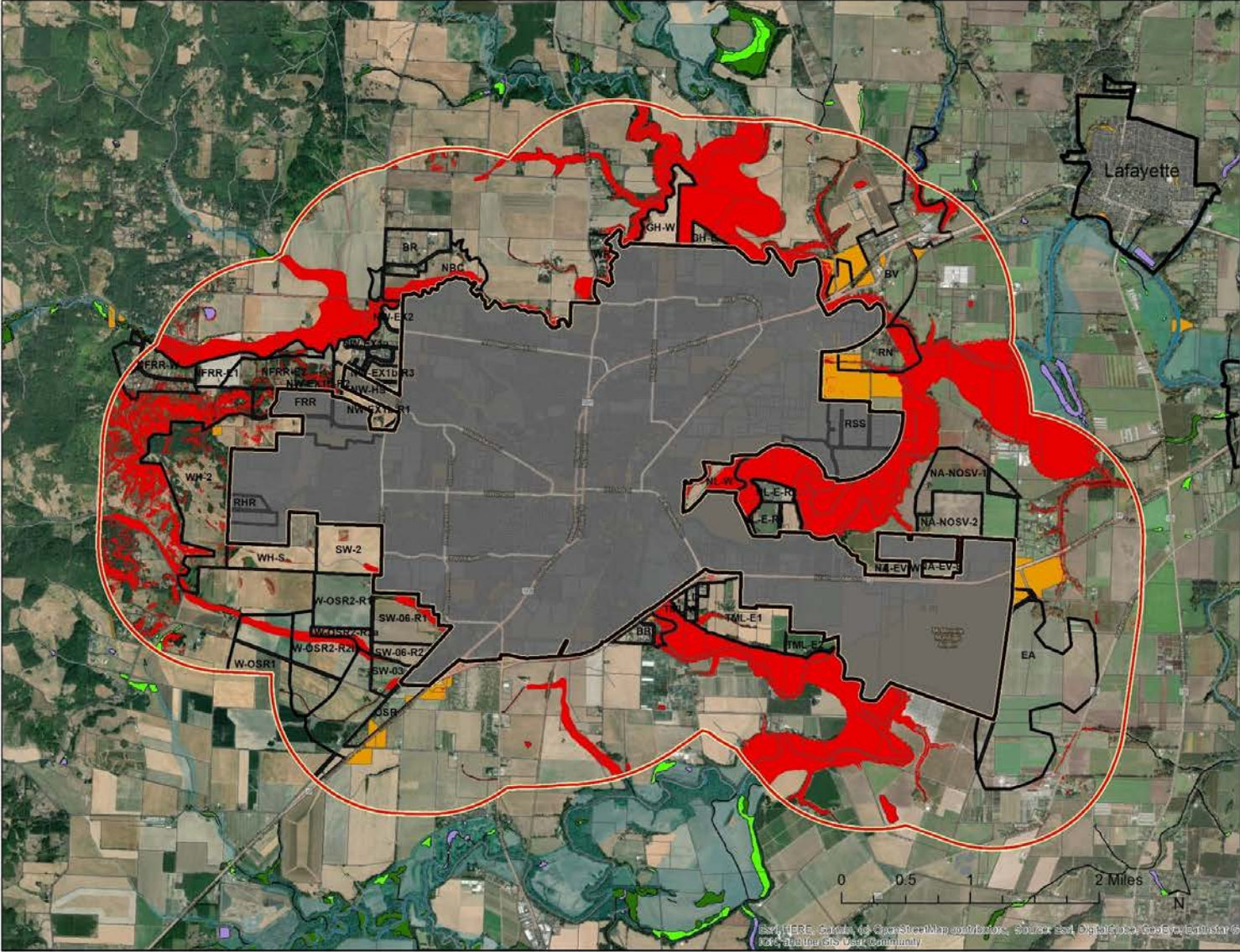
Source:
City of McMinnville GIS Analysis
based on DOGAMI LIDAR

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Esri, HERE, DeLorme, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar © IGN, and the GIS User Community

WHAT IS BUILDABLE



City of McMinnville UGB Evaluation

Study Areas

Unbuildable
and Committed Land

(clipped at 1 mi.)

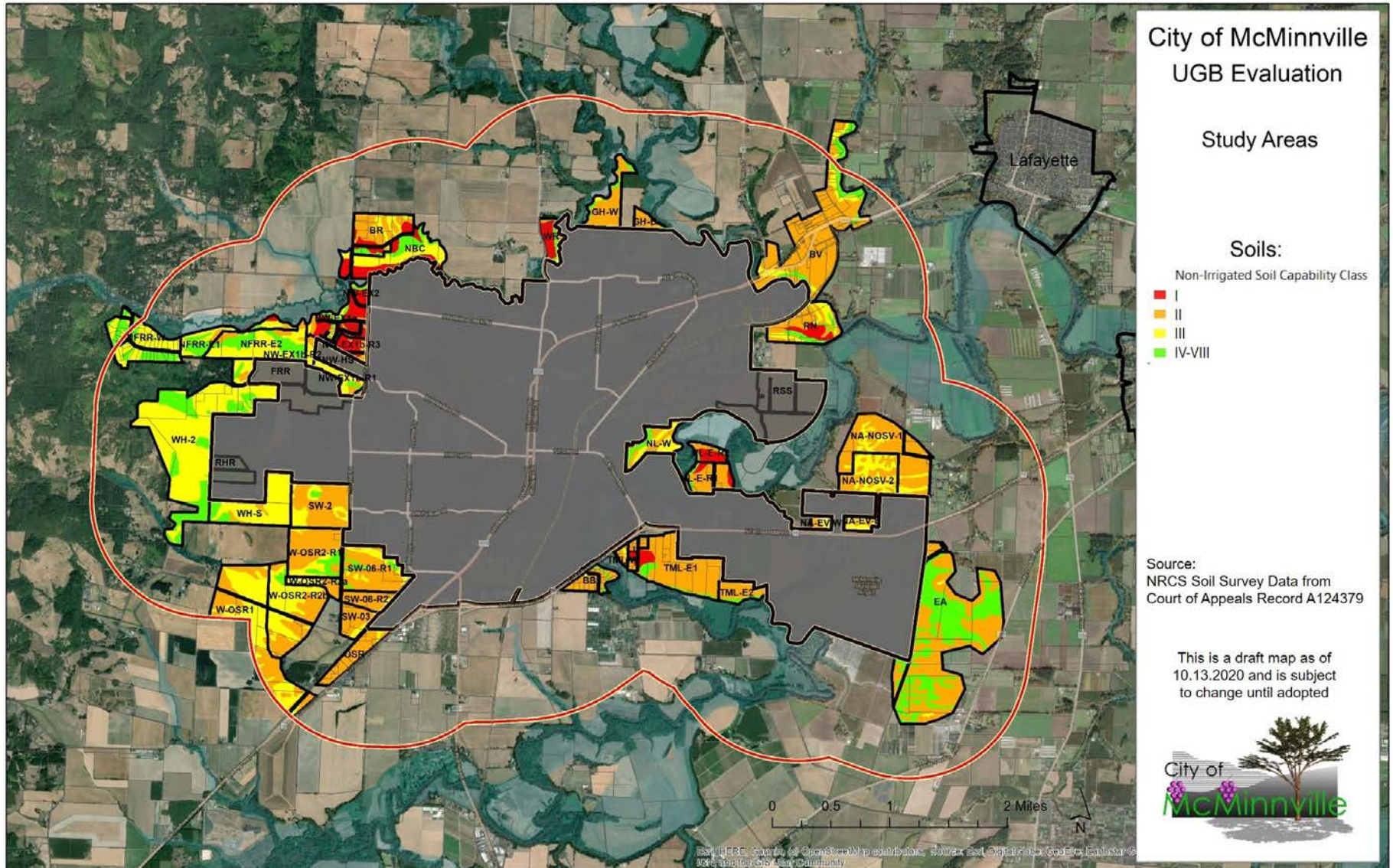
Source:
City of McMinnville GIS Analysis
Based on Data from Multiple
Sources (Steep Slope, Flood
Hazard, SWI Wetlands,
Conservation Easement, Fully
Developed, Committed Public)

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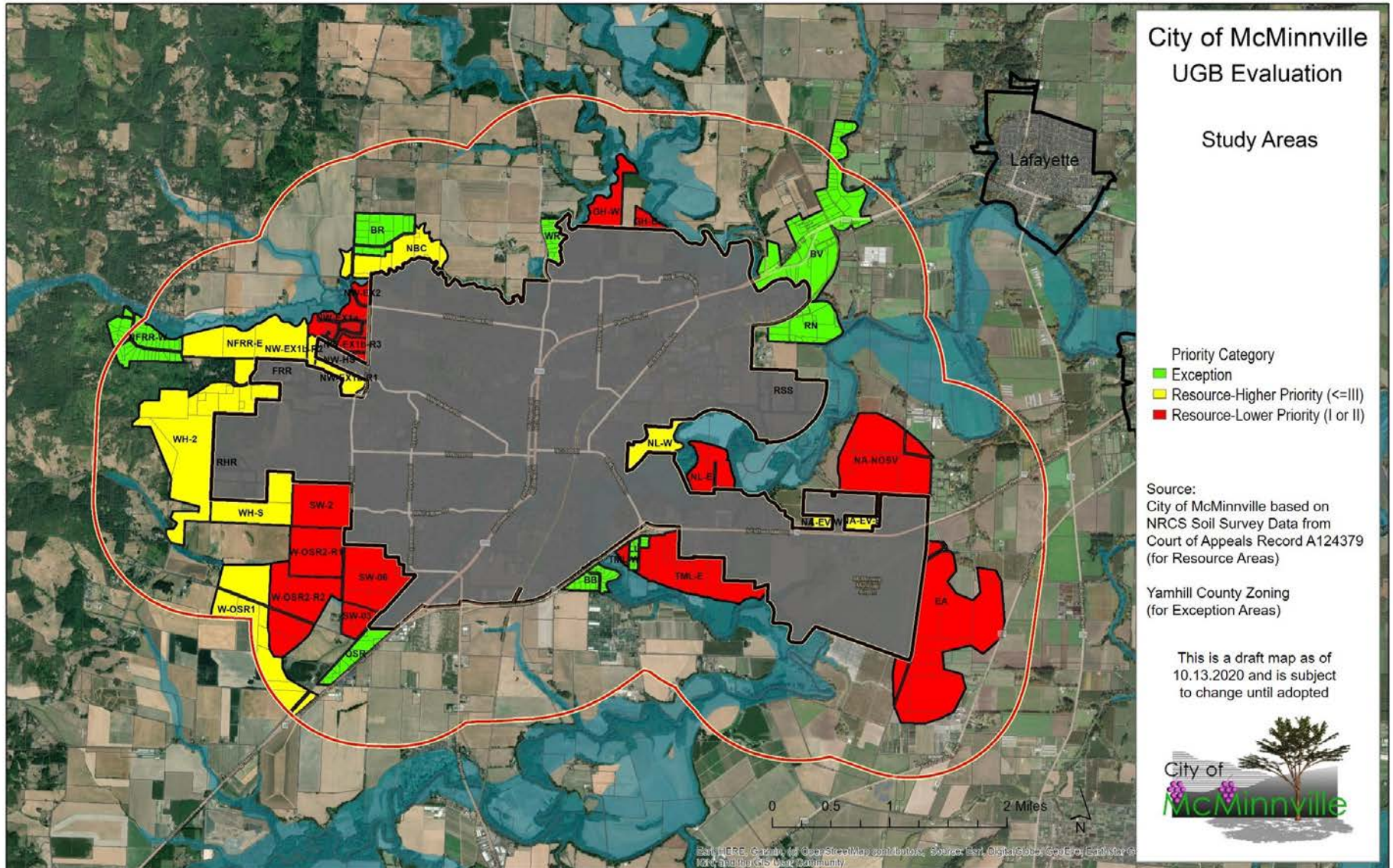


Map HERE, City of McMinnville GIS Analysis, Source and Digital Data, Geoprocessing
2020, and the City of McMinnville

IDENTIFYING STUDY AREAS



PRIORITY SEQUENCE OF STUDY AREAS



Evaluate Study Areas for Adequacy and Suitability

Apply 19 Screening Criteria with approximately 50 Different Data Sets

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

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

Hazard Risk													
						Moderate Constraints on Buildable Land							
Study Area	Total Acres	Flood	>25% slope	Unbuildable	Rating	High Landslide Risk		Rating	High Liquefaction Risk		Rating	Composite Rating	
<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				

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

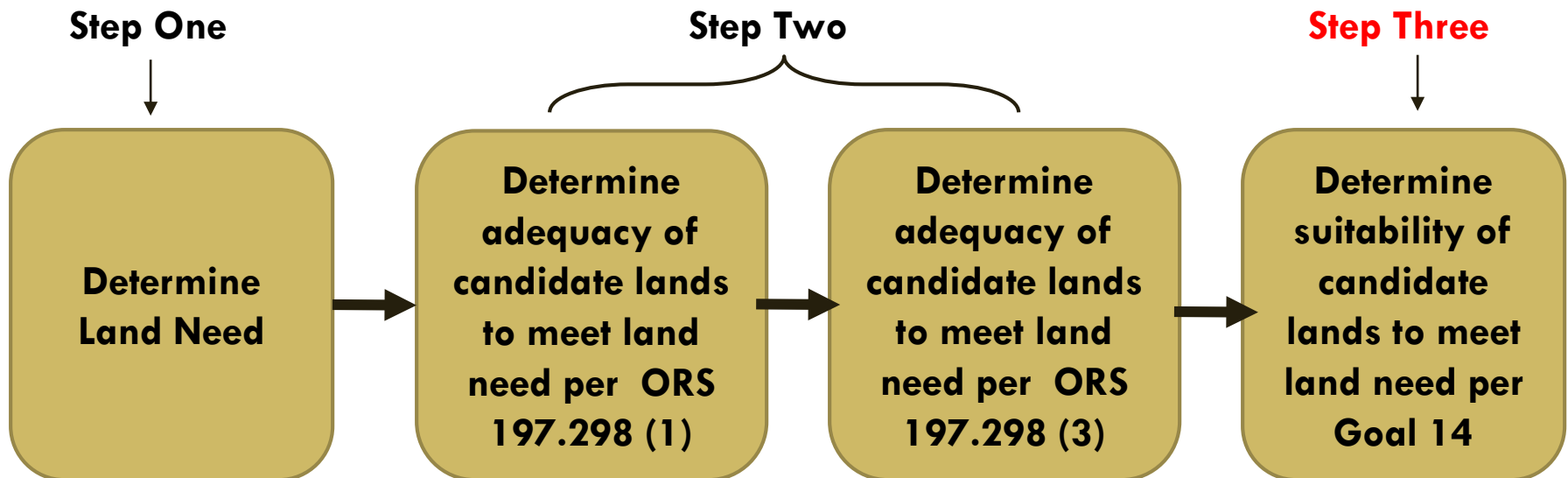
- c) Maximum efficiency of land uses with a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.**



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 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 *

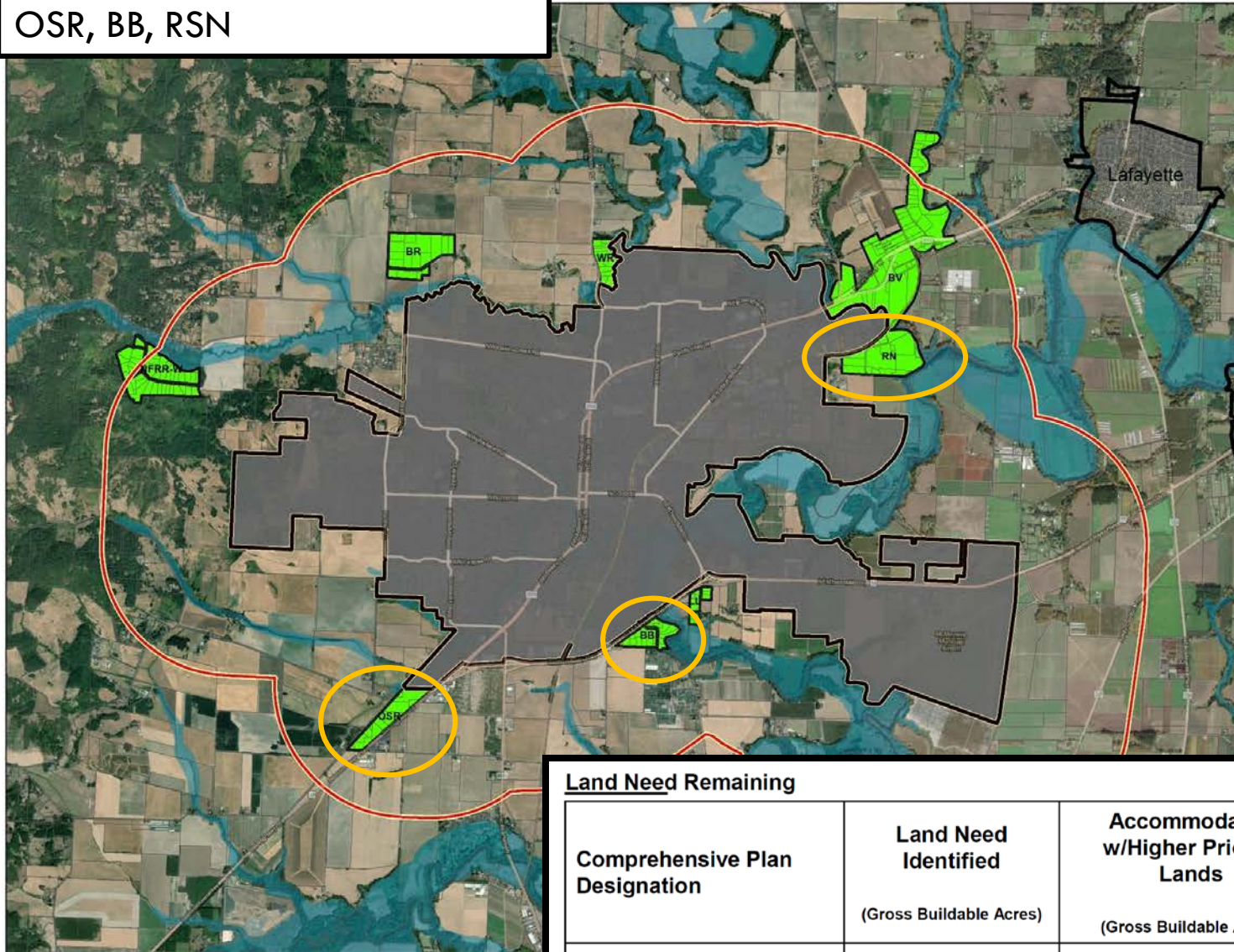
* - factors used in both Step 2 and Step 3

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.

Recommended for Inclusion:
OSR, BB, RSN



City of McMinnville
UGB Evaluation

Study Areas

Exception
Areas

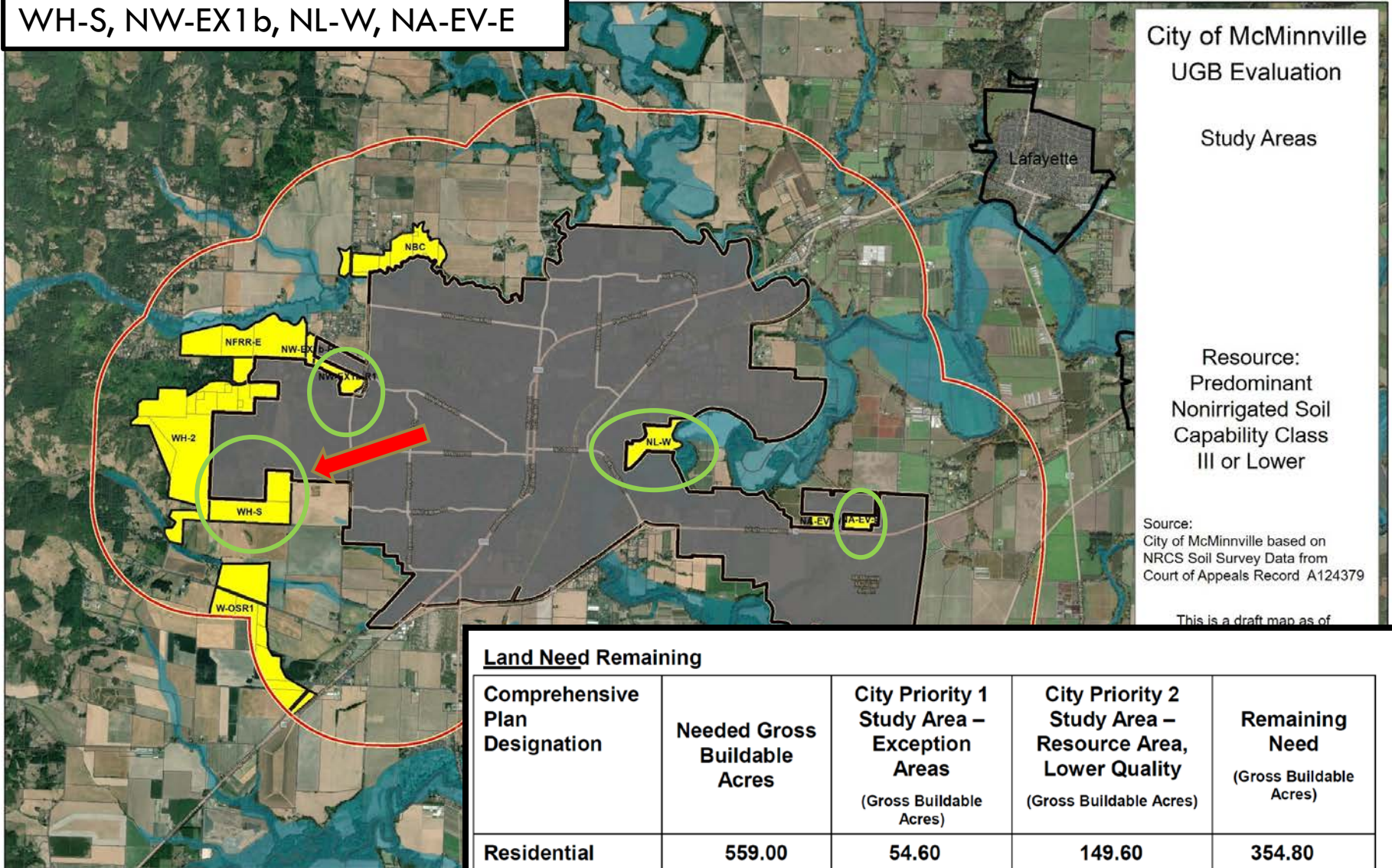
Source:
Yamhill County Zoning

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
Total	665.00	90.90	574.10

**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

This is a draft map as of

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
Total	665.00	90.90	180.30	393.80

City of McMinnville UGB Evaluation

Draft UGB Proposal

- Predominant Nonirr. Soil Cap. Class
- N/A (Exception Areas)
 - I
 - II
 - III or III+IV

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

Yamhill County Zoning
(for Exception Areas)

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

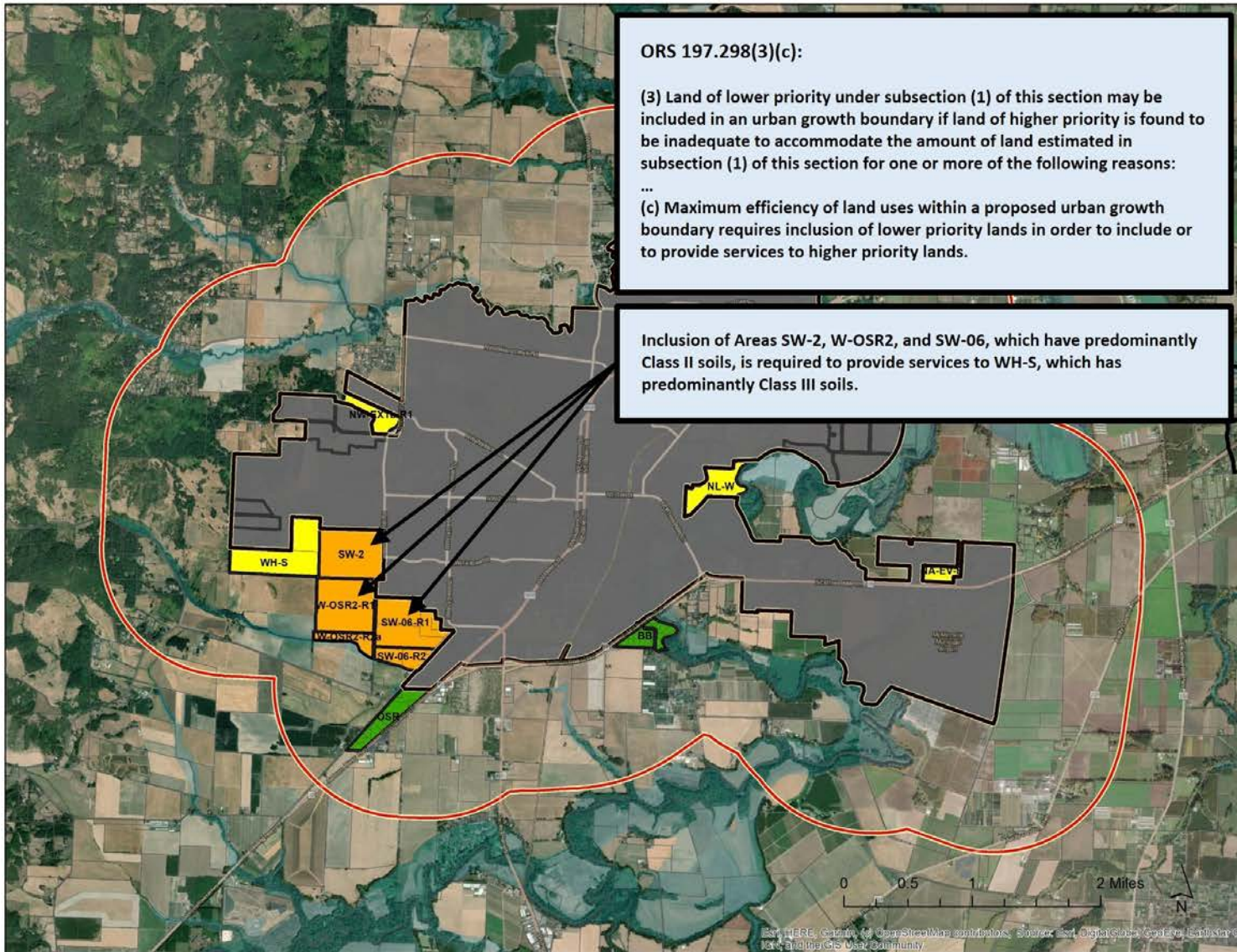


ORS 197.298(3)(c):

(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:

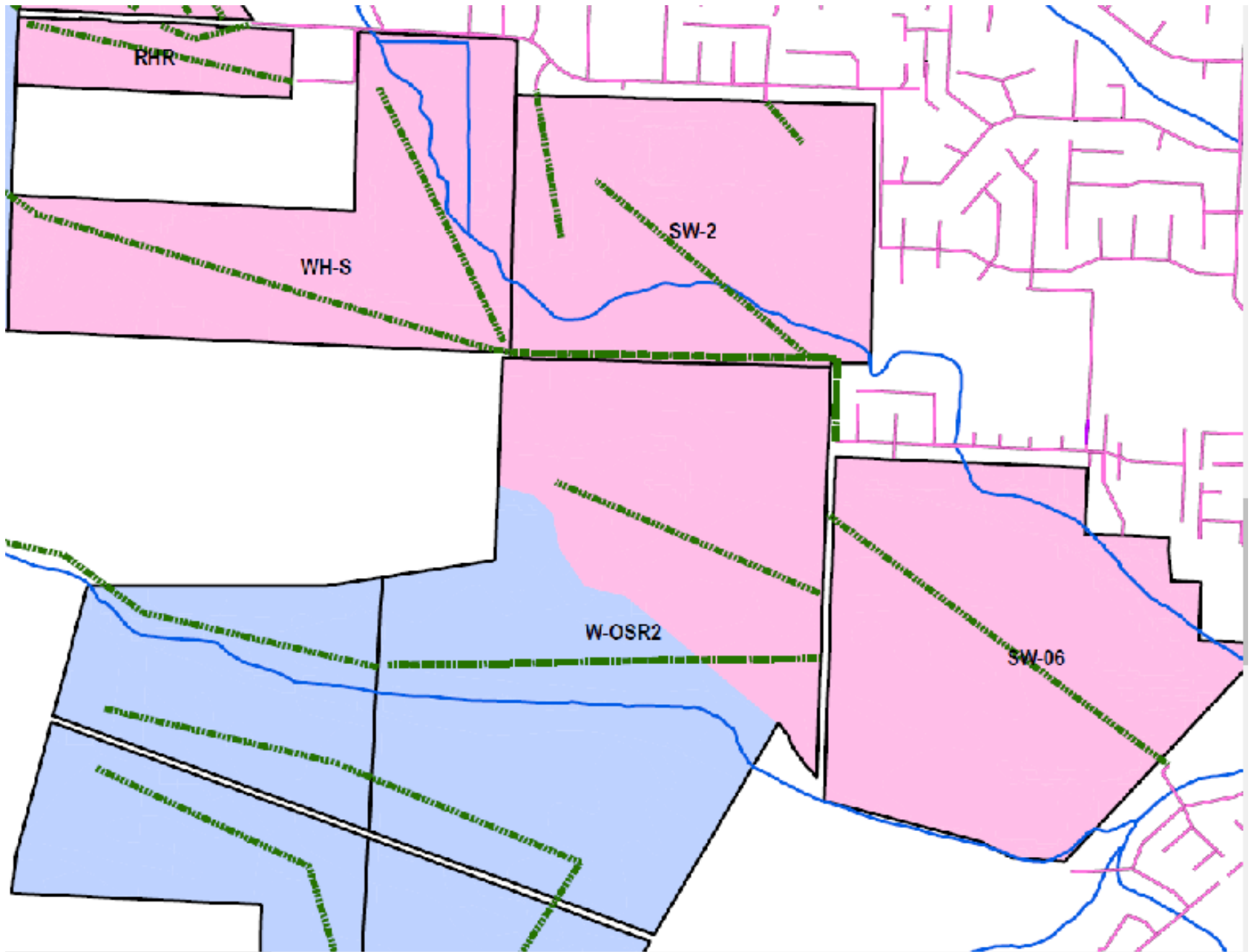
...
(c) Maximum efficiency of land uses within a proposed urban growth boundary requires inclusion of lower priority lands in order to include or to provide services to higher priority lands.

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



Map HERE, Credits to OpenStreetMap contributors, Source: sat, DigitalGlobe, GeoEye, Earthstar (IGN), and the GIS User community

Southwest Sewer Solution



City of McMinnville UGB Evaluation

Draft UGB Proposal

- Predominant Nonirr. Soil Cap. Class
- N/A (Exception Areas)
 - I
 - II
 - III or III+IV

Source:
City of McMinnville based on
NRCS Soil Survey Data from
Court of Appeals Record A124379
(for Resource Areas)
Yamhill County Zoning

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:

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Inclusion of Areas SW-2, W-OSR2, and SW-06, which have predominantly Class II soils, is required to provide services to WH-S, which has predominantly Class III 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
TOTAL:	391.20	

City of McMinnville UGB Evaluation

Draft UGB Proposal

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 II soils, is required to provide services to WH-5, which has predominantly Class III soils.

- Predominant Nonirr. Soil Cap. Class
- N/A (Exception Areas)
 - I
 - II
 - III or III+IV

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

Yamhill County Zoning
(for Exception Areas)

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 ¹	40.30
Total	662.40

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

City of McMinnville UGB Evaluation

Draft UGB Proposal

Resource Areas:

Non-Irrigated Soil Capability Class

- I
- II
- III
- IV-VIII

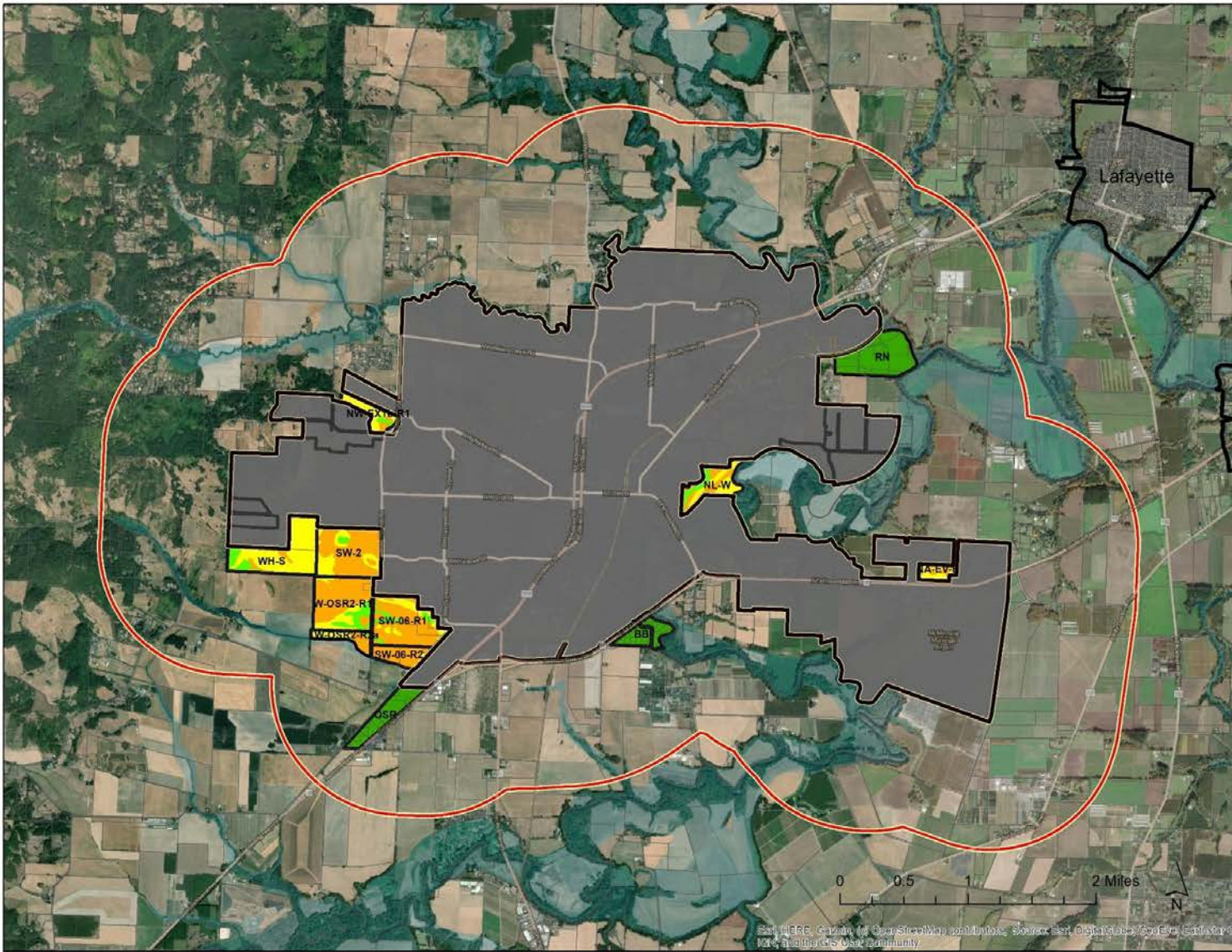
Exception Areas:

- Exception Areas

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

Yamhill County Zoning
(for Exception Areas)

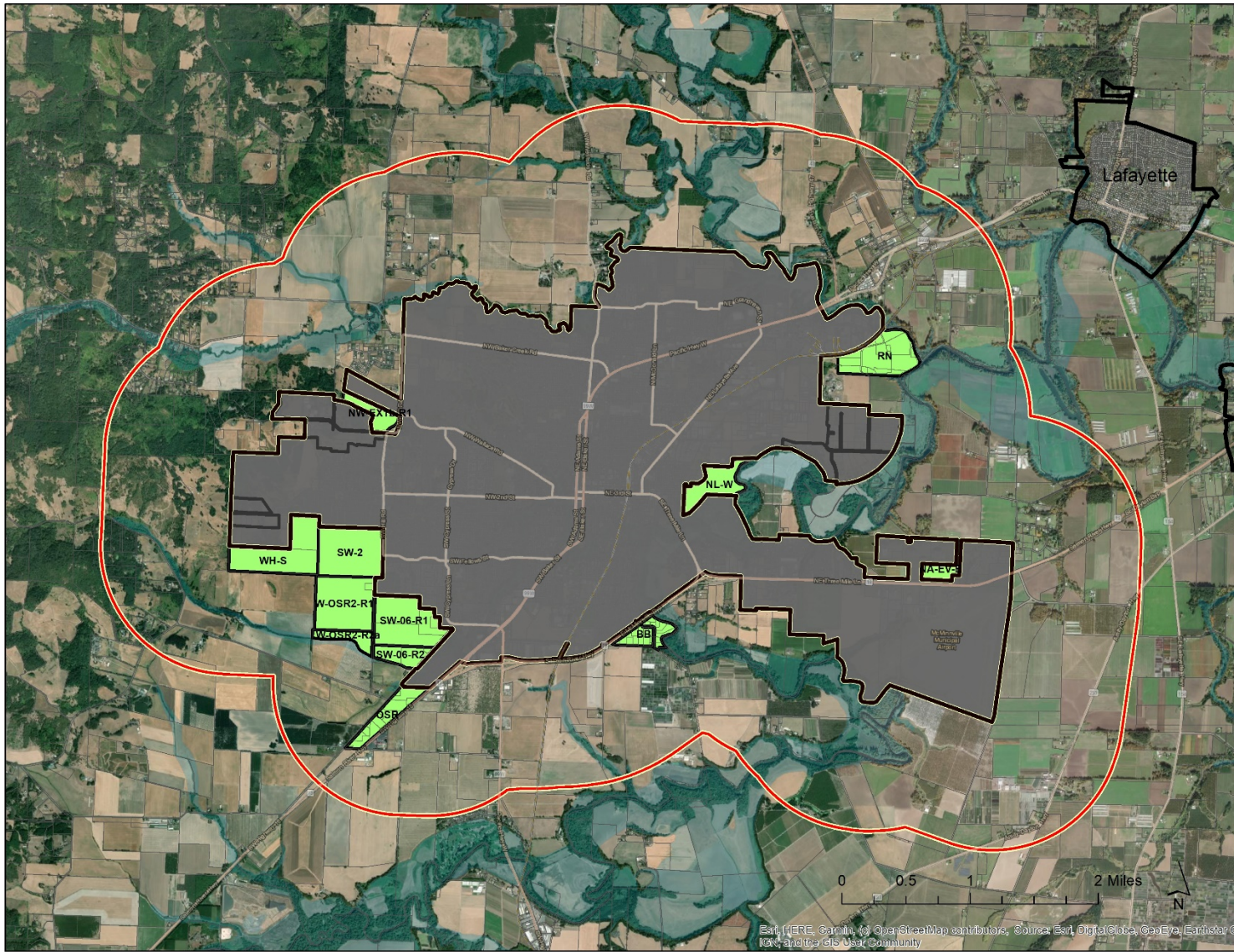
This is a draft map as of
10.13.2020 and is subject
to change until adopted



San Diego County Open Space Map and Index, Source: San Diego County, San Diego County GIS and the GIS User Community

City of McMinnville UGB Evaluation

Draft UGB Proposal



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



Map HERE, Esri, DeLorme, Navteq, OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar © IGN, and the GIS User Community

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

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City of McMinnville UGB Evaluation

Draft UGB
Proposal

Showing
Phases 1&2

Resource Areas:
Non-Irrigated Soil Capability Class

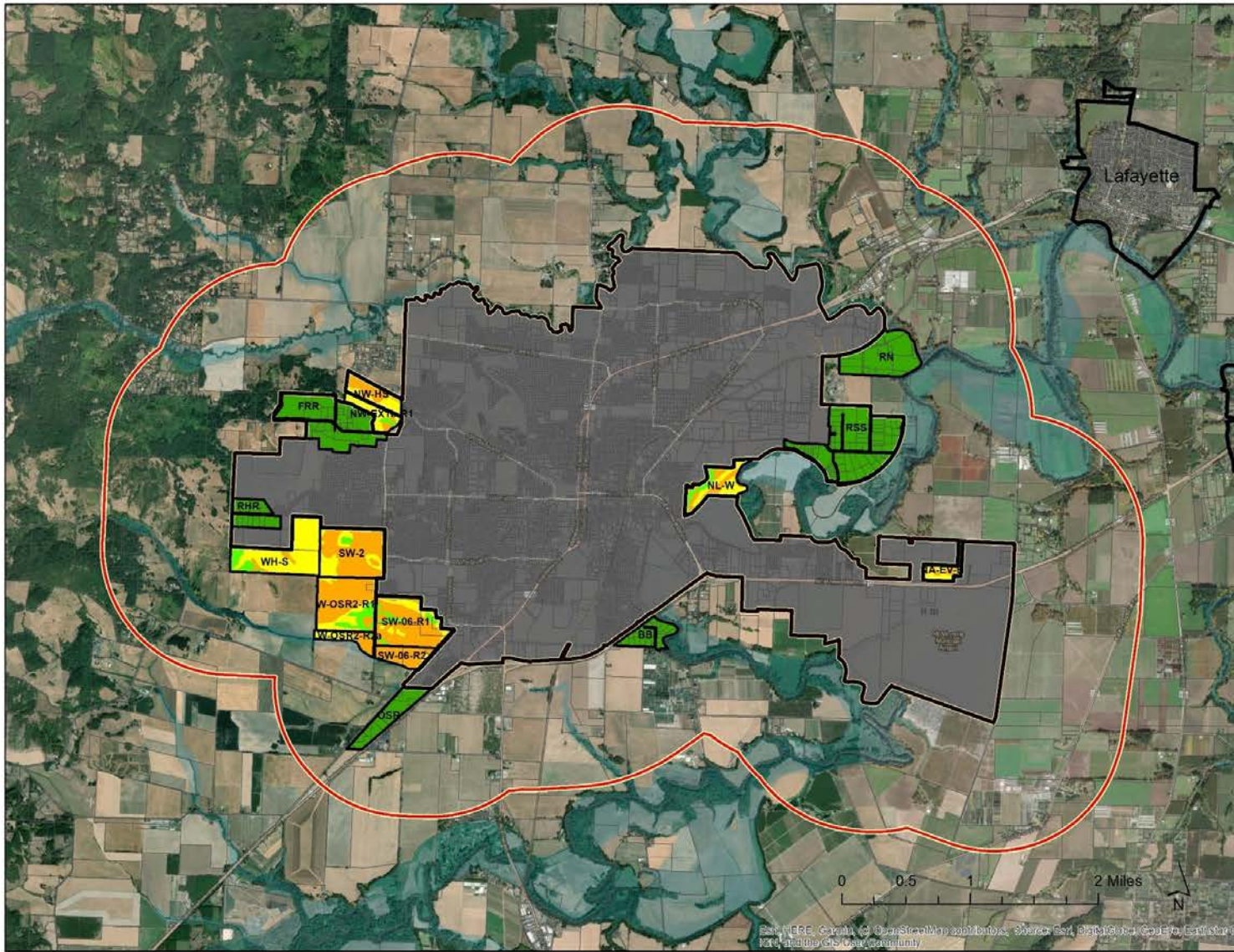
- I
- II
- III
- IV-VIII

Exception Areas:
Exception Areas

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

Yamhill County Zoning
(for Exception Areas)

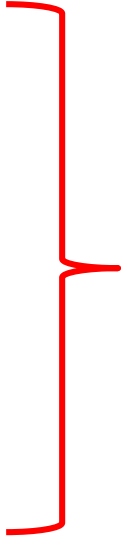
This is a draft map as of
10.13.2020 and is subject
to change until adopted



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

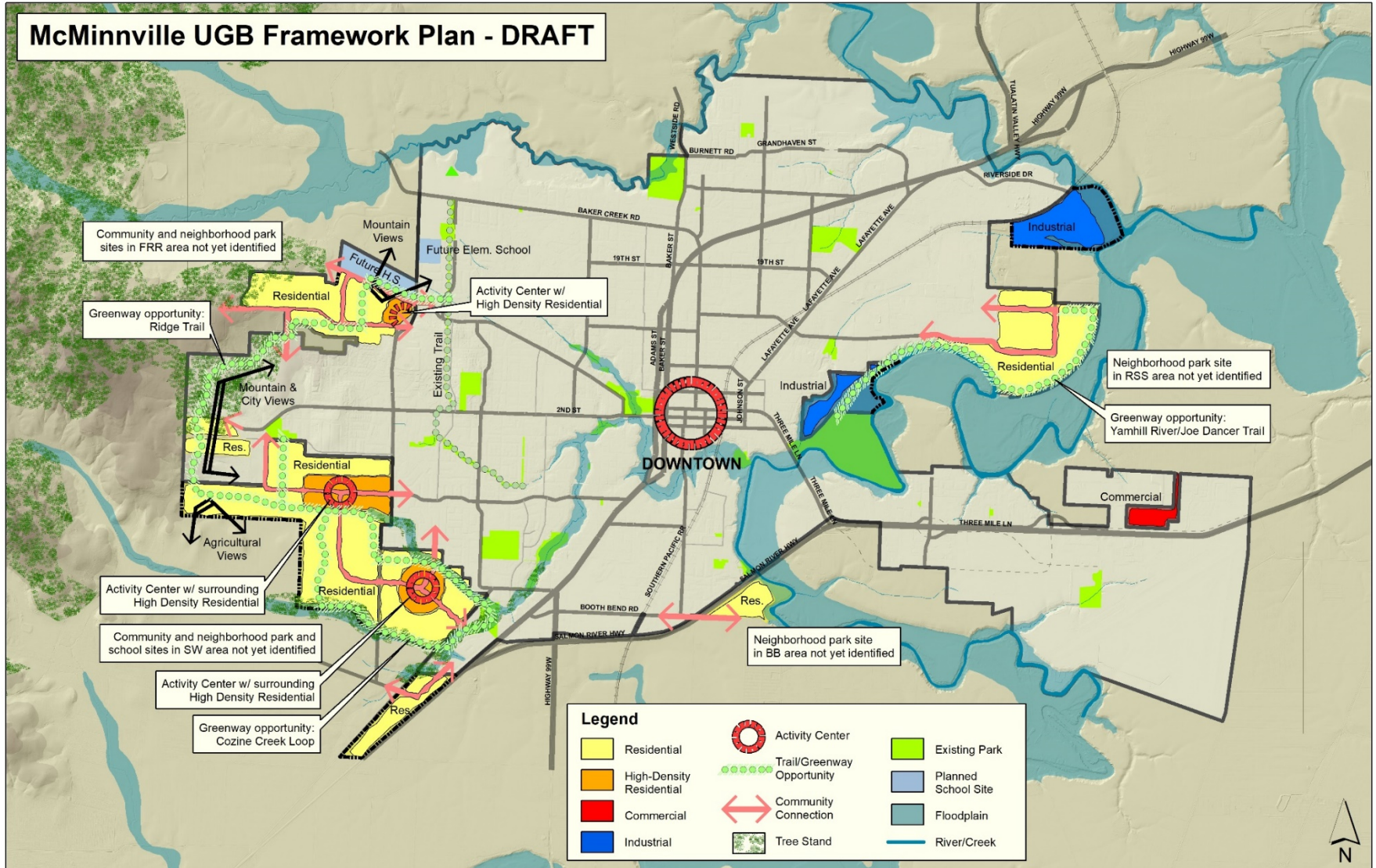
LAND NEED – Phase I and II

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)
REVISED TOTAL	924.10



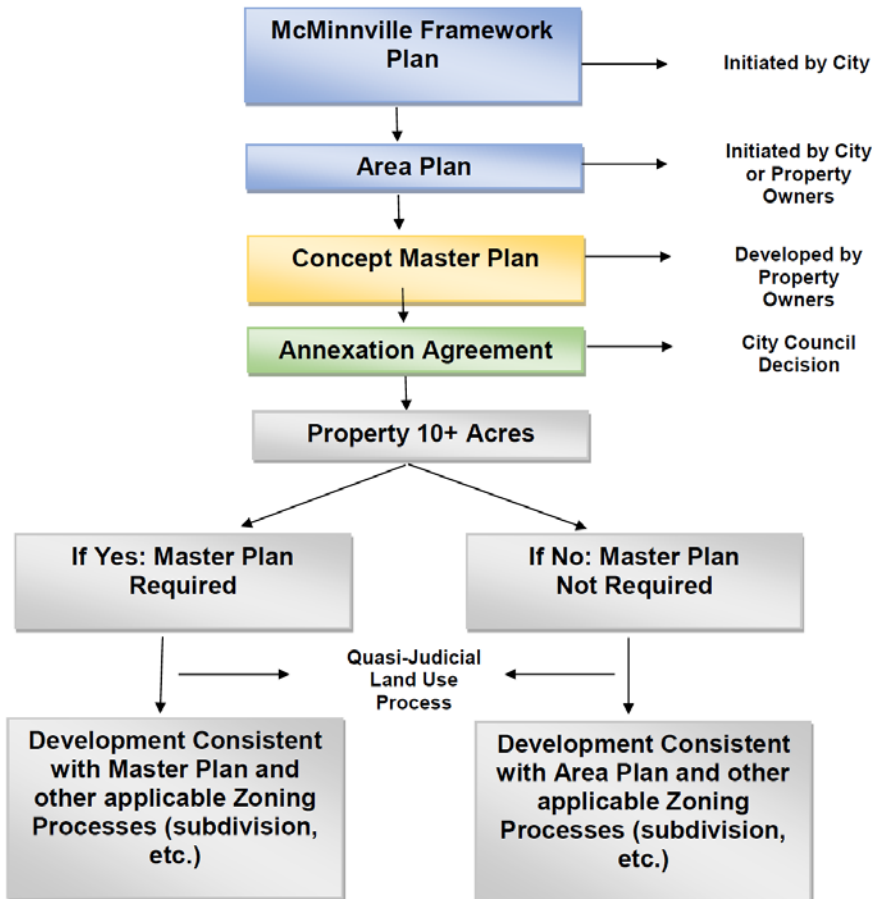
**RESIDENTIAL =
818.10 ACRES**

APPENDIX G – FRAMEWORK PLAN AND AREA PLANNING



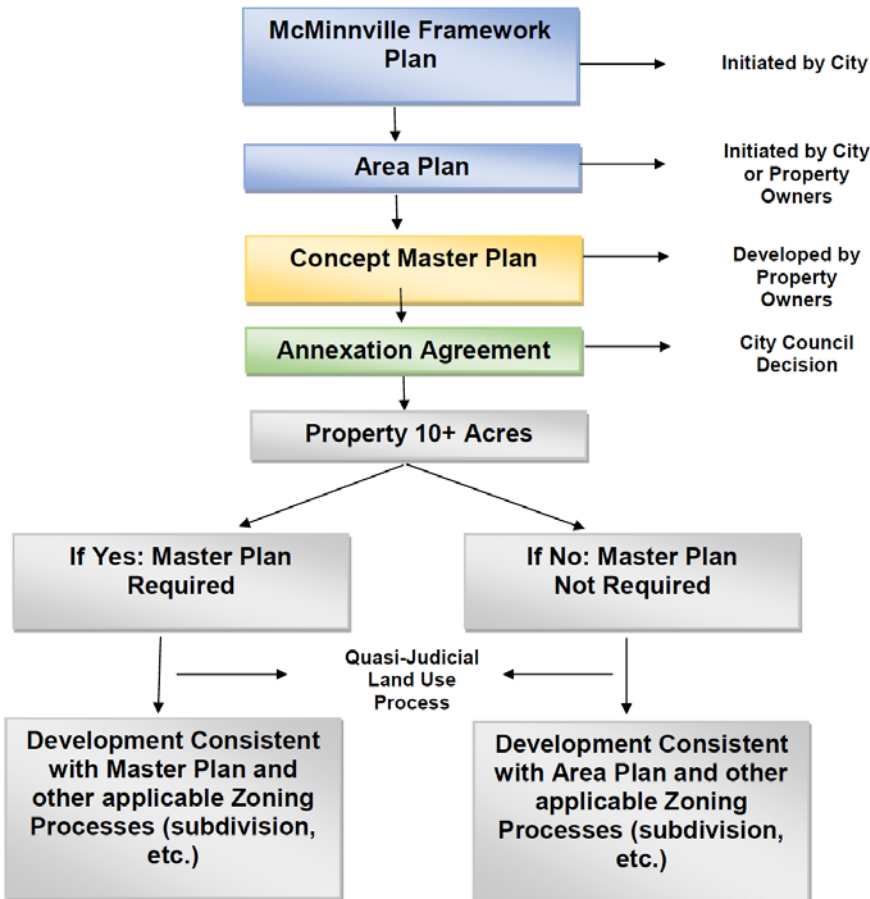
APPENDIX G – FRAMEWORK PLAN AND AREA PLANNING

UGB Expansion Area Planning Process

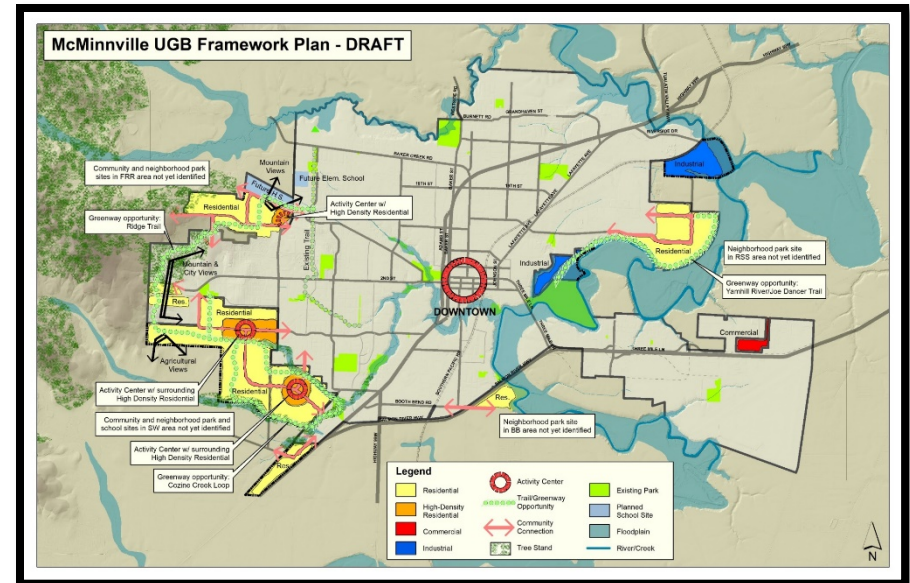


APPENDIX G – FRAMEWORK PLAN AND AREA PLANNING

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



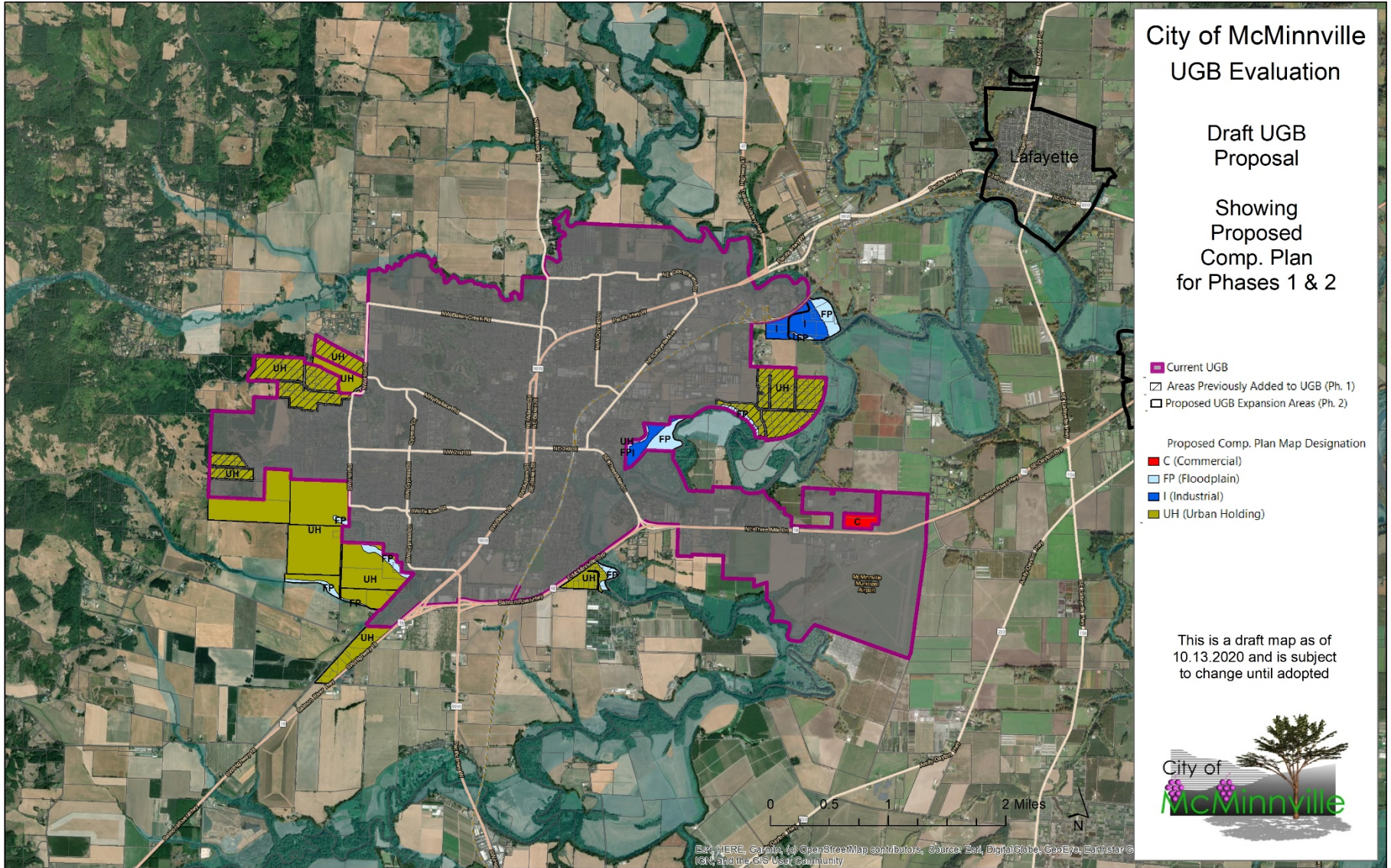
APPENDIX G – FRAMEWORK PLAN AND AREA PLANNING

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



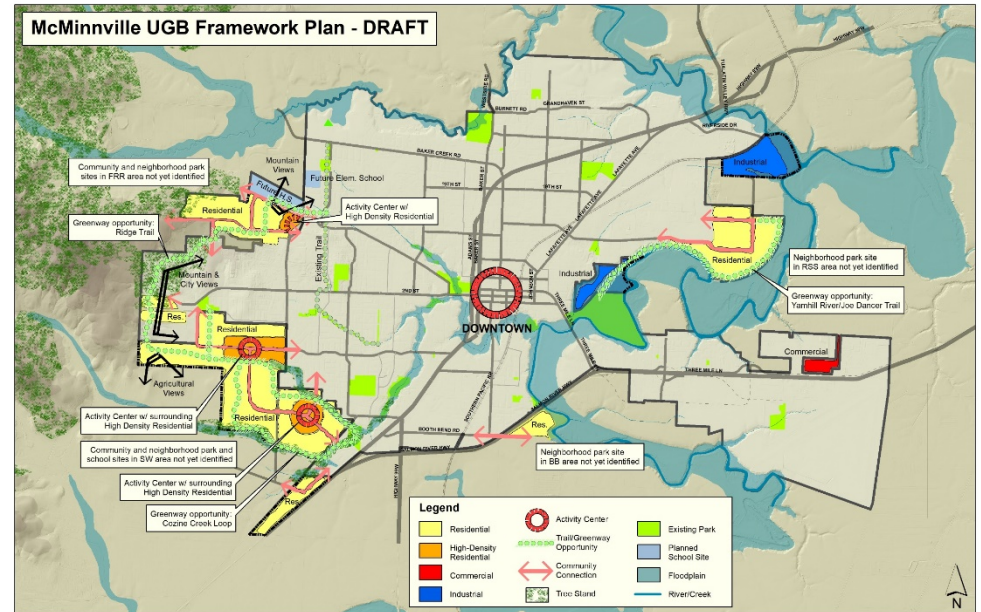
APPENDIX E – ZONING ORDINANCE AMENDMENTS

PROPOSE THREE NEW SECTIONS TO CHAPTER 17:

17.10 Area and Master Planning Process

17.22 High Density Residential Zone

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**

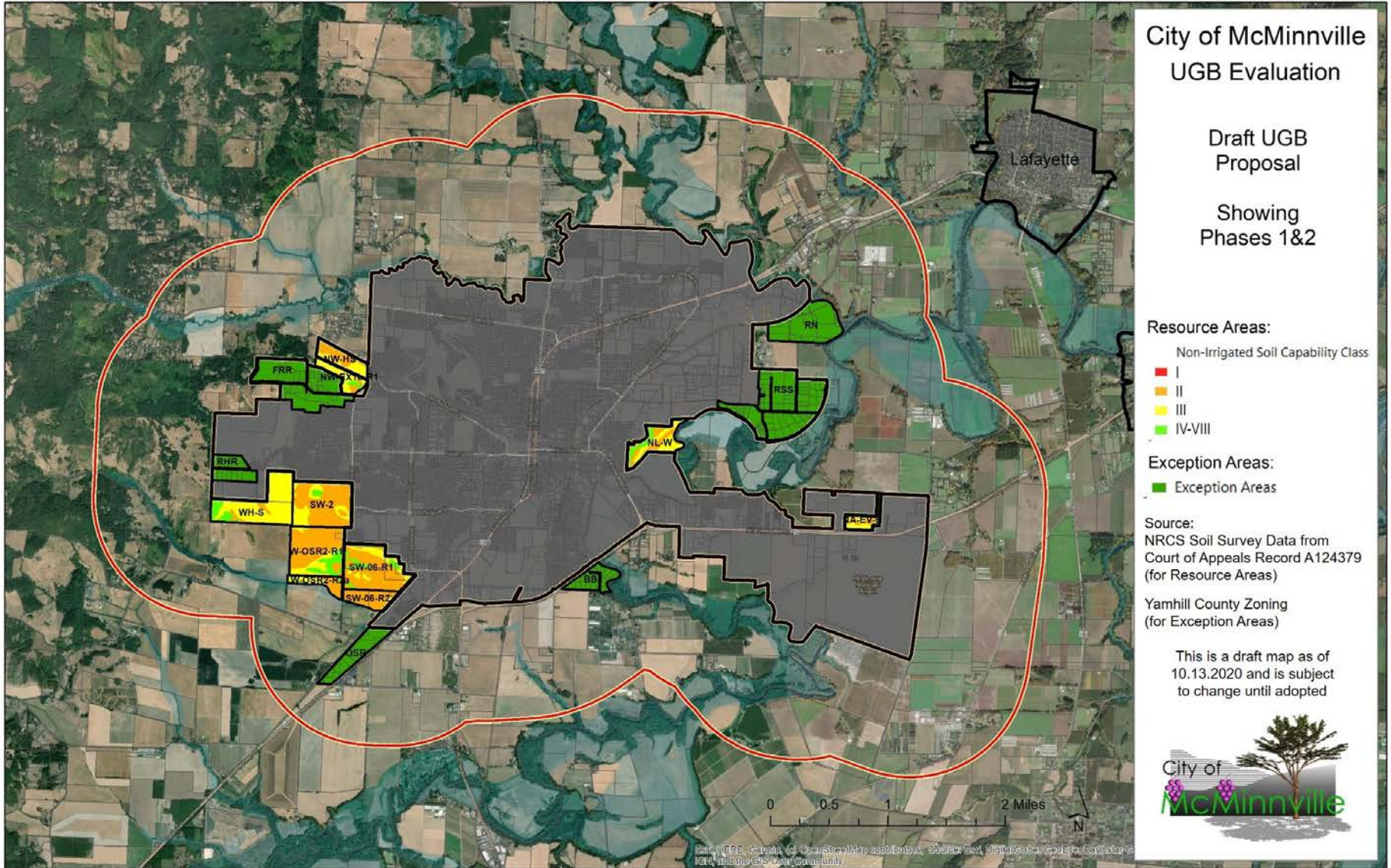
APPENDIX D – COMPREHENSIVE PLAN POLICY AMENDMENTS (Vol. II)

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

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

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

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

- 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).

PUBLIC ENGAGEMENT

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
November 23	Public Information Session	8:00 – 9:00 pm
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

PUBLIC NOTICES FOR PUBLIC HEARINGS

Mailed Public Notices and Maps to:

- ***Impacted Property Owners (Phase I)*** – 105 Properties
Already in the UGB but Comprehensive Plan Designation will change.
- ***Impacted Property Owners (Phase II)*** – 65 Properties
Recommended for inclusion in the UGB
- ***Adjacent Property Owners*** – 700 Properties
Properties within 300 feet of impacted properties.

Published in the News Register:

- **November 24**
- **November 27**
- **December 1**

WRITTEN PUBLIC TESTIMONY RECEIVED:

- **Letter from Morris Eagleman, 11.13.2020**
- **Email from Ruby Troncin, 11.19.2020**
- **Letter from Tomasi Salyer Martin, 11.23.2020**
- **Letter from Kari Moser, 11.25.2020**
- **Letter from Sue Dirks, 11.28.2020**
- **Letter from Steve Leonard, 11.29.2020**
- **Email from Dan Fricke, ODOT, 11.25.2020**
- **Letter from 1000 Friends / Friends of Yamhill County, 11.30.2020**
- **Letter from Mark Davis, 11.30.2020**
- **Letter from McMinnville Industrial Promotions (MIP), 11.30.2020**
- **Letter from R. Scott Trent, 11.30.2020**
- **Email from Jennifer Wood, 11.30.2020**
- **Email from Jenny Stolarz, 11.30.2020**
- **Email from Abigail Neilan, 12.01.2020**
- **Email from Dennis McGanty, 12.01.2020**
- **Email from Melanie Byers Jones, 12.01.2020**



Growing McMinnville
MINDFULLY

www.growingmcminnvillemindfully.com