



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**

COURT OF APPEALS REMAND

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, 12.2.20



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McMinnville Growth Management and Urbanization Plan, 2003

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

		Existing 2003 UGB	UGB Amendment, Phase I and II
Population Target	44,055 (28,500)	9,000	6,545
New Housing Units	6,014	3,503	2,511

Appendix A – Population and Employment Forecasts

Appendix B – Buildable Lands Analysis

McMinnville Growth Management and Urbanization Plan, 2003

UGB Amendment to Accommodate New Growth

	Need	Phase I UGB	Phase II UGB
Population	6,545	259 gross buildable acres	662.40 gross buildable acres
New Housing Units	2,511		

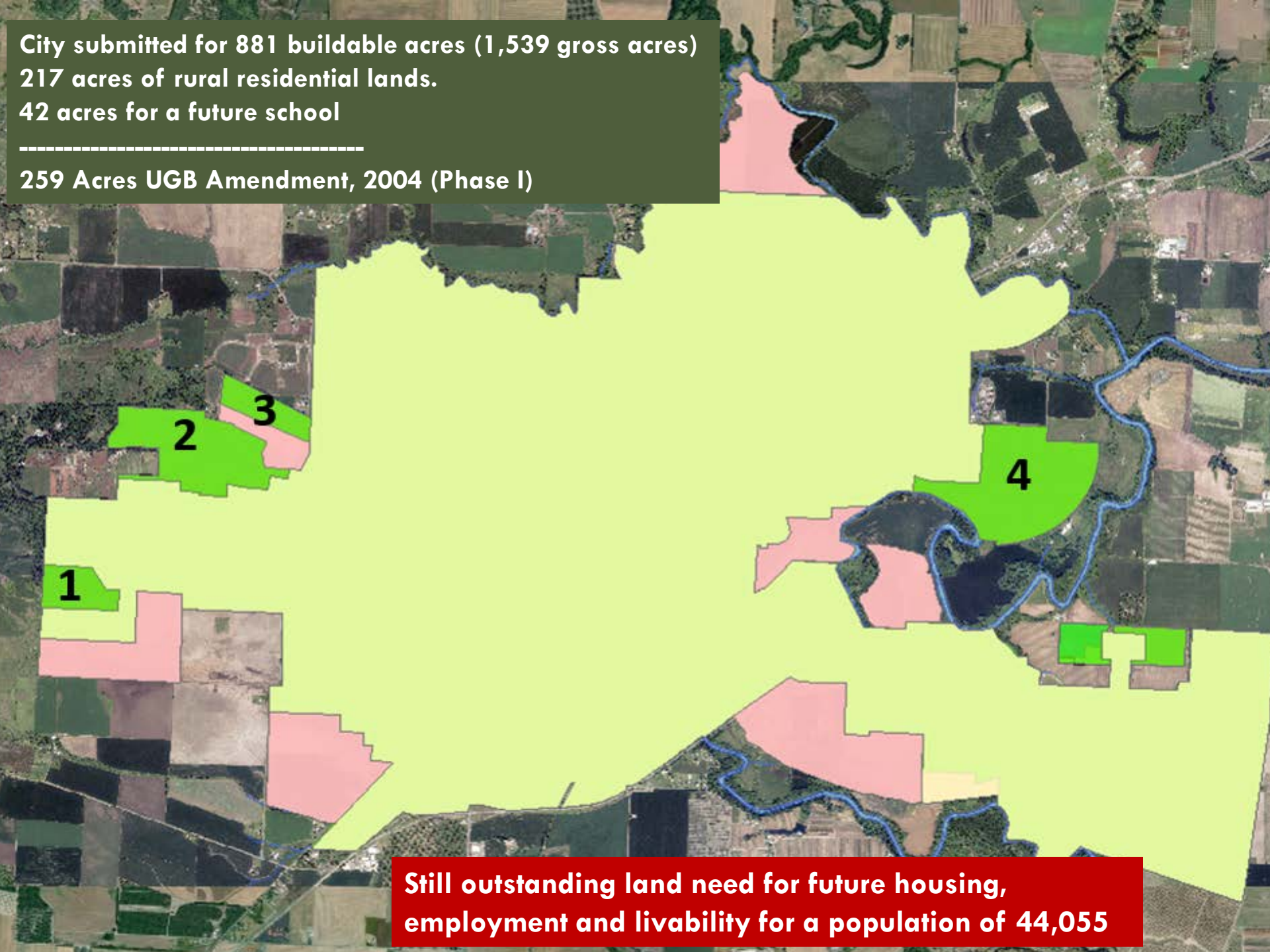


921.40
gross buildable acres

Appendix A – Population and Employment Forecasts
Appendix B – Buildable Lands Analysis

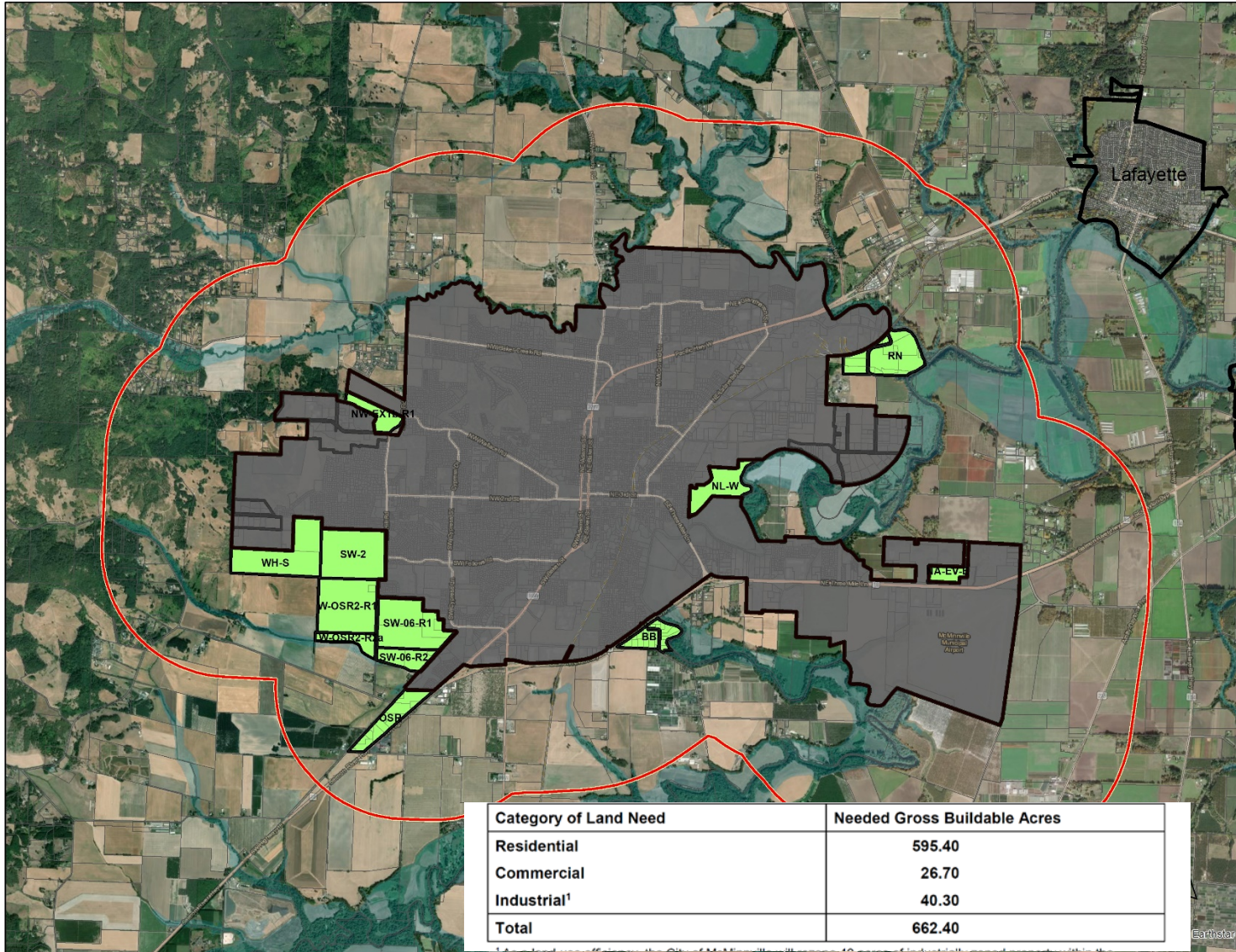
**City submitted for 881 buildable acres (1,539 gross acres)
217 acres of rural residential lands.
42 acres for a future school**

259 Acres UGB Amendment, 2004 (Phase I)



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

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 ¹	40.30
Total	662.40

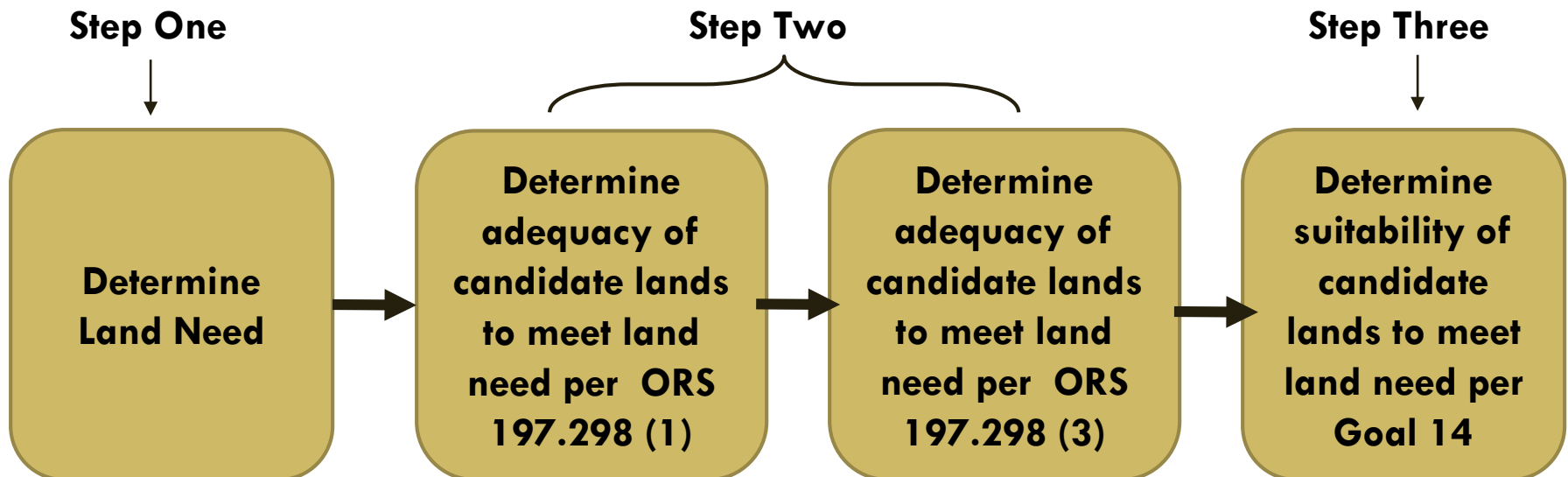


Earthstar ©

McMinnville 2020 Remand UGB Recommendation

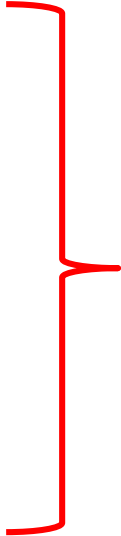
How and why did we end up with this boundary?

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



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
Phase I UGB Amendment	-259.00
REVISED TOTAL	665.10

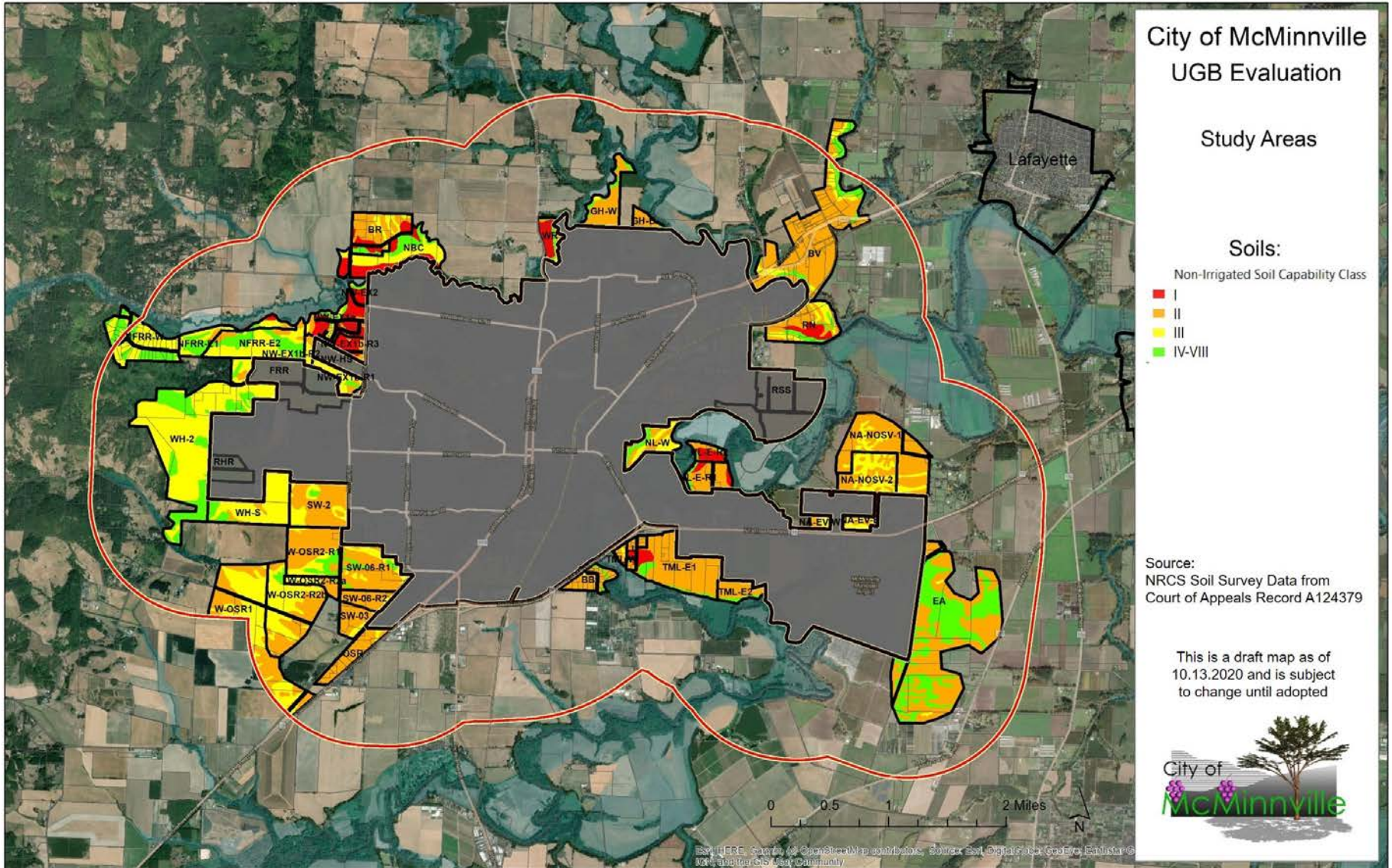
**Phase 1 UGB Amendment:
217 Residential Acres
42 Public Schools Acres**

Deduct from Total

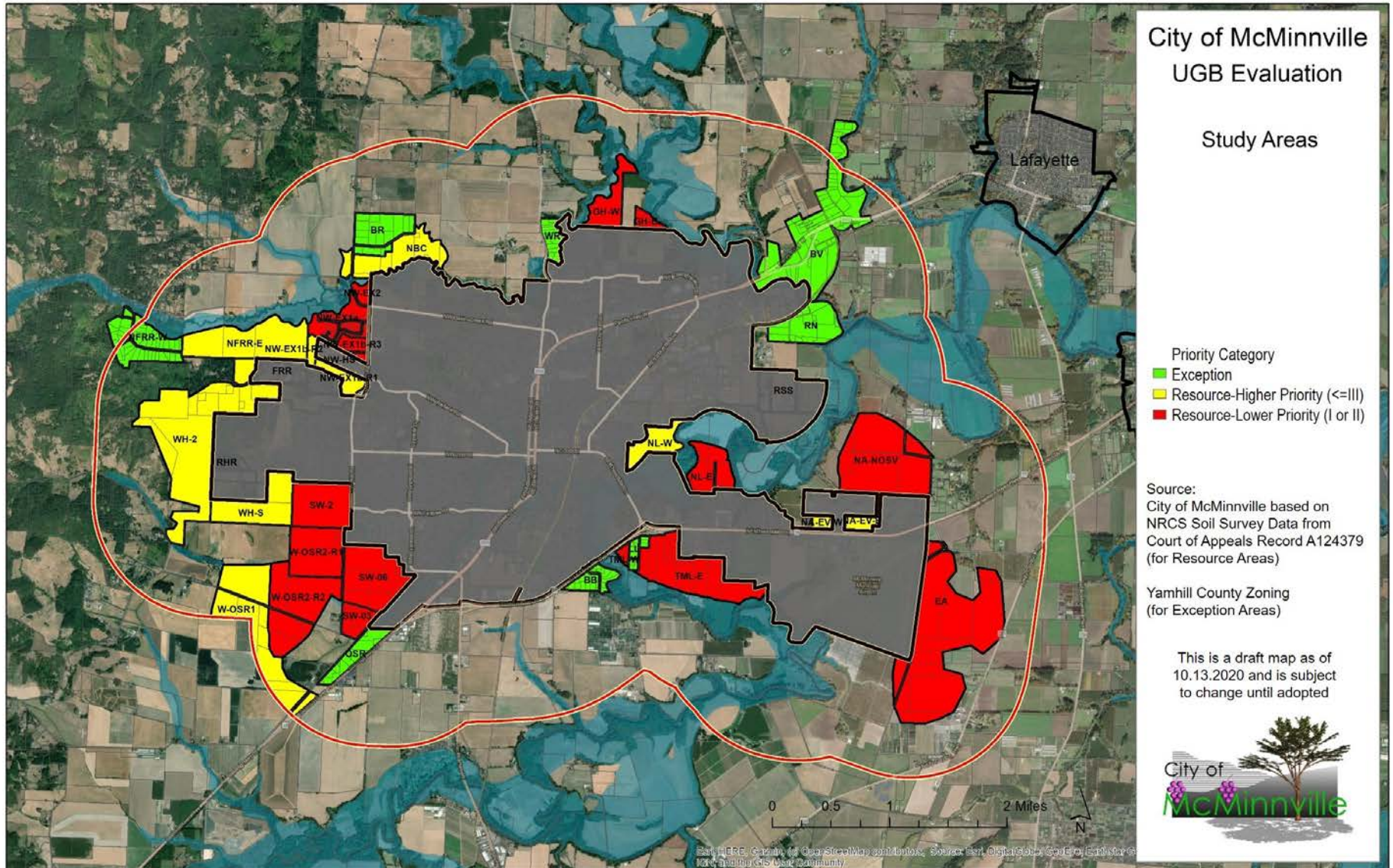
LAND NEED – Phase II

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

IDENTIFYING STUDY AREAS



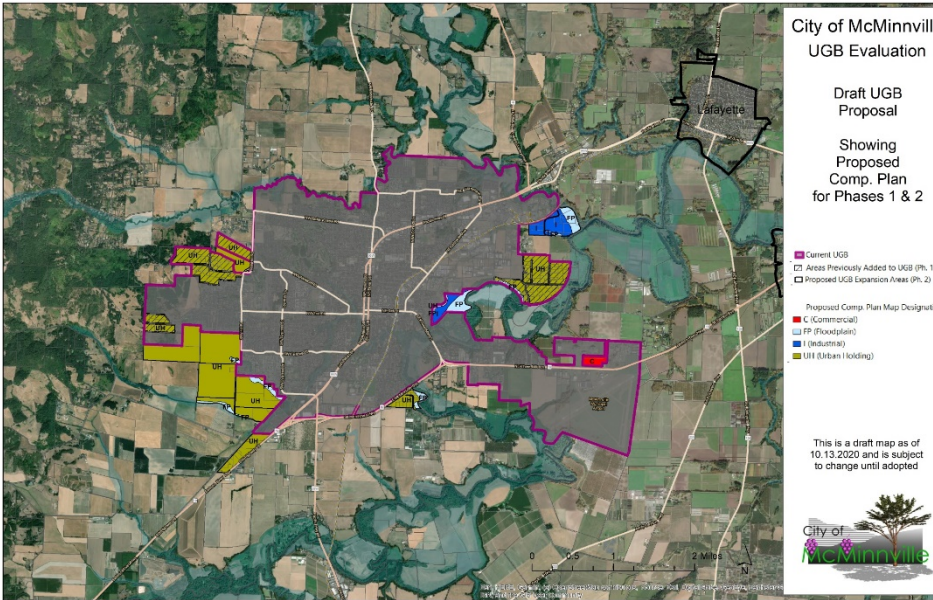
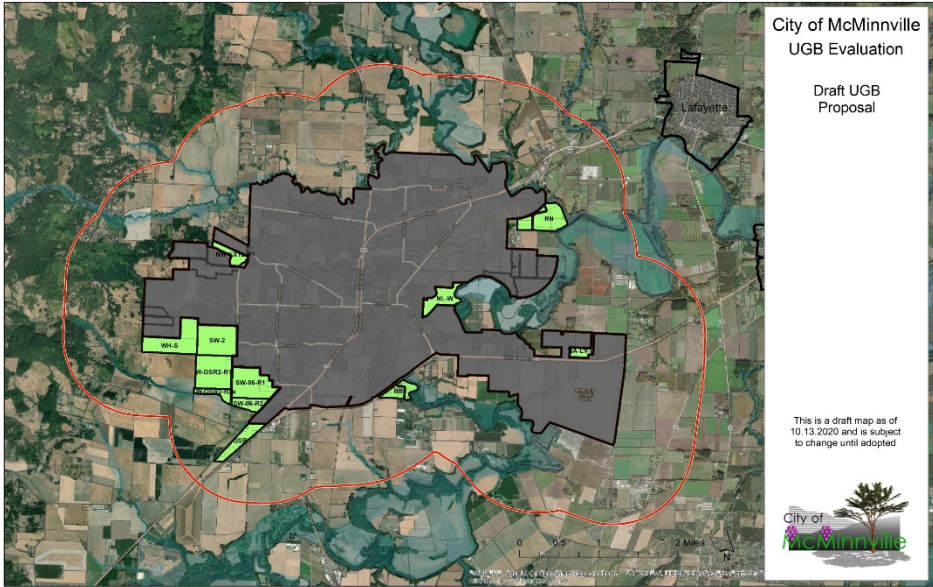
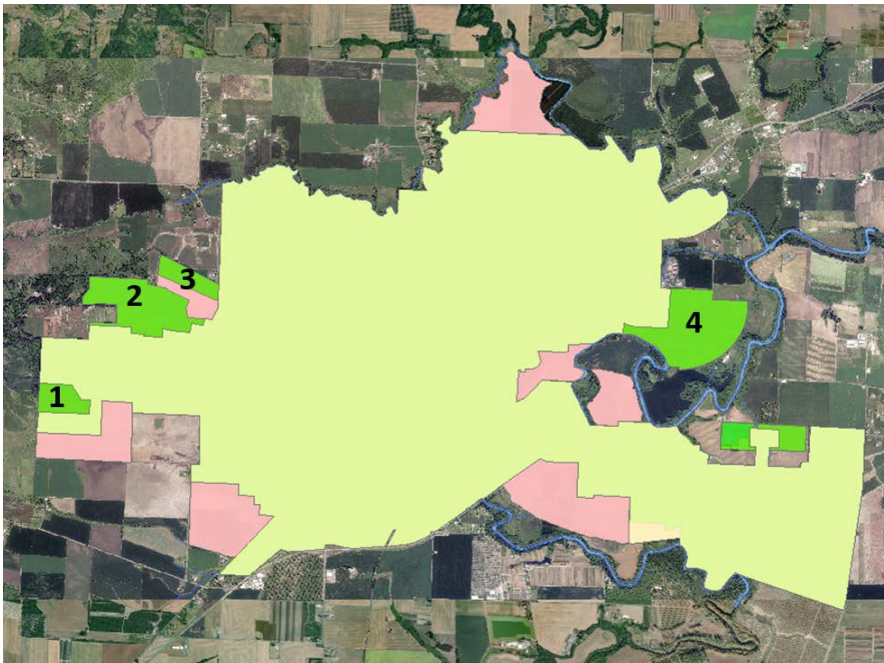
PRIORITY SEQUENCE OF STUDY AREAS



Evaluate Study Areas for Adequacy and Suitability

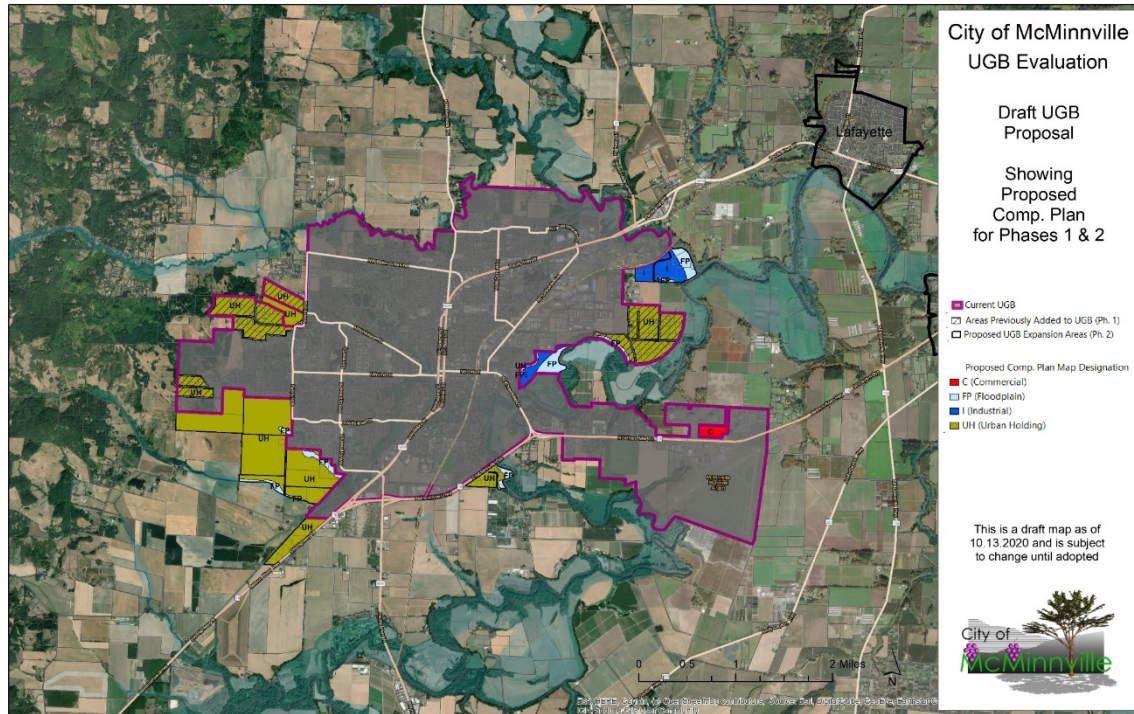
Apply 19 Screening Criteria with approximately 50 Different Data Sets

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



MGMUP UGB 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

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

Volume II – Goals, Policies and Proposals

Chapter II – Natural Resources

Chapter V – Housing

Chapter VII – Facilities and Services

Chapter IX - Urbanization

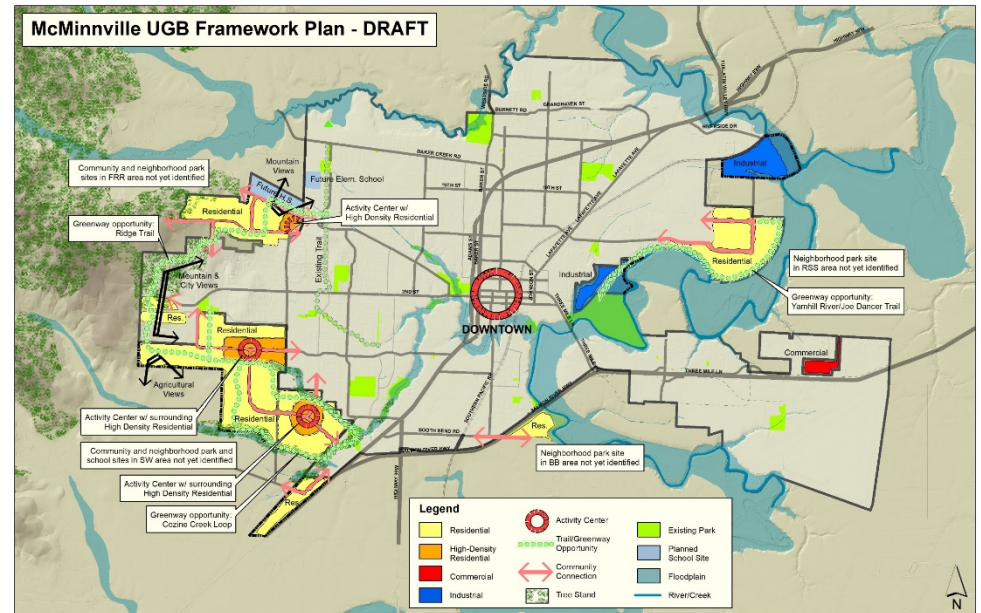
APPENDIX E – ZONING ORDINANCE AMENDMENTS

PROPOSE THREE NEW SECTIONS TO CHAPTER 17:

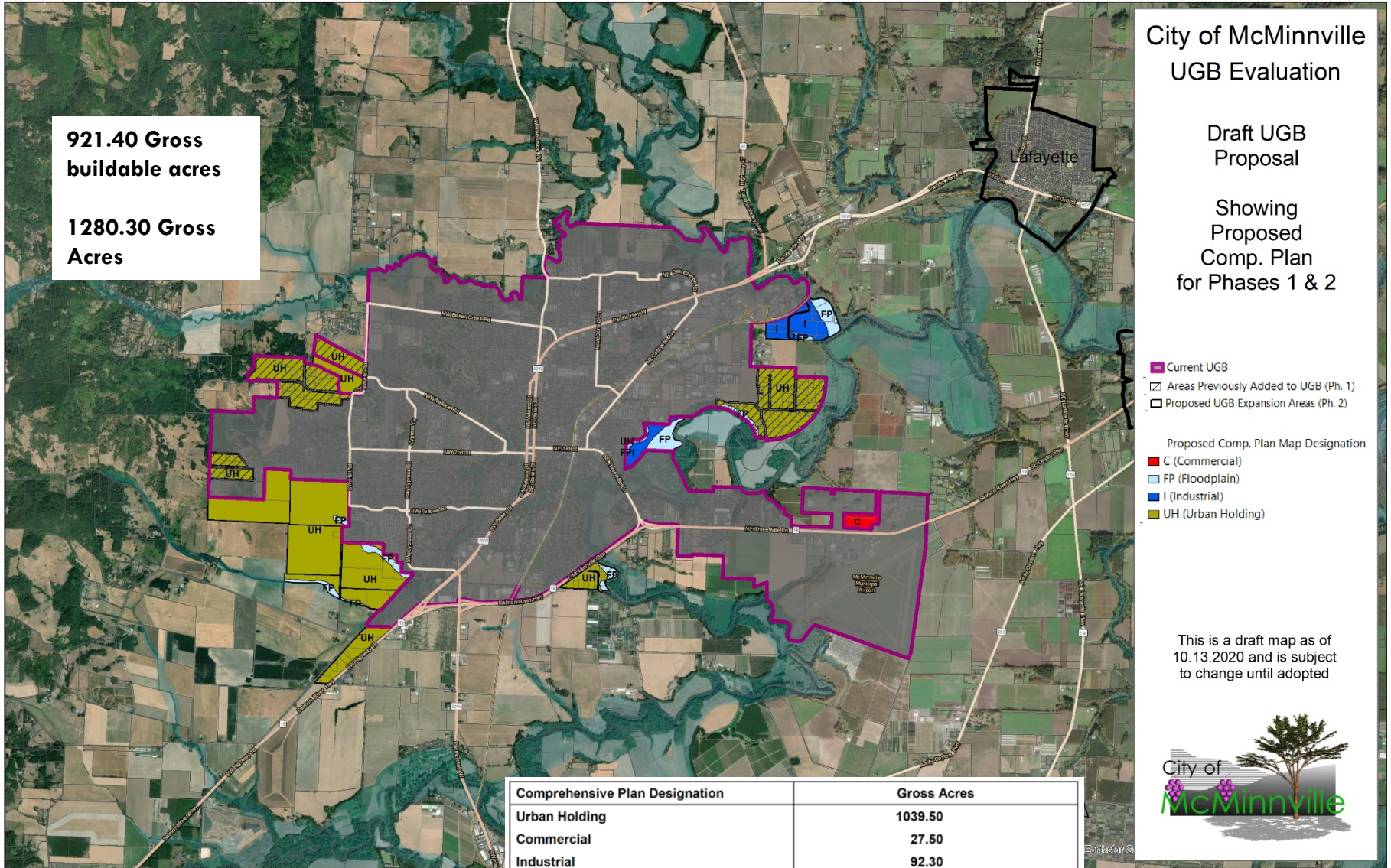
17.10 Area and Master Planning Process

17.22 High Density Residential Zone

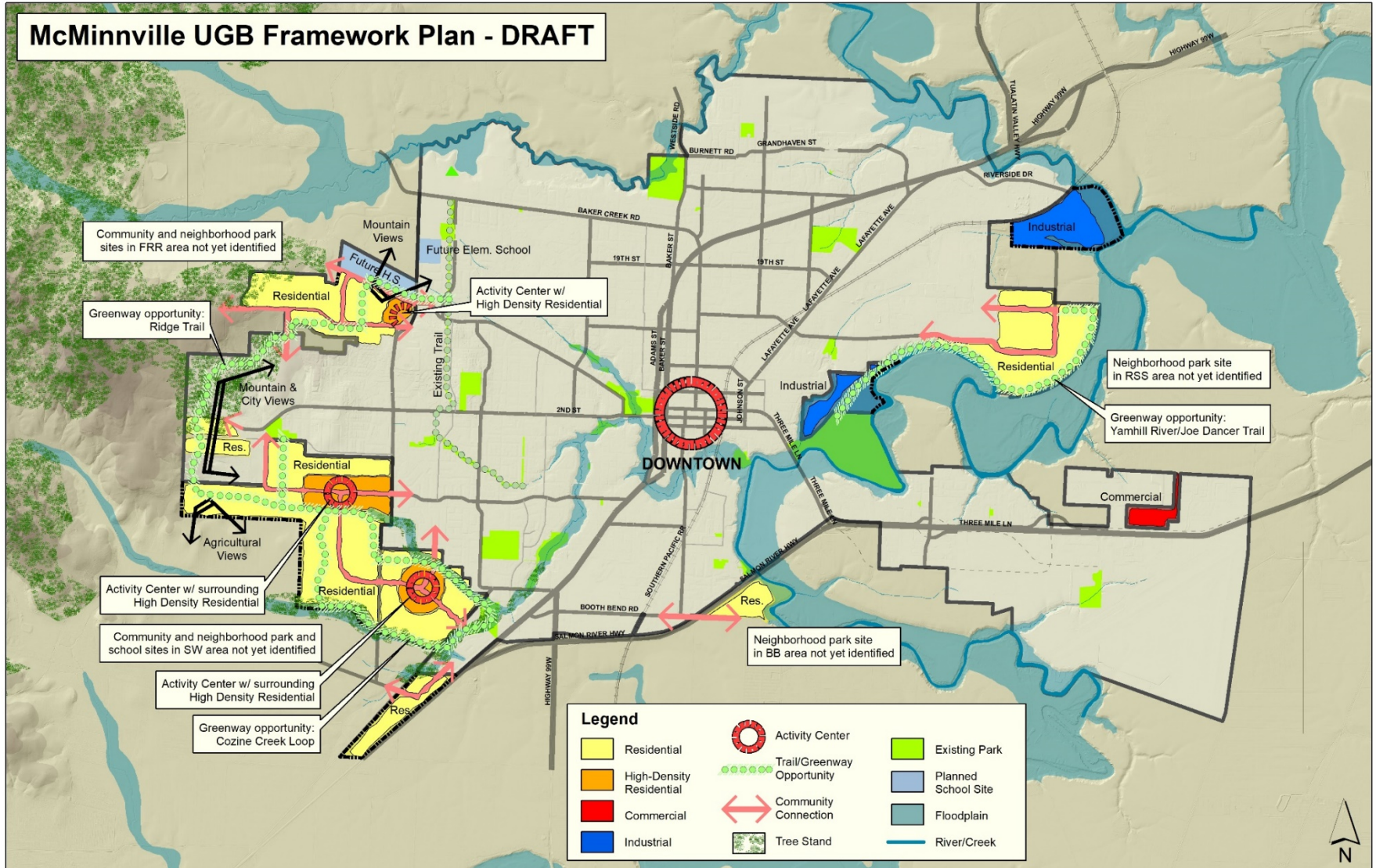
Neighborhood Activity Center Overlay Zone



APPENDIX F – COMPREHENSIVE PLAN MAP

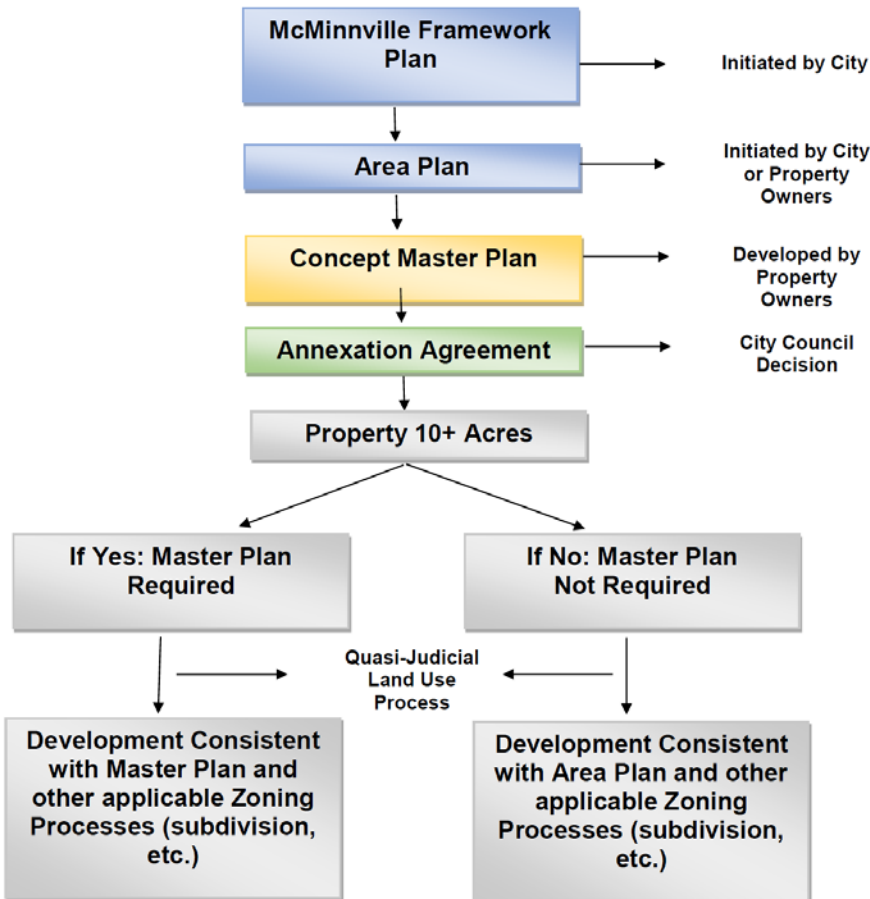


APPENDIX G – FRAMEWORK PLAN AND AREA PLANNING



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

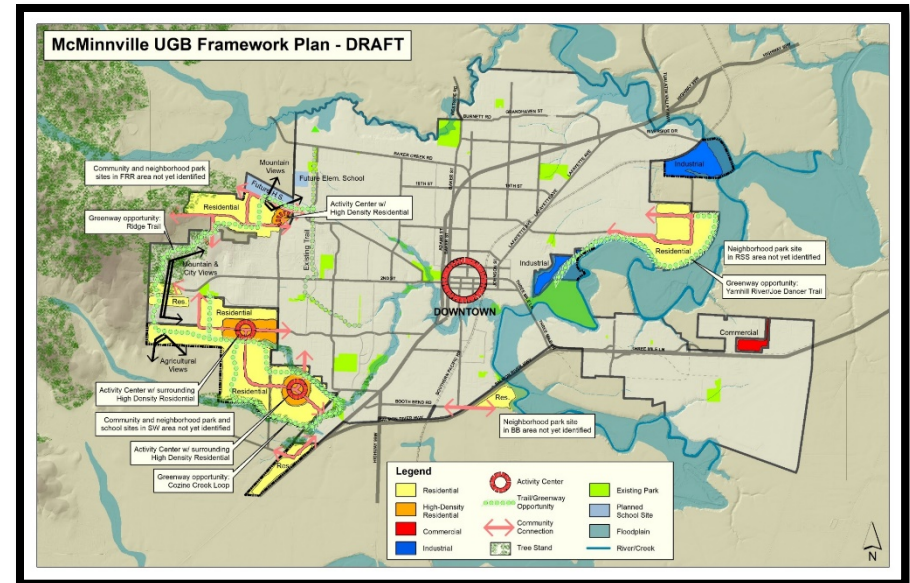


Table 5. Make-up of the McMinnville UGB Amendment, 2003-2023 per ORS 197.298(1)

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).

WRITTEN PUBLIC TESTIMONY RECEIVED:

- **Email from Patty O’Leary, 12.02.2020**
- **Email from Cristi Mason-Rivera, 12.03.2020**
- **Letter from Janet Redmond, 12.03.2020**
- **Letter from Mara Pauda, 12.03.2020**
- **Rebuttal Testimony from 1000 Friends and Friends of Yamhill County, 12.03.2020**
- **Email from Mark Frey, 12.03.2020**



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