



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.**

Since December 3, 2020 Public Hearing

Kept the Written Record Open to December 4, 2020

- **Travis Johnson Email, 12.04.2020**
- **Patty O’Leary Email, 12.04.2020**
- **Mark Davis Letter, 12.04.2020**
- **Ramsey McPhillips Letter, 12.04.2020**

Drafted Findings

Proposed Amendments Based on Public Testimony

FINDINGS

- **Added Chapter 8.0 – Public Testimony (December 7, 2020)**
- **Added Two Additional Issues and Findings (December 8, 2020)**
 - ❑ **R5 Land Allowed on Local Collector Street (page 216) Section 17.21 versus 17.22**
 - ❑ **Tax Lot 00200 (page 217)
Part of NW-EX1b Study Area Findings
(NW-EX1b – R2)
Rated poorly for Factor 3, 5 and 7 of Goal 14.
Appendix C (pages C-186 – C-204)**

PROPOSED AMENDMENTS BASED ON PUBLIC TESTIMONY

- **Rewrite New Comprehensive Plan Policy #86.00**

Dispersal of new-multi-family housing development will be encouraged throughout the City in areas designated for residential and mixed-use development to encourage a variety of housing types throughout the community and to avoid an undue concentration of multi-family development in specific areas of the community leading to a segregation of multi-family development in McMinnville from residential neighborhoods. Dispersal policies will be consistent with the Great Neighborhood Principles

In areas where there are the amenities, services, infrastructure and public facilities to support a higher density of multi-family development, and the area is commensurate with a higher concentration of multi-family development without creating an unintended segregation of multi-family development, such as McMinnville's downtown, the area surrounding Linfield University and Neighborhood Activity Centers, a higher concentration of multi-family development will be encouraged.

PROPOSED AMENDMENTS BASED ON **PUBLIC TESTIMONY**

• Amend Existing Comprehensive Plan Policy #71.09

71.09. Medium and High-Density Residential (R-3 and R-4) - The majority of residential lands in McMinnville are planned to develop at medium density range (4 – 8 dwelling units per net acre). Medium density residential development uses include small lot single-family detached uses, single family attached units, duplexes and triplexes, and townhouses. High density residential development (8 – 30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments:

1. Areas that are not committed to low density development;
2. Areas that have direct access from collector or arterial streets; or a local collector street within 600' of a collector or arterial street; or (similar to proposed MMC Amendment 17.21.010(C))
3. Areas that are not subject to development limitations such as topography, flooding, or poor drainage;
4. Areas where the existing facilities have the capacity for additional development;
5. Areas within one-quarter mile of existing or planned public transportation; and
- ~~6. Areas that can be buffered from low density residential areas in order to maximize the privacy of established low density residential areas.~~


PROPOSED AMENDMENTS BASED ON **PUBLIC TESTIMONY**

- **Amend page 54 of the MGMUP**

The MGMUP 2020 Remand retains the R-5 zone as a means of helping to provide the 1,685 apartment housing units identified in the Housing Needs Analysis (Table 3 of this Plan and Table 8 of Appendix B). However in order to meet the City's housing policies of integrated neighborhoods and encouraging a dispersal of high density residential housing throughout the community, the MGMUP 2020 Remand update amends the statement that the R5 zone will only occur in the Neighborhood Activity Centers. Per proposed Comprehensive Plan policy 71.12, if there are other appropriate locations identified for the R5 zone both within the existing city limits and within the UGB during the Area Planning process, the R5 zone should be utilized.

PROPOSED AMENDMENTS BASED ON PUBLIC TESTIMONY

- Add Technical Memorandum #17B



City of McMinnville
Planning Department
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

TECHNICAL MEMORANDUM #17B MGMUP UGB REMAND UPDATE

DATE: December 2, 2020
TO: Heather Richards, Planning Director
FROM: Heather Richards, Planning Director
SUBJECT: Multi-Family Residential Development – Within Existing UGB

This technical memorandum provides information about the development of multi-family residential housing within the existing UGB for the MGMUP.

The 2001 Housing Needs Analysis identified the need for 1,685 apartment units as a housing type to meet the future residential needs of McMinnville for the planning horizon of 2003-2023 (1083 in the R5 zone and 602 in the R4 zone). (See Table 2 and Table 3 in the Plan, and Table 7 and Table 8 in Appendix B).

In Section 17.06.015 of the McMinnville Municipal Code (MMC) – General Definitions, a multi-family dwelling is defined as a building containing three or more dwelling units.

The City anticipated that this would be achieved with 72 acres of R5 zoned land and 40 acres of R4 zoned land. (See Table 3 of the Plan, and Table 8, Appendix B). Per the original Plan, all 72 acres of R5 zoned land would be accommodated in the planned Neighborhood Activity Center (NAC). 36 acres within the existing UGB in two of the planned NACs within the city limits and 36 acres in the UGB expansion area in two planned NACs. Since the Plan was appealed, the Neighborhood Activity Centers did not move forward as a planning mechanism the land within the City of McMinnville identified for these special districts has since been developed.

In order to ensure that the adequate amount of multi-family residential housing is provided for the planning horizon, staff reviewed multifamily developments that have been constructed since the Plan was first developed within the existing UGB (see attached Table).

900 of the needed 1,685 apartment units have been achieved or are planned to be developed within the existing UGB leaving 785 apartment units needed in the expansion area (47% of the overall multi-family housing needed), which would calculate to 33.84 acres of R5 zoning and 18.8 acres of R4 zoning, similar to the original Plan allocations.

These developments have already been calculated as part of the revised land-use efficiencies identified in Technical Memorandum #13 so they should not be impactful to the overall residential housing land need.

Tax Lot	Lot Size	Rezoned From	Rezoned To	Developed	Number of Units	Subdivision name	Year of Rezoning	Location
R4422D007600	5.17 acres	O-R		Yes	24	Villa Del Sol	2004	NE 3 Mile Lane/Hwy 18
R4421B090000	1.0 acre	PD/FP		Yes	50	Village Quarter	2007	NE 2 nd Street
R4420B000100	0.29 acres	C-3		Yes	5	Drumwood Apt	2016	NW 2 nd Street
R4430D000400	4.23 acres	R-4		Yes	27 (add'l units)	YCHA	2018	NW 2 nd Street
R4427 00400	6.98 acres	C-3 PD	C-3 PD	No	120	Baker Creek Apartments	2020	NE 3 Mile Lane / Hwy 18
R4427 00404								
R4427 00405								
R4418 00203	3.337 acres	EF-80/R-1	R-1 PD	Yes	70	Evans Street Apartments	2017	NW Hill Road / Baker Creek Road
R4416B003200	4.6 acres	EF-80/R-2	R-4	Yes	110 MF	Evergreen Valley Apartments	2018	NE Evan Street
R4416B003201	4.93 acres	AH	R-4	No	Up to 120	Sunnyside Apts	2017	NE 3 Mile Lane / Hwy 18
R4427 00701	4.93 acres	AH	R-4	No	66 MF	Sunflower Park	2019	NW Hill Road
R4423 00900	6.62 acres	C-3 PD	R-4	No	Up to 120 MF	Lafayette Place	2005	NW Baker Creek Road
R4418 00100(p)	23 acres	R-1		Yes	33		2014-16	NE 3 Mile Lane/Hwy 18
R4422D007603	2.12 acres	O-R PD		Yes	15			NE Highway 99W
R415 1000	4.87 acres	C-3		Yes	132			
R415 01100	1.42 acres	C-3		Yes	900 Units			
TOTAL:	50.73 acres							

PROPOSED AMENDMENTS BASED ON **PUBLIC TESTIMONY**

- **Rewrite New Comprehensive Plan Policy #86.00**
- **Amend Existing Comprehensive Plan Policy #71.09**
- **Amend page 54 of the MGMUP**
- **Add Technical Memorandum #17B**