



Growing McMinnville
MINDFULLY

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 = 7,240 Employees

Table 1. Total additional acres needed in the McMinnville UGB, 2003-2023

Category of Land Need	Needed Gross Buildable Acres
Residential	818.00
Commercial	106.00
Industrial¹	(46.0)
Total	924.00

¹ The City of McMinnville will retain its surplus in Industrial Land to achieve its economic development strategy.

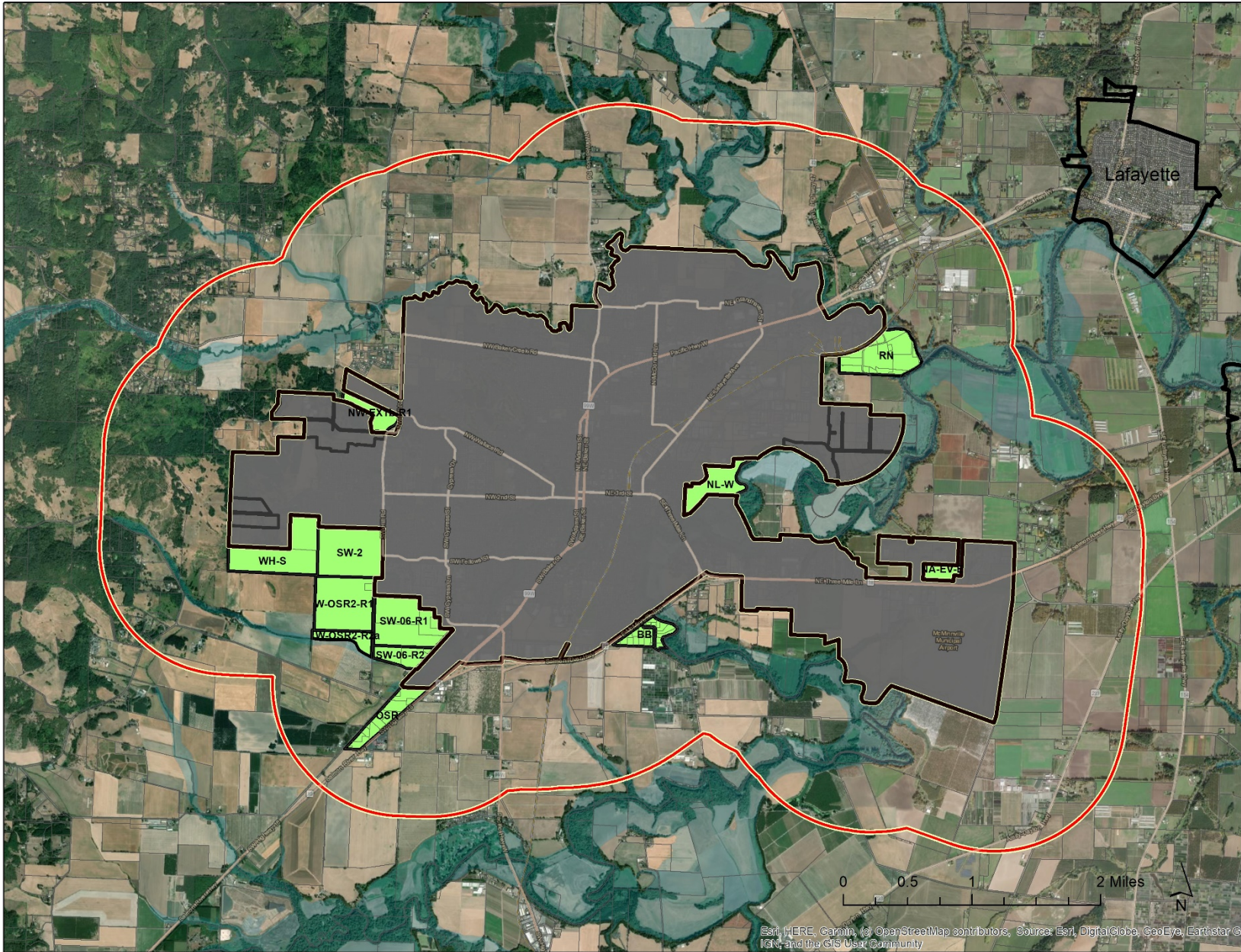
Table 2. Phase II total additional acres needed in the McMinnville UGB, 2003-2023

Category of Land Need	Phase I Amendment (Gross Buildable Acres)	Phase II Amendment Need (Gross Buildable Acres)
Residential	259.00	559.00
Commercial		106.00
Industrial¹		(46.0)
Total	259.00	665.00

¹ The City of McMinnville will retain its surplus in Industrial Land to achieve its economic development strategy.

City of McMinnville UGB Evaluation

Draft UGB
Proposal



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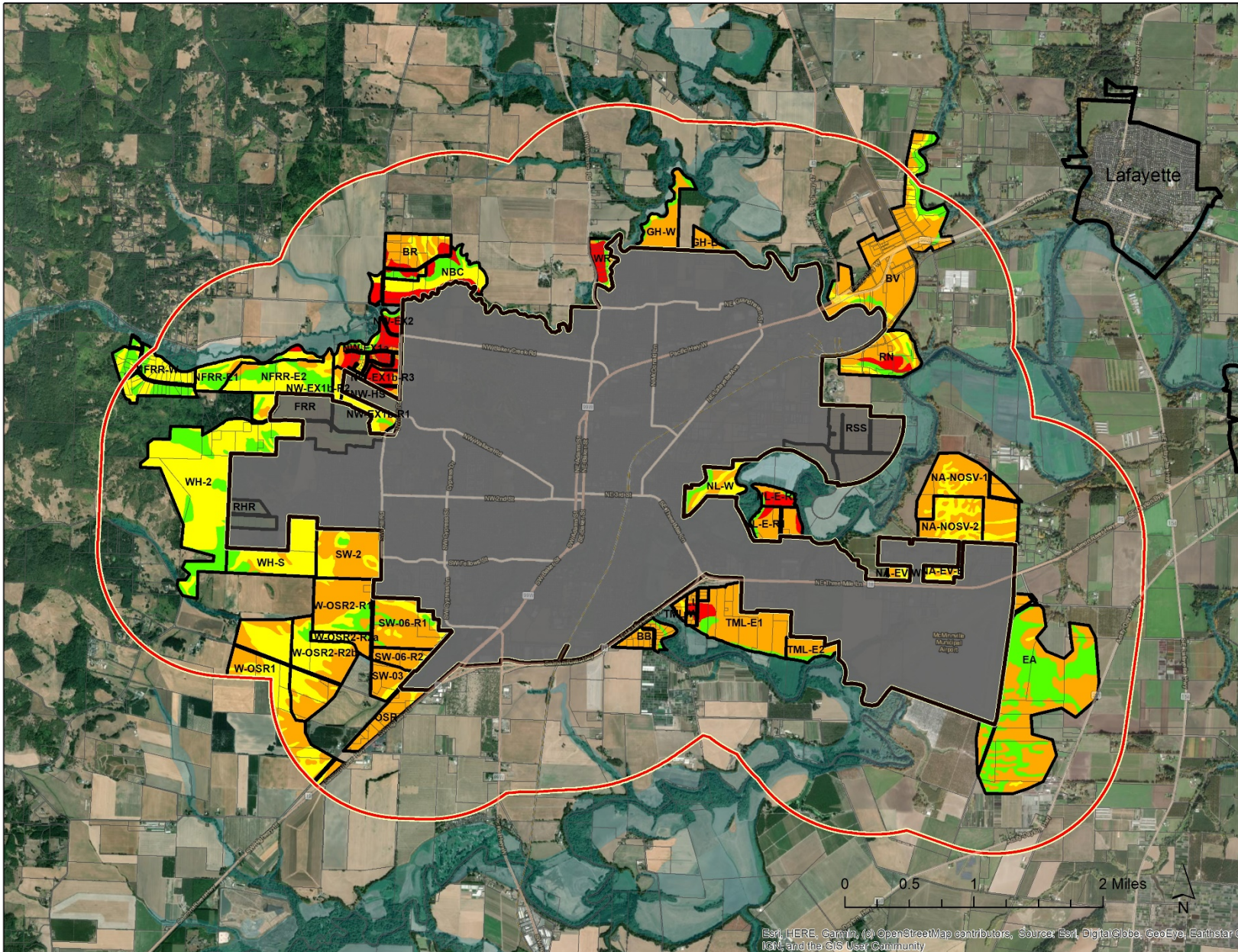
City of McMinnville UGB Evaluation

Study Areas

Soils:

Non-Irrigated Soil Capability Class

- 1
- 2
- 3
- 4-8



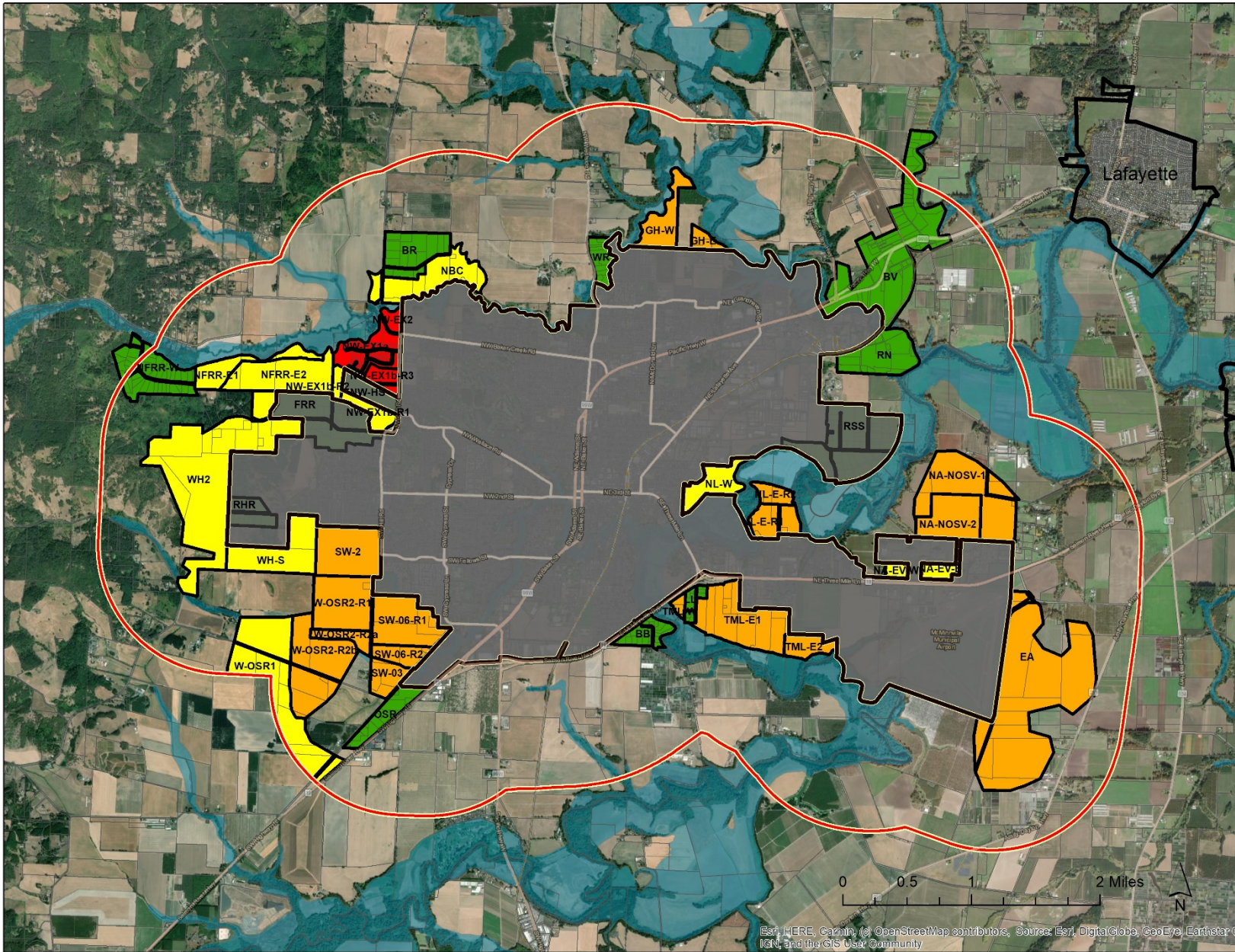
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City of McMinnville UGB Evaluation

Study Areas

Soils:

- Predominant Nonirr. Soil Cap. Class
- N/A (Exception Area)
 - 1
 - 2
 - 3 or 3+4

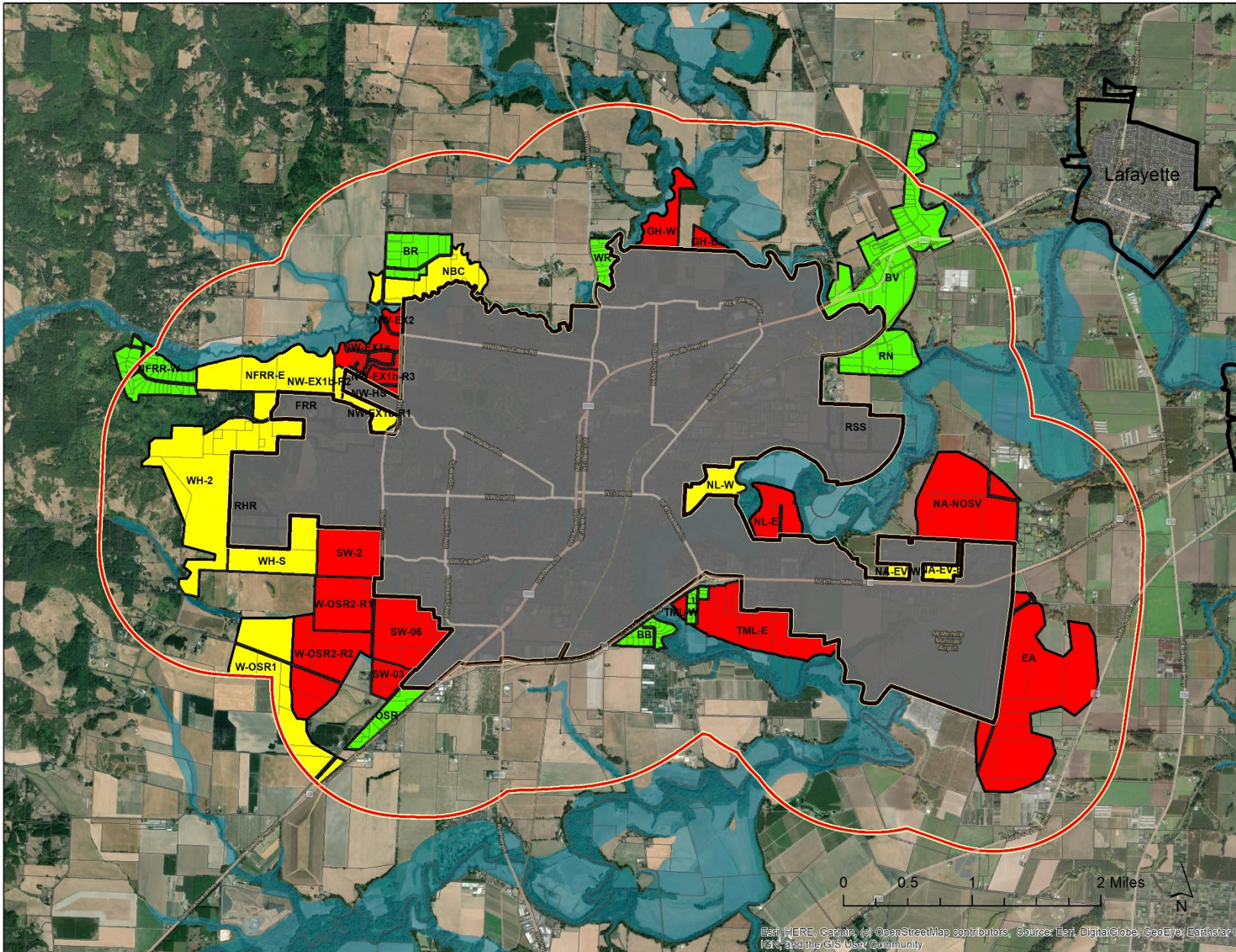


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City of McMinnville UGB Evaluation

Study Areas

- Priority Category
- Exception
 - Resource-Higher Priority (<=3)
 - Resource-Lower Priority (12)



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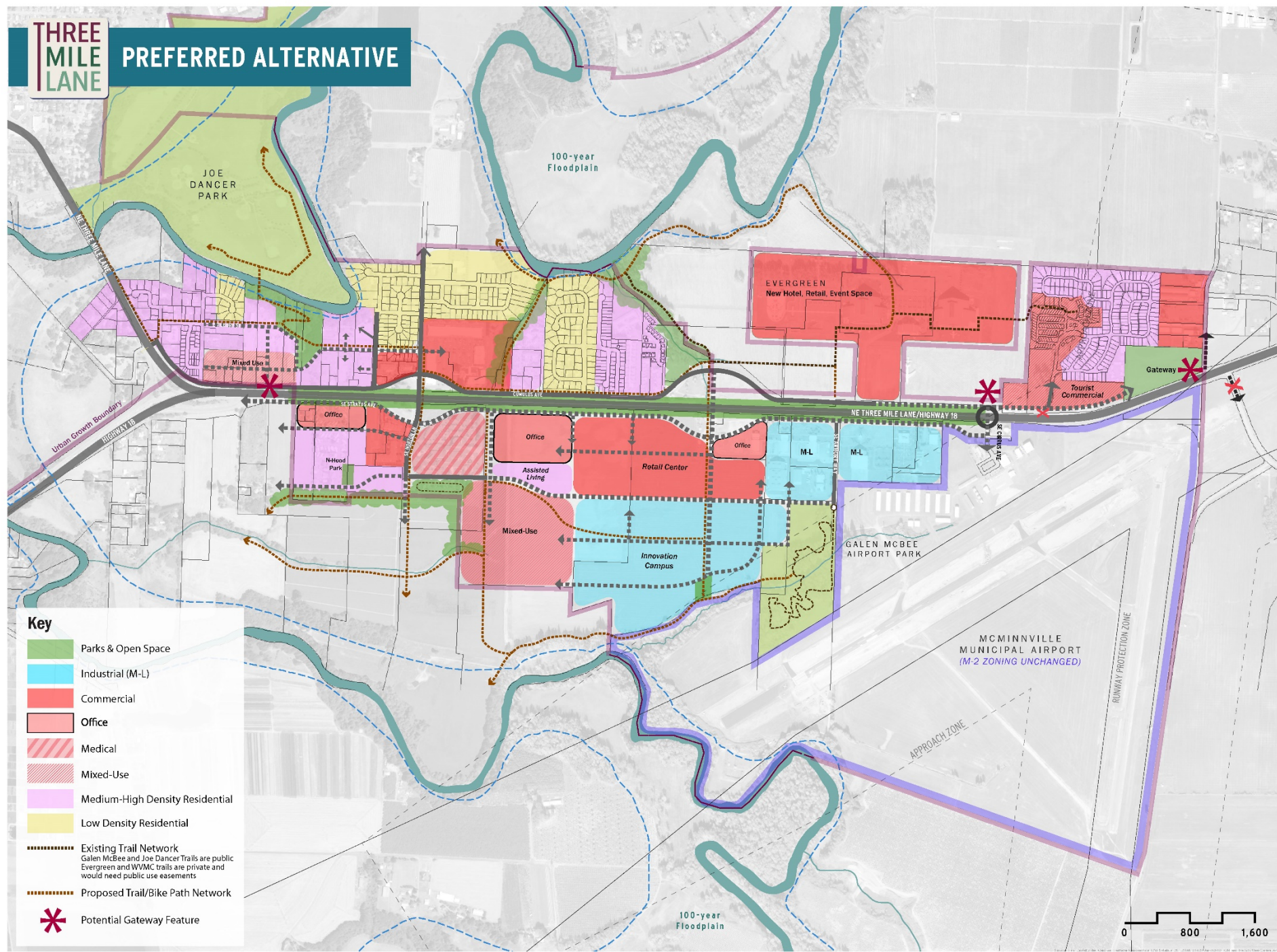
Table 3. Total final land designations in McMinnville UGB Amendment, 2003-2023

Category of Land Need	Needed Gross Buildable Acres
Residential	854.20
Commercial	26.7
Industrial¹	40.3
Total	921.20

¹ As a land-use efficiency, the City of McMinnville will rezone 46 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.

THREE MILE LANE

PREFERRED ALTERNATIVE



Key

- Parks & Open Space
- Industrial (M-L)
- Commercial
- Office
- Medical
- Mixed-Use
- Medium-High Density Residential
- Low Density Residential
- Existing Trail Network
Galen McBee and Joe Dancer Trails are public
Evergreen and WVMC trails are private and
would need public use easements
- Proposed Trail/Bike Path Network
- ✱ Potential Gateway Feature

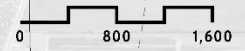


Table 4. Comprehensive Plan designations in the McMinnville UGB, 2003-2023

Comprehensive Plan Designation	Needed Gross Buildable Acres
Urban Holding	854.20
Residential	0.00
Commercial	26.7
Industrial¹	40.3
Total	921.20

¹ As a land-use efficiency, the City of McMinnville will rezone 46 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.

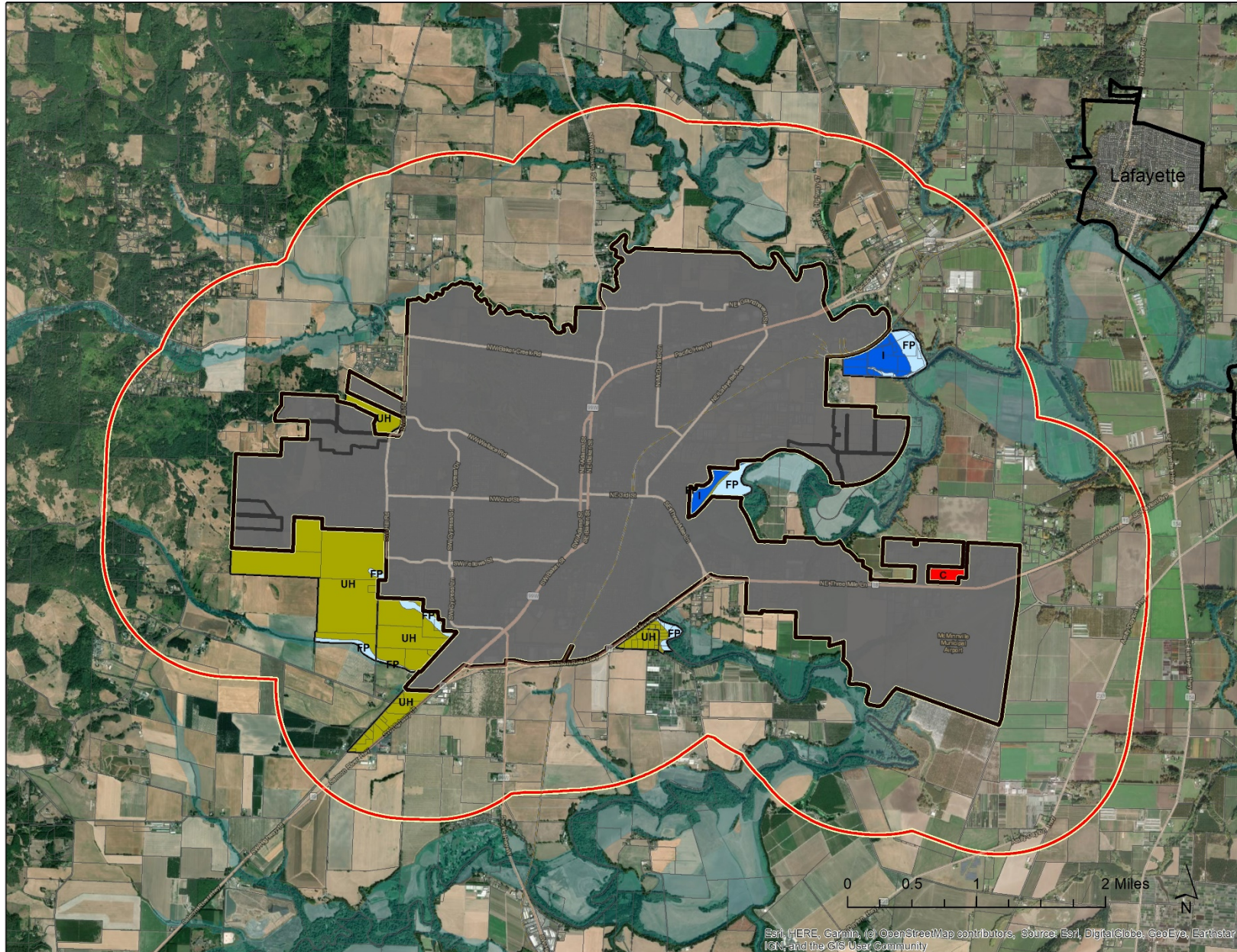
City of McMinnville UGB Evaluation

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Proposal

Comprehensive
Plan Map

Comprehensive Plan Map Designation

- C-Commercial
- FP-Floodplain
- I-Industrial
- UH-Urban Holding



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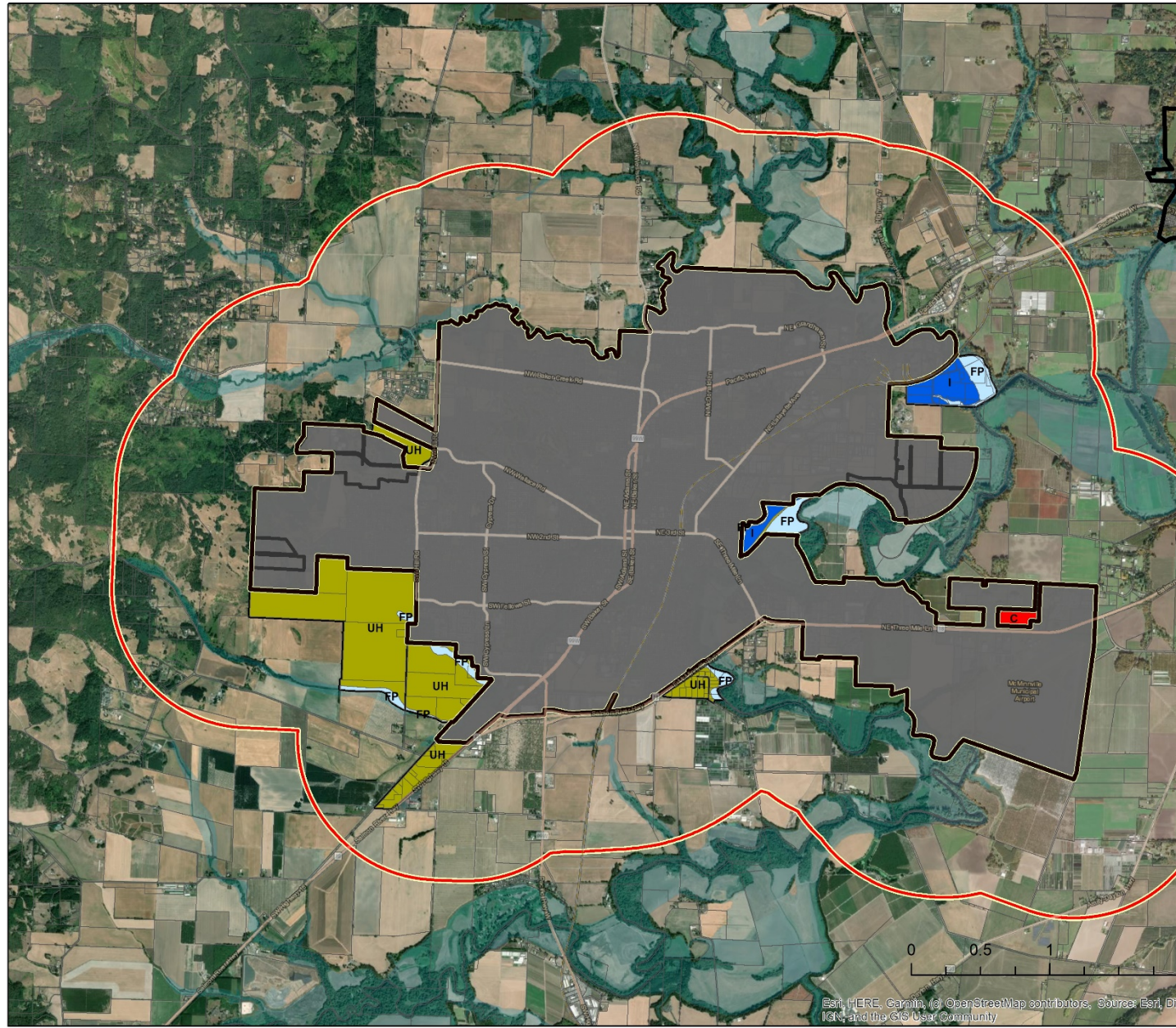


City of McMinnville UGB Evaluation

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Proposal

Lafayette

Framework Plan



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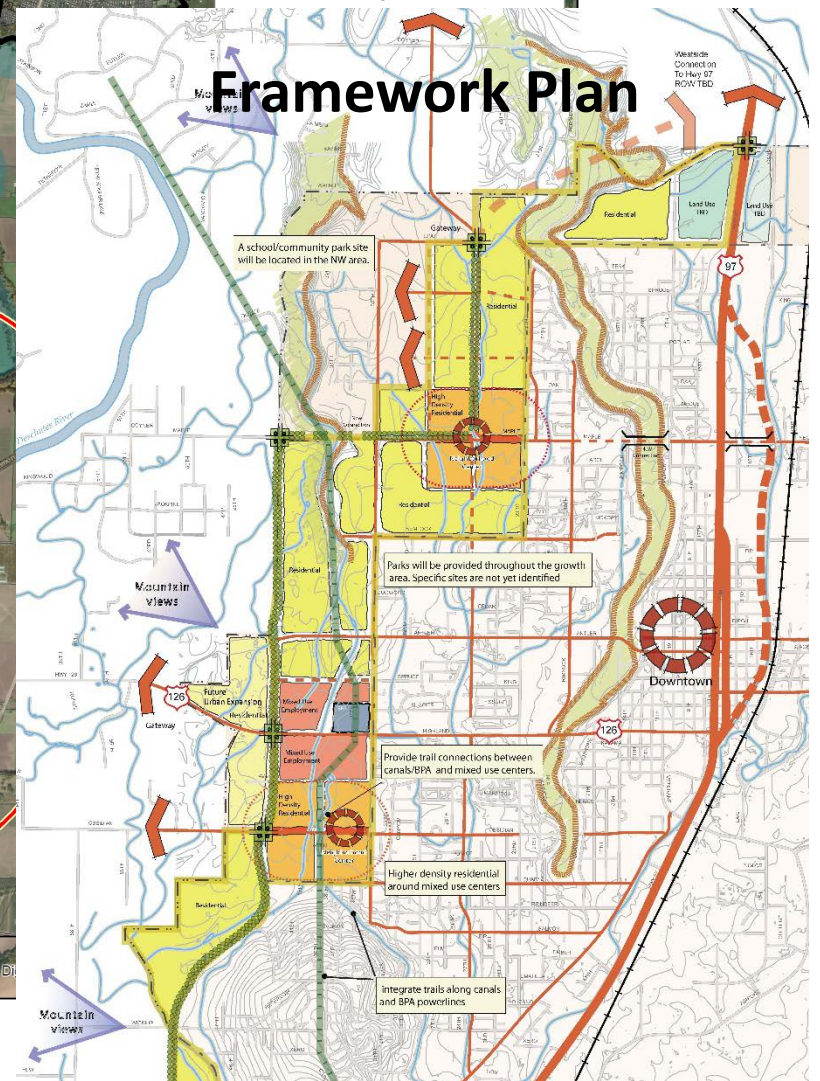


Table 5. Make-up of the McMinnville UGB Amendment, 2003-2023 per ORS 197.298(1)

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).