

From: [Christine Anderson](#)
To: [Heather Richards](#)
Subject: UGB commentary
Date: Wednesday, December 2, 2020 11:30:02 AM

This message originated outside of the City of McMinnville.

Mcminnville City Council December 1, 2020

Mcminnville, OR 97128

Re: Ordinance 5098 UGB expansion

I would like to first start out by saying that I do not envy the job of the city and the council on this matter. I recognize the difficulty in trying to repurpose lands into use by the city to accommodate sprawl and urbanization that was perhaps not foreseen in the infancy of our city. I recognize that there is NO scenario in this type of planning where there are no losers, and I have been through much of the documentation and see that the intention has been generally to try to limit those who do lose.

I live at and farm the property that borders the current UGB located at 4714 NE Riverside Loop (incorporated into the UGB in the 2003 evolution) which this proposal seeks to update the zoning to Urban Holding. We also own and farm the adjacent property which butts up to yet lies outside of the UGB and is slated to remain so.

Our farm provides groceries weekly to 70 local families. We also have an educational component that draws people from the surrounding areas. We are active in 4H and other youth groups providing access to farm animals and education about farming regularly to the youth of McMinnville. McMinnville is known as an agricultural area rich with small farms. I recognize that this proposal took into account the soil classifications so as not to impinge on "prime" farmland, but smallholdings are very difficult to come by and require a lot of infrastructure to establish. Looking only at soil classification and not at currently established farms creates a scenario of the loss of established small farms closer to the city. It edges out those people like me that McMinnville prides itself on calling their own. Our farm provides economic benefit and richness to the community at large. I would also like to note that amid a global pandemic when the grocery stores were emptying and the food supply was unstable, we were able to continue servicing our community uninterrupted because of the direct access element of a small farm.

In the presentation of December 1st, it was noted that there were many factors taken into account on this expansion, one of which being historic development patterns. Our farm was established in 1910 and a few in our neighborhood make similar claims. The plans

proposed in Amendment G would essentially obliterate our neighborhood. It notes needing to add a grid street pattern and additional density housing. This proposal would completely change the characteristics of our entire neighborhood. Per the historic development pattern of our South Riverside community this would be devastation without much reward--perhaps 10s of additional houses being added.

I would also like to note that per Amendment G, the grid street pattern shows roads that lie within the floodplain and were under water during the 1996 flood. Adding additional density housing into the area with no escape would be irresponsible.

I recognize that the proposal that is being made will not happen tomorrow, it is a long range plan and was referred to at the December 1 meeting as the 10,000' elevation decision process. That makes the decisions here weigh even more heavily as they will affect mainly those who come after us. The proposals being put forth essentially are outlines for a developer perhaps many years into the future. Per Amendment G, the property that we currently live on and farm would be turned into a green trail primarily and higher density housing. Because our farm is bisected by the UGB (half in and half outside) this would effectively obliterate our 110 year old farm and cuts off the ability to farm or continue into production our remaining parcel. I have personally been farming this piece of property for the past 10 years. We saw a future where one of our kids or grandkids would be able to establish it as a century farm, but this proposal dashes that future for our farm saying to my family and our children that McMinnville has a future plan and we aren't in it.

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