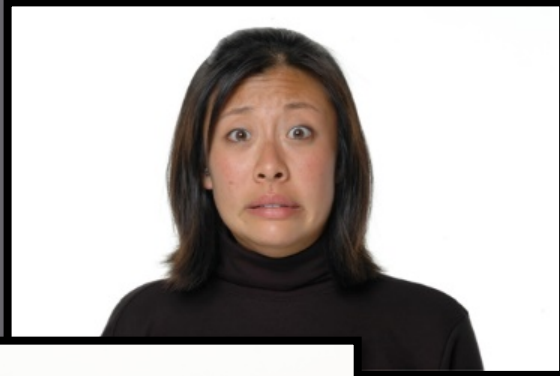


GROWTH PLANNING – MCMINNVILLE, Is there a path forward?



CITY COUNCIL WORK SESSION, 01.22.20



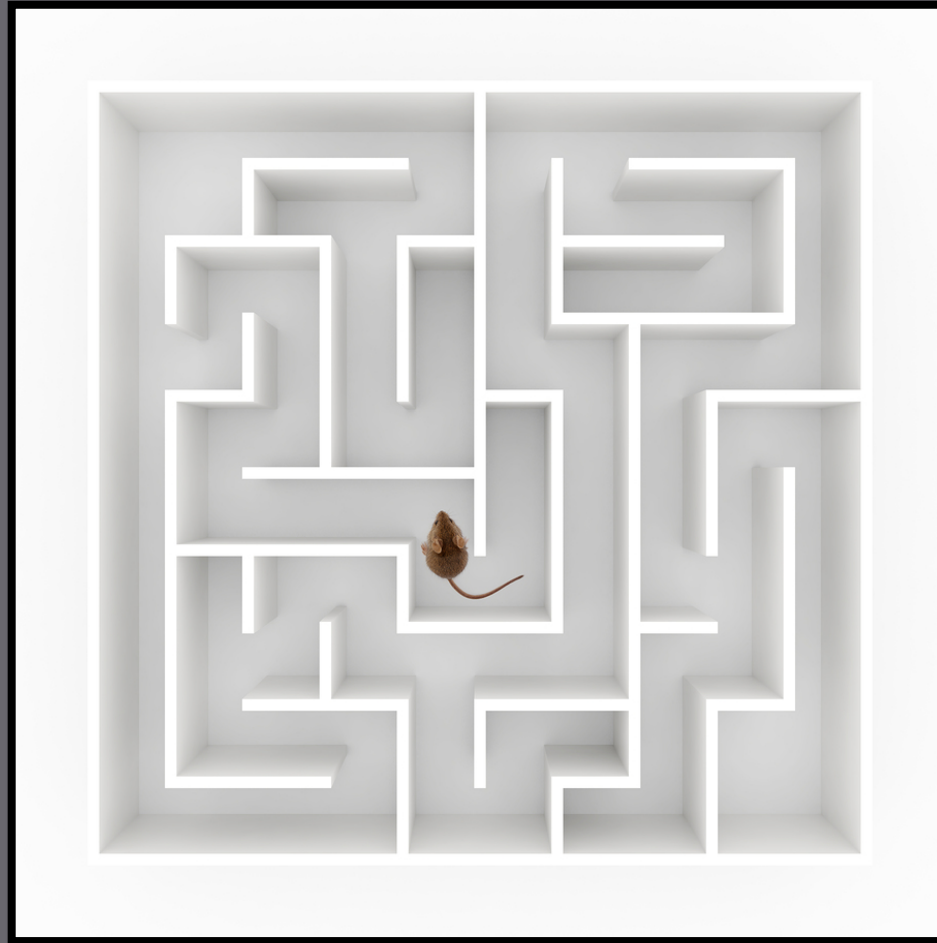
GROWTH PLANNING – MCMINNVILLE, Is there a path forward?



GROWTH PLANNING – MCMINNVILLE, Is there a path forward?



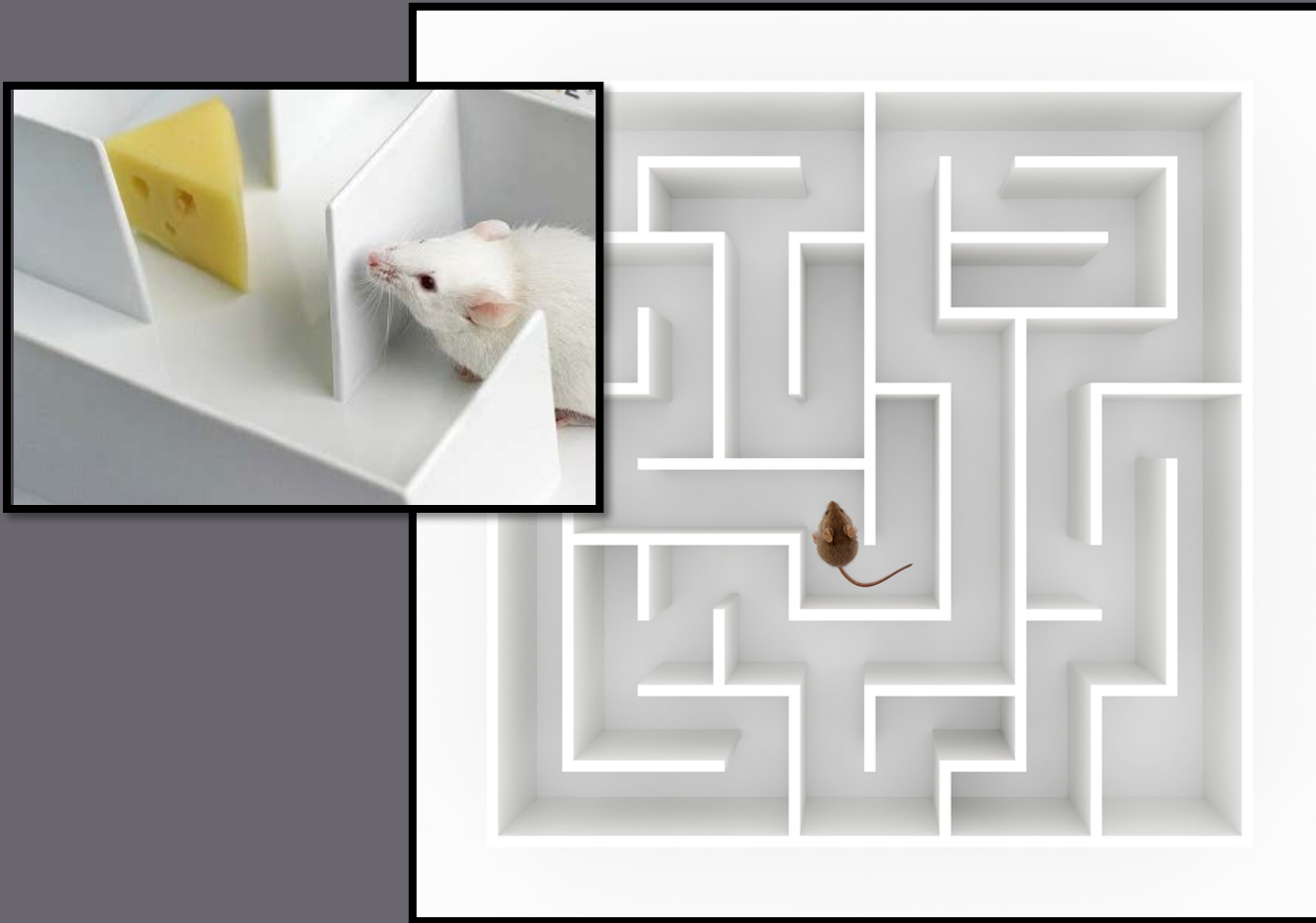
GROWTH PLANNING – MCMINNVILLE, Is there a path forward?



CITY COUNCIL WORK SESSION, 01.22.20



GROWTH PLANNING – MCMINNVILLE, Is there a path forward?



CITY COUNCIL WORK SESSION, 01.22.20



LET'S START WITH WHAT WE DO KNOW

CITY COUNCIL WORK SESSION, 01.22.20



MCMINNVILLE – A QUICK SNAPSHOT

- ❑ McMinnville is beginning to GENTRIFY.
- ❑ Deficit of 1050 homes.
- ❑ Lower and moderate income households are being displaced.
- ❑ Homelessness is increasing.
- ❑ Average home sales price in 2019 was \$398,200.
- ❑ Employers are losing employees due to housing scarcity.
- ❑ Last successful UGB amendment was adopted in 1981 for the planning horizon of 1980 – 2000.
- ❑ McMinnville has been growth planning for 25 years for a 20 year planning horizon. It has been actively challenged for 20 of those years.
- ❑ We have spent \$1,000,000 on growth planning that has not returned one new housing unit.

CITY COUNCIL WORK SESSION, 01.22.20



MCMINNVILLE – A QUICK SNAPSHOT

- ❑ McMinnville is beginning to GENTRIFY.
- ❑ Deficit of 1050 homes.
- ❑ Lower and moderate income households are being displaced.
- ❑ Homelessness is increasing.

And now we are almost out of land to develop for housing

appealed for 33 years.

- ❑ Last successful UGB amendment was adopted in 1981 for the planning horizon of 1980 – 2000.
- ❑ We have spent \$1,000,000 on growth planning that has not returned one new housing unit.

CITY COUNCIL WORK SESSION, 01.22.20



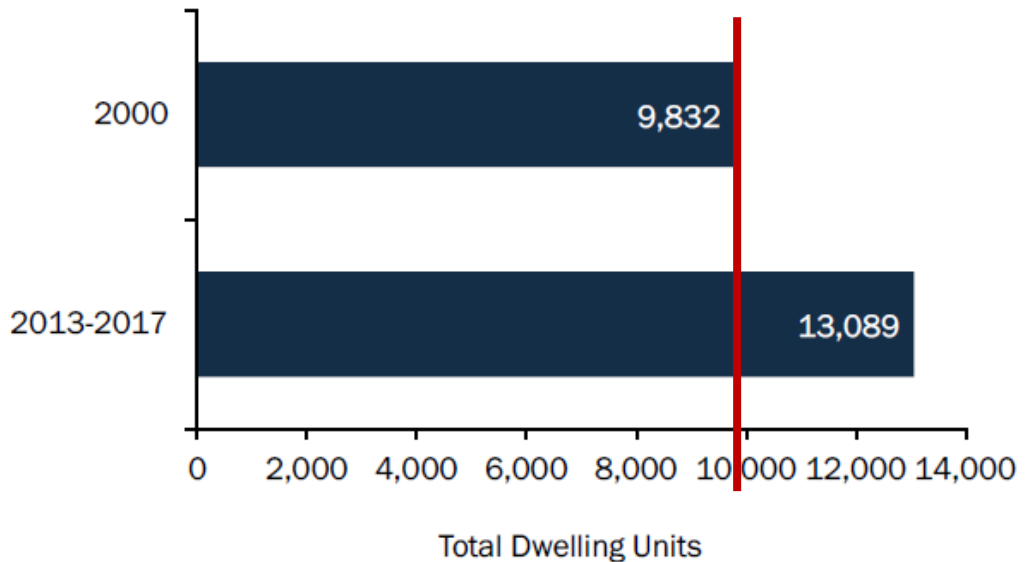
MCMINNVILLE – A QUICK SNAPSHOT

Housing Mix

The total number of dwelling units in McMinnville increased by 3,257 units from 2000 to 2017 (33% change).

Exhibit 9. Total Dwelling Units, McMinnville, 2000 and 2013-2017

Source: US Census Bureau, 2000 Decennial Census, SF3 Table and 2013-2017 ACS Table B25024.



CITY COUNCIL WORK SESSION, 01.22.20



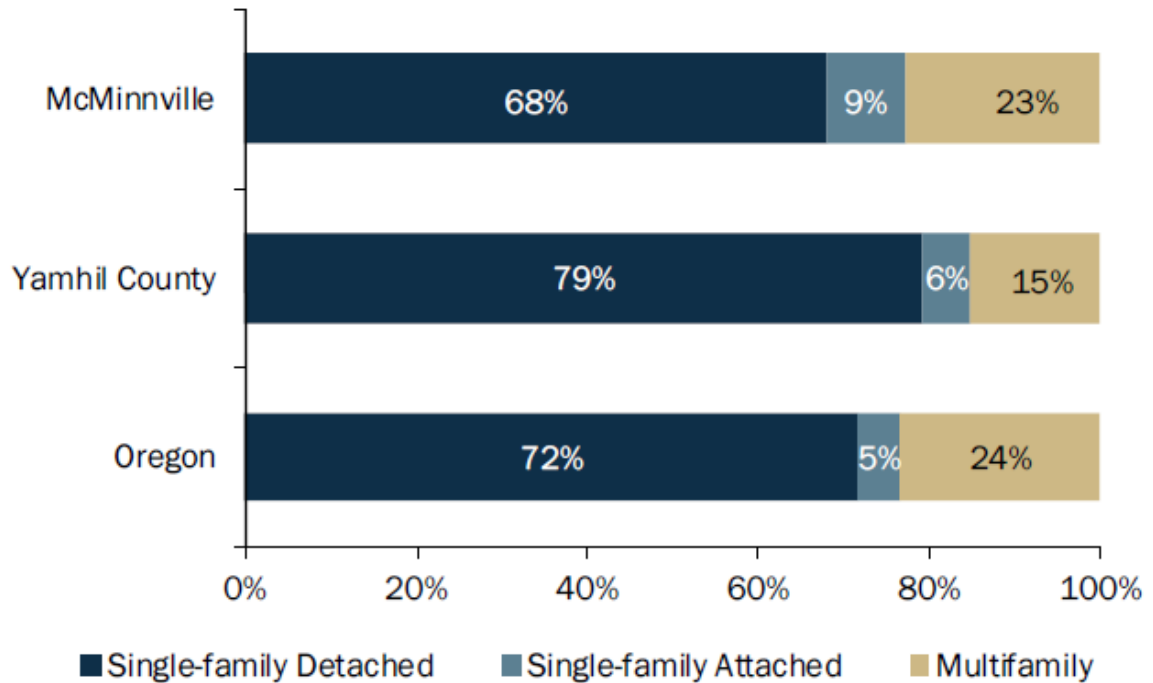
MCMINNVILLE – A QUICK SNAPSHOT

About two-thirds of McMinnville's total housing stock is single-family detached.

Typical of urban areas, McMinnville has a larger share of multifamily housing than Yamhill County, which is comprised of both urban (including McMinnville) and rural areas.

Exhibit 10. Housing Mix, 2013–2017

Source: US Census Bureau, 2013–2017 ACS Table B25024.



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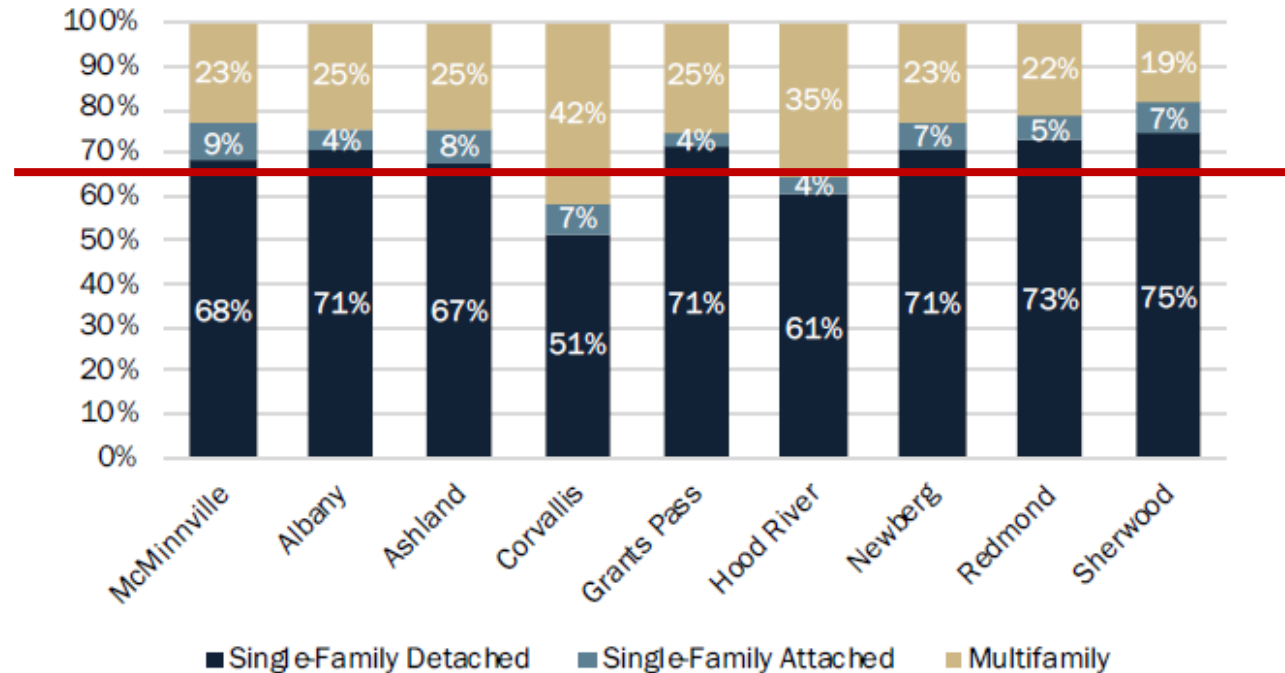


MCMINNVILLE – A QUICK SNAPSHOT

McMinnville has a larger share of single-family attached housing than other comparison cities.

Exhibit 12. Housing Mix, McMinnville and Comparison Cities, 2013–2017

Source: US Census Bureau, 2013–2017 ACS, Table B25024. Note: Comparison cities selected by the City of McMinnville.



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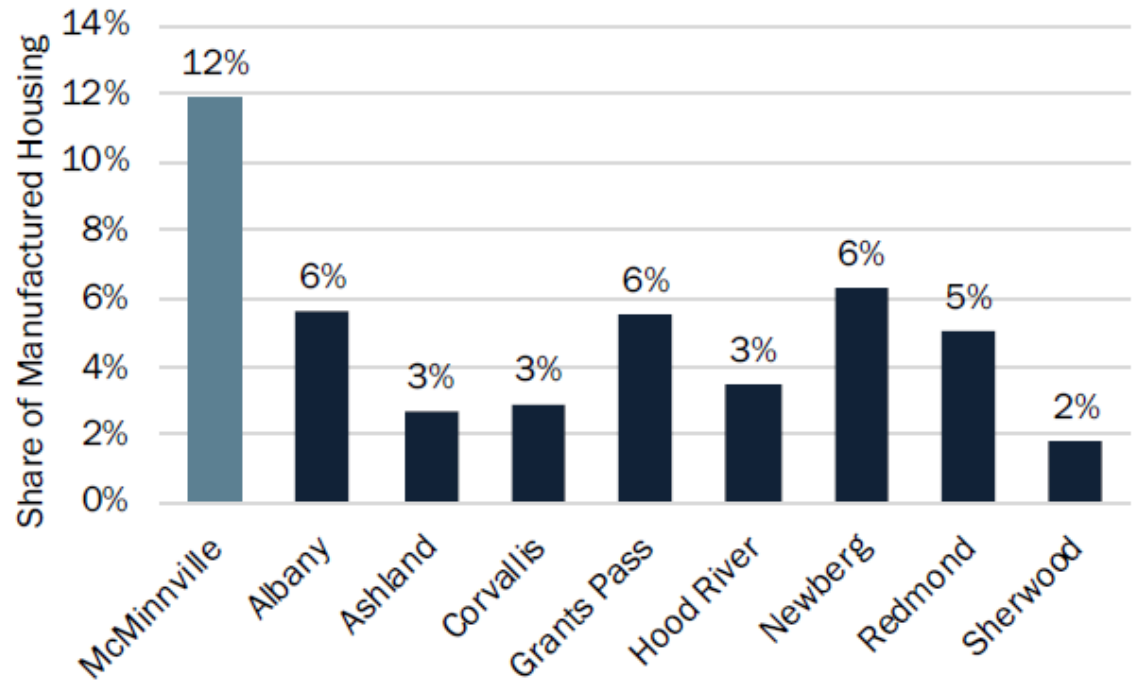
MCMINNVILLE – A QUICK SNAPSHOT

About 12% of McMinnville's housing stock is manufactured housing.

McMinnville has a larger share of manufactured housing stock than all other comparison cities.

Exhibit 13. Manufactured Housing, Share of Total Housing Stock, McMinnville and Comparison Cities, 2013–2017

Source: US Census Bureau, 2013–2017 ACS, Table B25024. Note: Manufactured housing is a form of single-family detached housing.



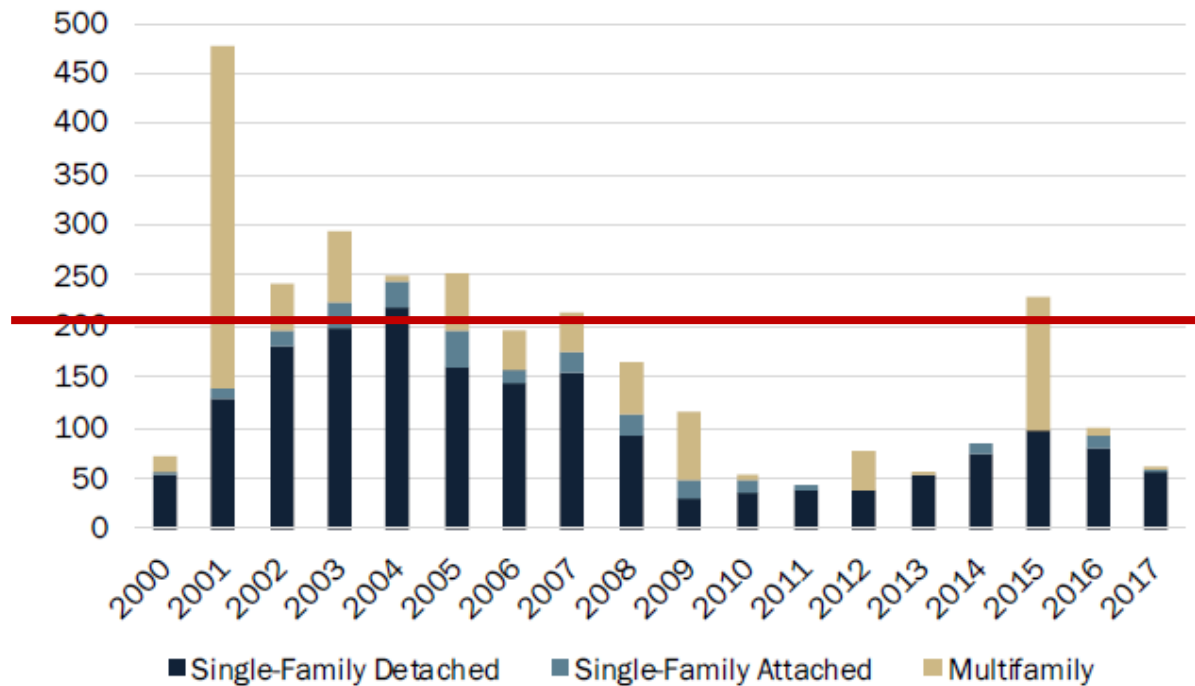
CITY COUNCIL WORK SESSION, 01.22.20



MCMINNVILLE – HOUSING DEFICIT

Exhibit 14. Building Permits Issued for New Residential Construction by Type of Unit, McMinnville, 2000 through 2017

Source: City of McMinnville. Note: This chart shows a ~200 unit discrepancy from ACS data presented in Exhibit 9. That said, there is a margin of error associated with ACS data.



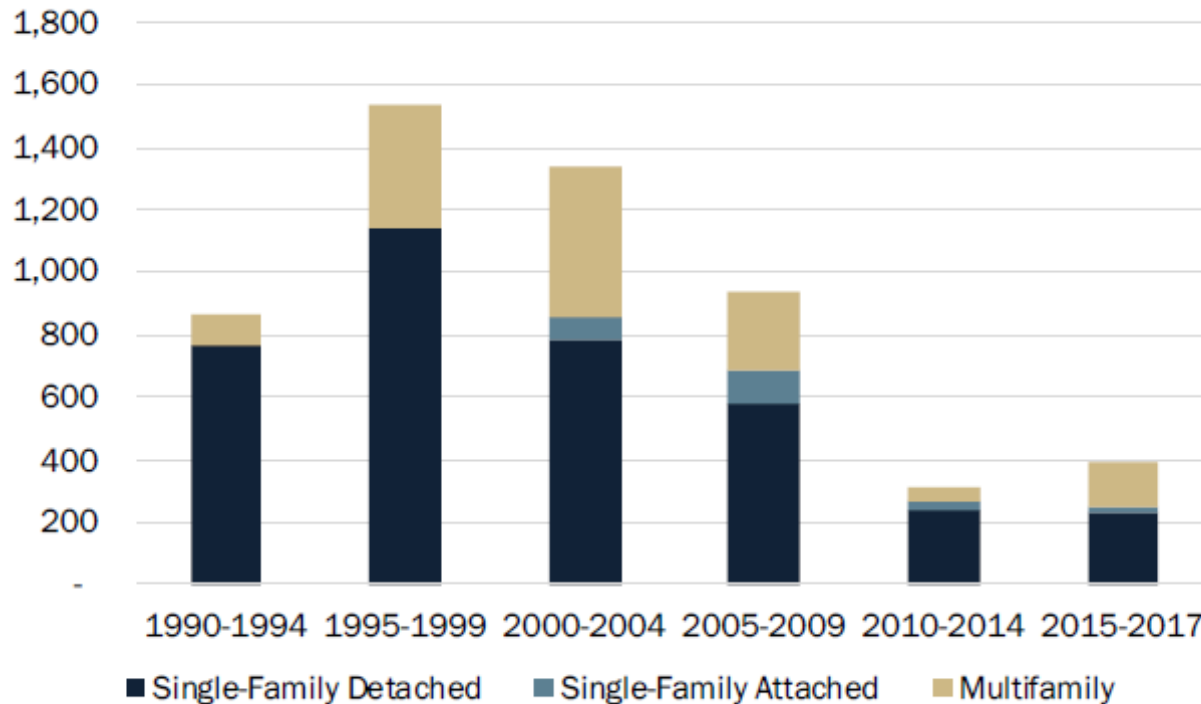
CITY COUNCIL WORK SESSION, 01.22.20



MCMINNVILLE – HOUSING DEFICIT

Exhibit 15. Share of Building Permits Issued for New Residential Construction by Type of Unit, McMinnville, 1990-1994, 1995-1999, 2000-2004, 2005-2009, 2010-2014, and 2015-2017

Source: City of McMinnville. Note: DU is dwelling unit.



CITY COUNCIL WORK SESSION, 01.22.20



NEEDS: AFFORDABLE HOUSING

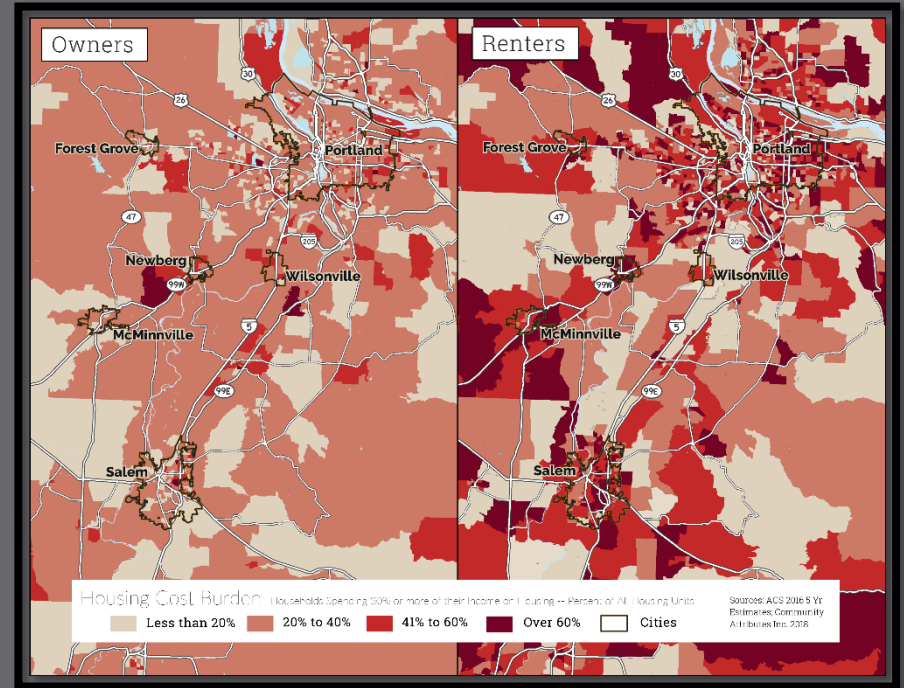
Median Household Income: \$55,440

Median Listed Home Price = \$389,900

Median Price of Home Sold = \$338,500

Average rent for an apartment = \$1794

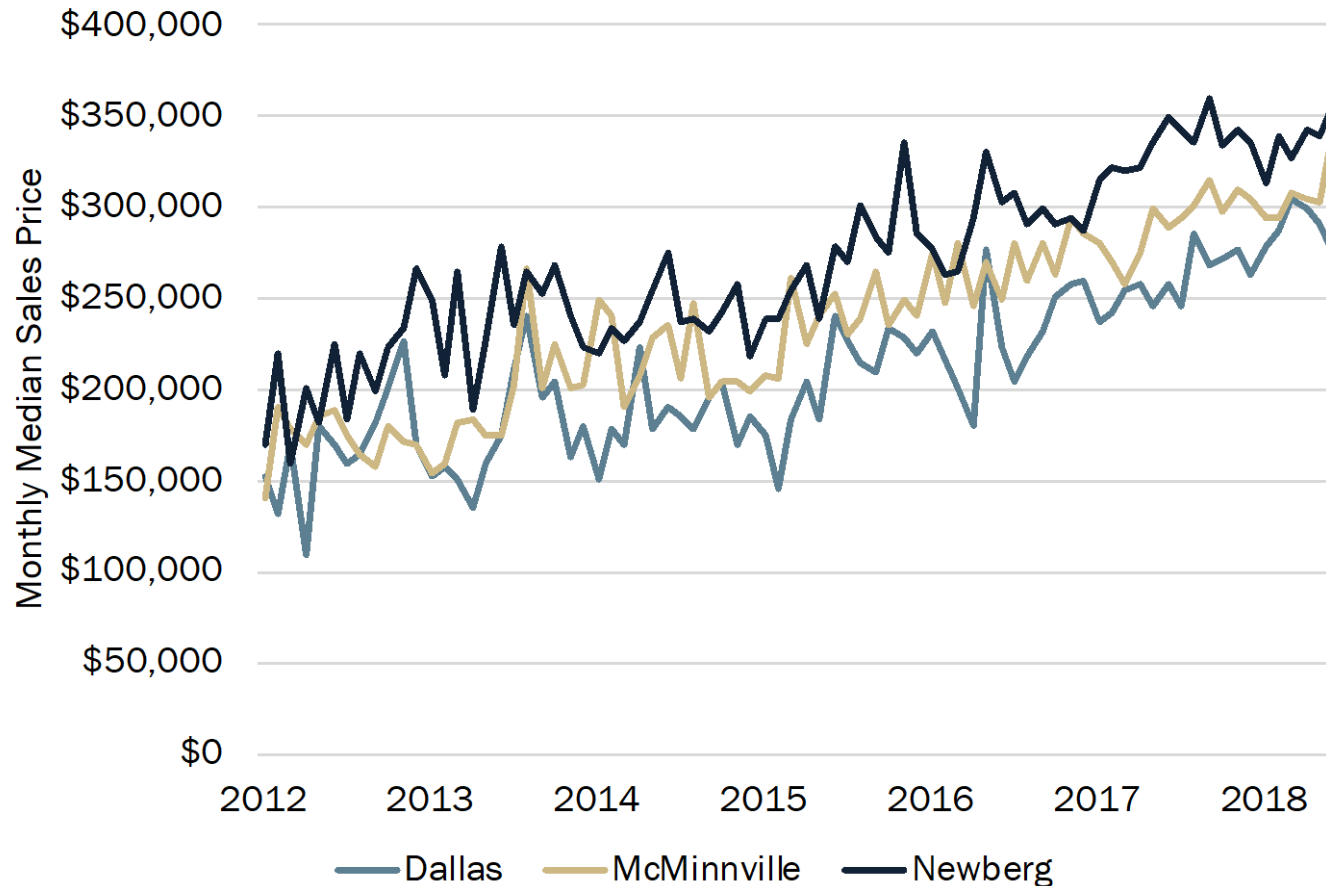
Source: Zillow, 1/13/20



CITY COUNCIL WORK SESSION, 01.22.20

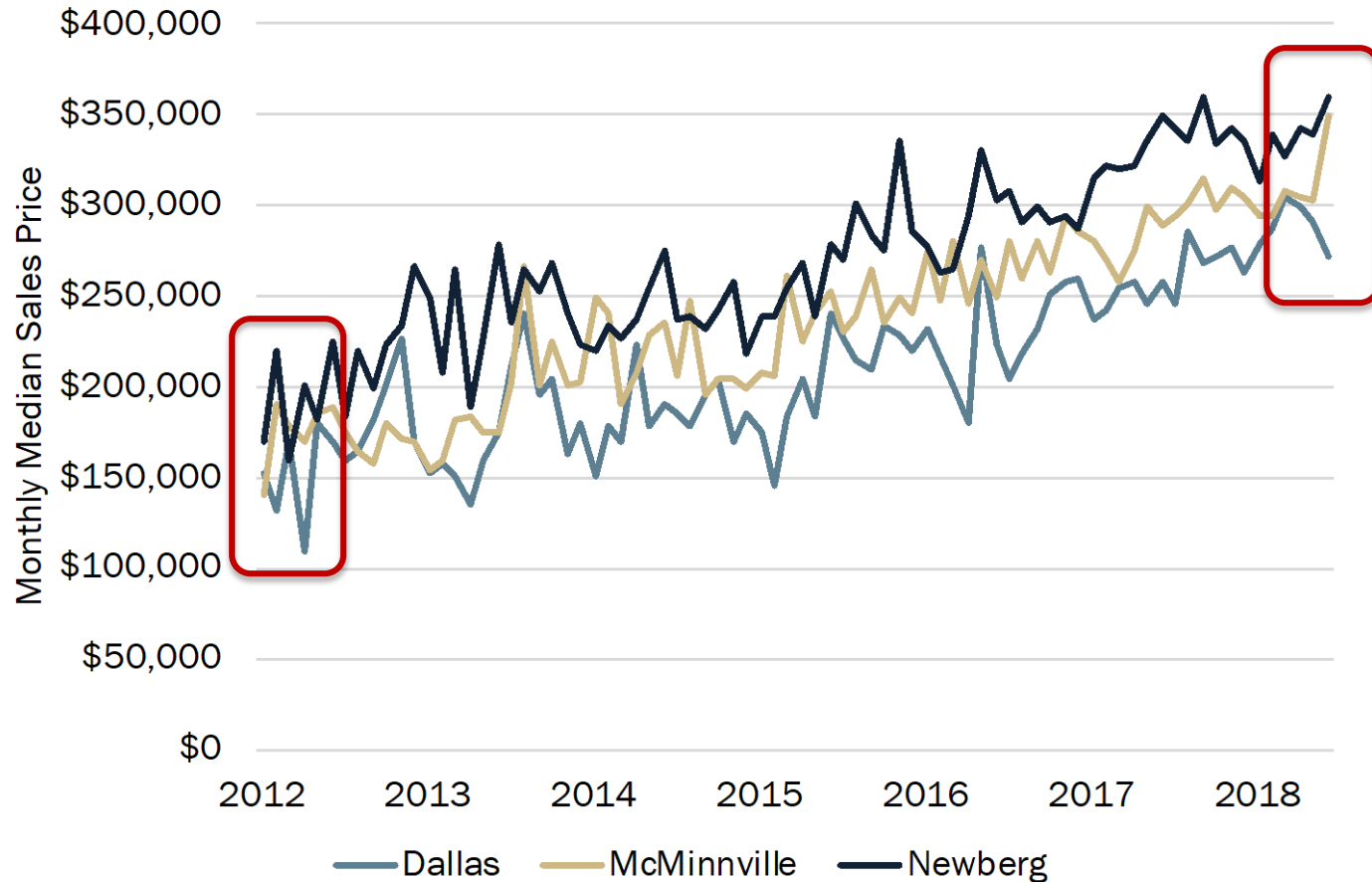


Median Sales Price, 2012 to 2018



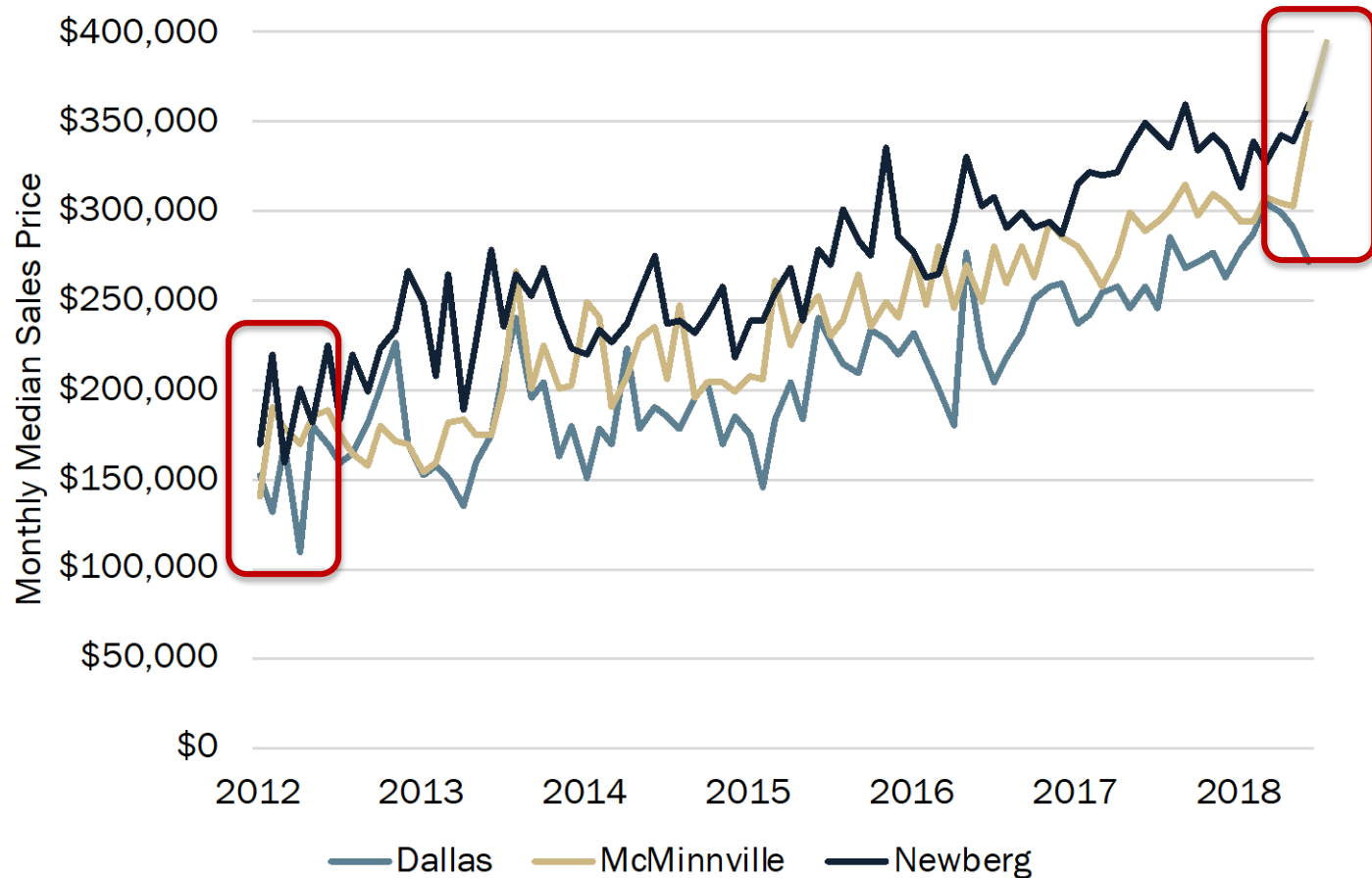
Source: Redfin.

Median Sales Price, 2012 to 2018



Source: Redfin.

Median Sales Price, 2012 to 2018



Source: Redfin.

2019 = \$398,200

\$55,400

If your household earns....

\$15,000

(30% of MFI)

\$25,150

(50% of MFI)

\$40,240

(80% of MFI)

\$50,300

(100% of MFI)

\$60,400

(120% of MFI)

Then you can afford....

\$375

monthly rent

\$630

monthly rent

OR

\$1,000

monthly rent

OR

\$1,260

monthly rent

OR

\$1,510

monthly rent

OR

**\$45,000-
\$53,000**

home sales price

**\$75,000-
\$88,000**

home sales price

**\$141,000-
\$161,000**

home sales price

**\$176,000-
\$201,000**

home sales price

**\$211,000-
\$242,000**

home sales price



.5 FTE,
earning minimum wage
\$13,000



Food Processor
\$25,490



Healthcare Support
\$36,705



Real Estate Broker
\$52,287



Firefighter
\$65,904

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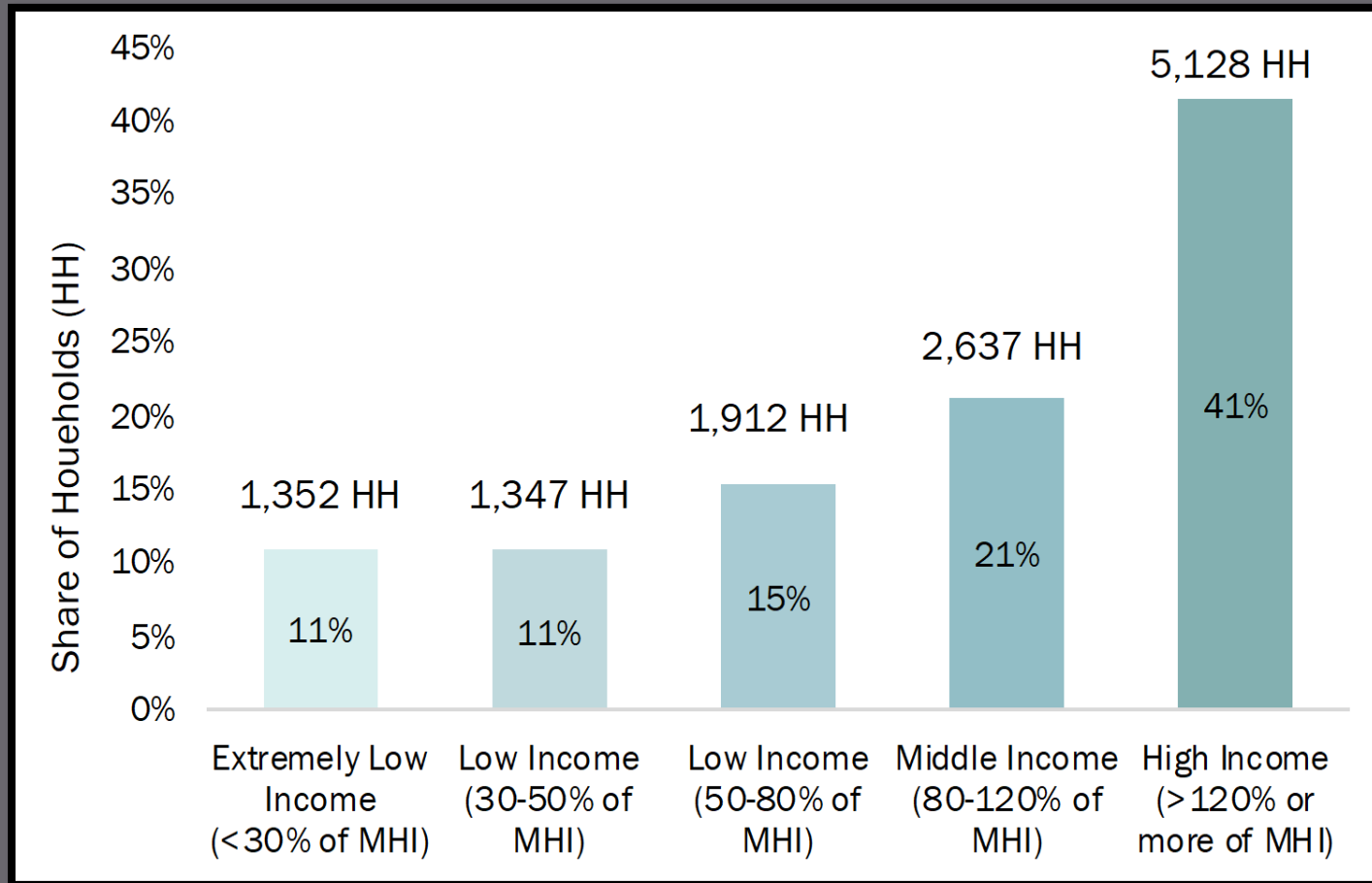


Real Estate Broker
\$52,287



Firefighter
\$65,904

SHARE OF HOUSEHOLDS BY MHI, 2017

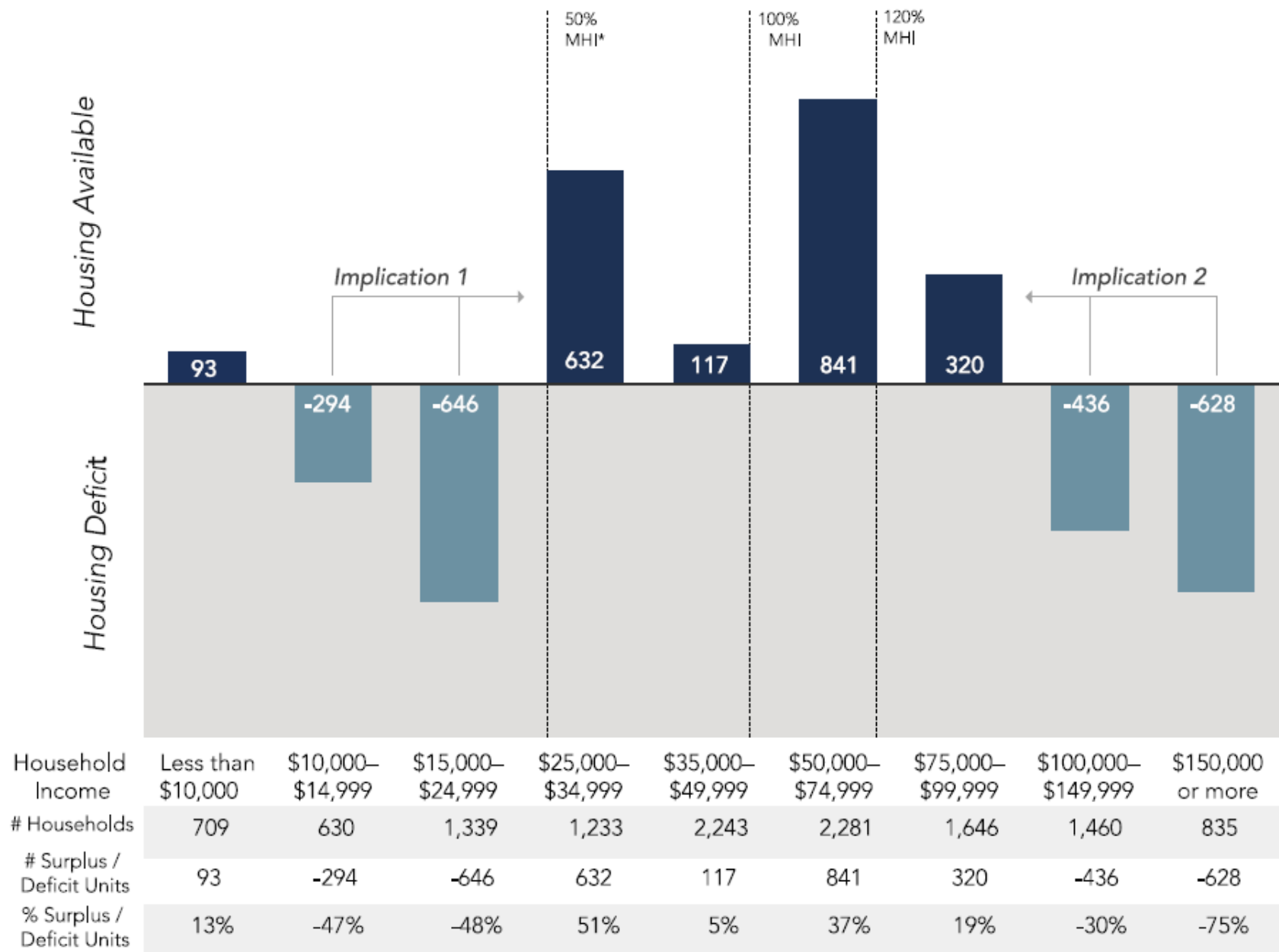


CITY COUNCIL WORK SESSION, 01.22.20



Exhibit 71. Affordable Housing Costs and Units by Income Level, McMinnville, 2017

Source: US Census Bureau, 2012–2016, ACS Table B19001, B25075, and B25063



*ACS 2013–2017 five-year estimates, table S1903.

MCMINNVILLE – A QUICK SNAPSHOT

Fair market rent for a 2-bedroom apartment in Yamhill County is **\$1,330**

A household must earn at least **\$25.58 per hour** to afford a two-bedroom unit in Yamhill County.

Exhibit 67. HUD Fair Market Rent (FMR) by Unit Type, Yamhill County, 2018

Source: US Department of Housing and Urban Development.

\$1,026	\$1,132	\$1,330	\$1,935	\$2,343
Studio	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom

Exhibit 68. Affordable Housing Wage, Yamhill County, 2018

Source: US Department of Housing and Urban Development; Oregon Bureau of Labor and Industries.

\$25.58/hour

Affordable Housing Wage for Two-Bedroom Unit in Yamhill County

CITY COUNCIL WORK SESSION, 01.22.20



HOUSING PRICES: SUPPLY AND DEMAND

Housing is a commodity determined by supply and demand. Unaffordable housing is the result of artificial scarcity.

Price = Demand/Supply

A City has 50 units on the market, and there are 100 families looking to move that city, so the supply can only accommodate 50% of the demand. Thereby the most affluent 50% can afford it.

CITY COUNCIL WORK SESSION, 01.22.20



SPRAWL IS OCCURRING IN THE COUNTY

Yamhill County and Incorporated Cities—Population and Average Annual Growth Rate (AAGR) (2000-2010 and 2010-2015)

	2000	2010	2015	AAGR (2000-2010)	AAGR (2010-2015)	Share of County 2000	Share of County 2010	Share of County 2015
Yamhill County	84,992	99,193	103,630	1.5%	0.9%	100.0%	100.0%	100.0%
Amity	1,478	1,614	1,620	0.9%	0.1%	1.7%	1.6%	1.6%
Carlton	1,514	2,007	2,125	2.8%	1.1%	1.8%	2.0%	2.1%
Dayton	2,119	2,534	2,590	1.8%	0.4%	2.5%	2.6%	2.5%
Dundee	2,598	3,162	3,185	2.0%	0.1%	3.1%	3.2%	3.1%
Lafayette	2,586	3,742	3,905	3.7%	0.9%	3.0%	3.8%	3.8%
McMinnville	26,499	32,187	33,080	1.9%	0.5%	31.2%	32.4%	31.9%
Newberg	18,064	22,068	22,900	2.0%	0.7%	21.3%	22.2%	22.1%
Sheridan	5,561	6,127	6,115	1.0%	0.0%	6.5%	6.2%	5.9%
Willamina (part)	1,128	1,180	1,197	0.5%	0.3%	1.3%	1.2%	1.2%
Yamhill	794	1,024	1,070	2.5%	0.9%	0.9%	1.0%	1.0%
Unincorporated	22,651	23,548	25,843	0.4%	1.9%	26.7%	23.7%	24.9%

Sources: U.S. Census Bureau, April 1, 2000 and 2010 Censuses. Population Research Center, July 1, 2015 Annual Inter-censal Estimate. Calculated by Population Research Center (PRC).

Note: The 2000 total population reflects Count Question Resolution (CQR) revisions made by the U.S. Census Bureau.

Note: Willamina's population in Yamhill County is 58% of Willamina's total population in 2010 and 59% in 2015.

2010 – 2015

McMinnville = 0.5%

Unincorporated = 1.9%

CITY COUNCIL WORK SESSION, 01.22.20



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Note: Willamina's population in Yamhill County is 58% of Willamina's total population in 2010 and 59% in 2015.

2010 – 2015

McMinnville = 0.5%

Unincorporated = 1.9%

McMinnville is experiencing one of its slowest AAGR periods in its history as an incorporated city. The population growth that should be happening in McMinnville is happening in the unincorporated county.



Historical and Forecast Populations for Yamhill County and its Sub-Areas

	Historical			Forecast				
	2000	2010	AAGR (2000-2010)	2017	2035	2067	AAGR (2017-2035)	AAGR (2035-2067)
Yamhill County	84,992	99,193	1.6%	106,555	135,096	177,170	1.3%	0.9%
Amity UGB	1,481	1,623	0.9%	1,642	1,910	2,276	0.8%	0.5%
Carlton UGB	1,514	2,007	2.9%	2,229	3,013	3,998	1.7%	0.9%
Dayton UGB	2,244	2,708	1.9%	2,837	3,200	3,761	0.7%	0.5%
Dundee UGB	2,672	3,162	1.7%	3,243	4,570	6,697	1.9%	1.2%
Gaston UGB (Yamhill)	110	154	3.4%	157	159	161	0.1%	0.0%
Lafayette UGB	2,586	3,742	3.8%	4,083	5,717	6,937	1.9%	0.6%
McMinnville UGB	26,709	32,527	2.0%	34,293	44,122	62,804	1.4%	1.1%
Newberg UGB	18,558	22,572	2.0%	24,296	34,021	52,135	1.9%	1.3%
Sheridan UGB	5,581	6,210	1.1%	6,340	6,893	7,560	0.5%	0.3%
Willamina UGB (Yamhill)	1,128	1,180	0.5%	1,227	1,272	1,360	0.2%	0.2%
Yamhill UGB	805	1,024	2.4%	1,077	1,338	1,671	1.2%	0.7%
Outside UGBs	21,604	22,284	0.3%	25,132	28,880	27,812	0.8%	-0.1%

Sources: U.S. Census Bureau, 2000 and 2010 Censuses; Forecast by Population Research Center (PRC).

Grew by 0.4% from 2015-2018

CITY COUNCIL WORK SESSION, 01.22.20



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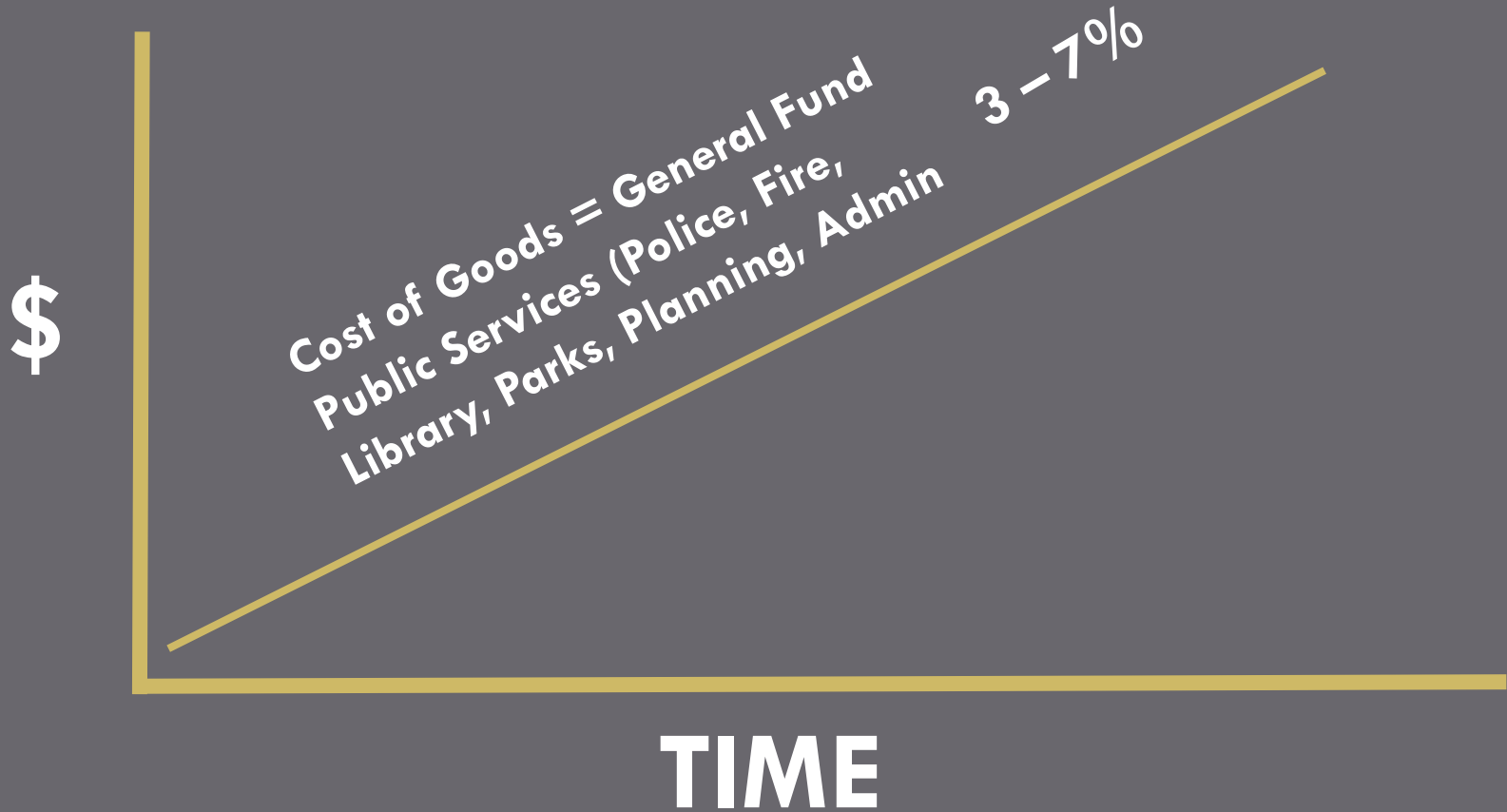
Grew by 0.4% from 2015-2018

Last year we grew by 0.3%

CITY COUNCIL WORK SESSION, 01.22.20



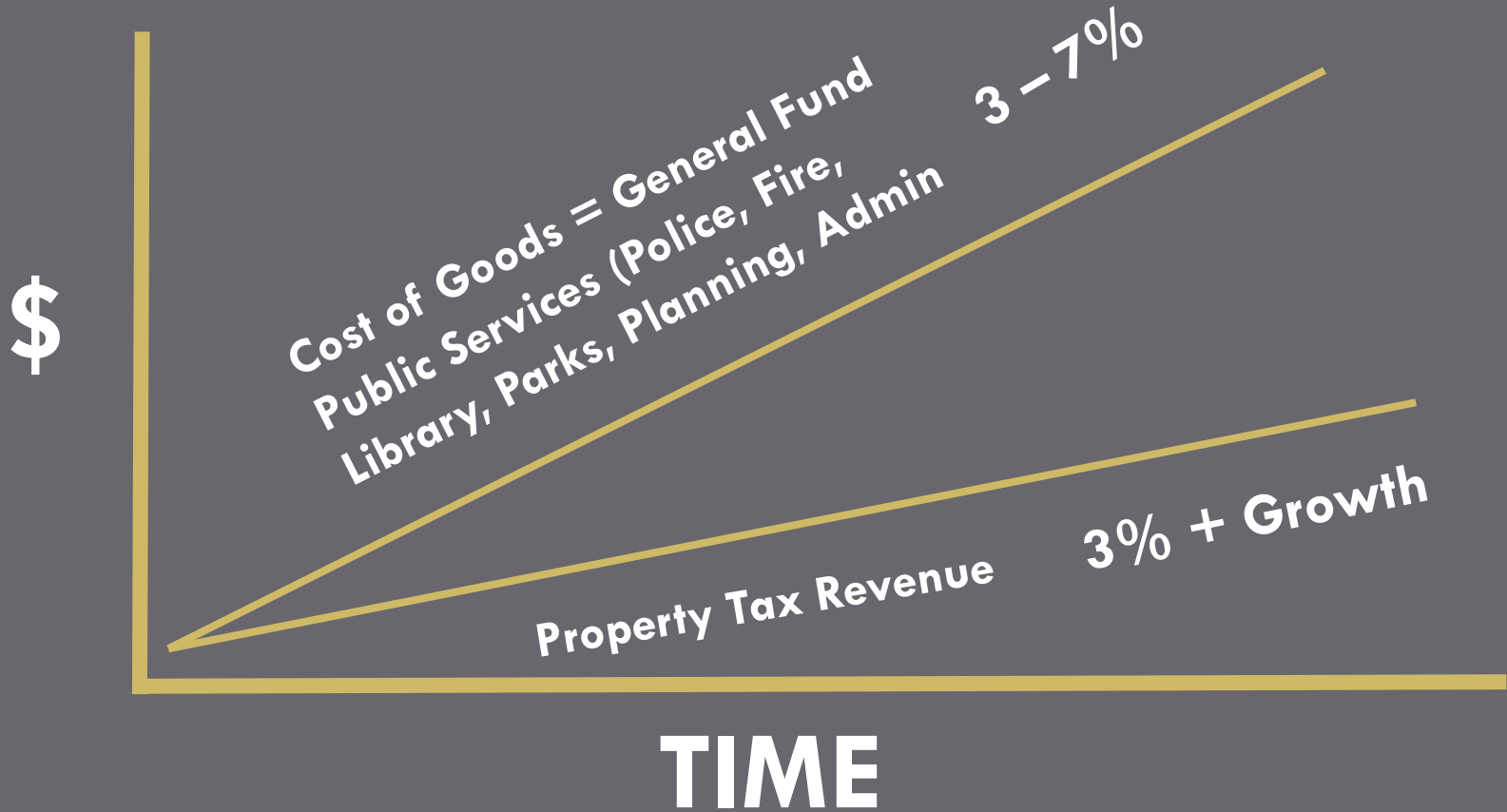
FUNDING SERVICES



CITY COUNCIL WORK SESSION, 01.22.20



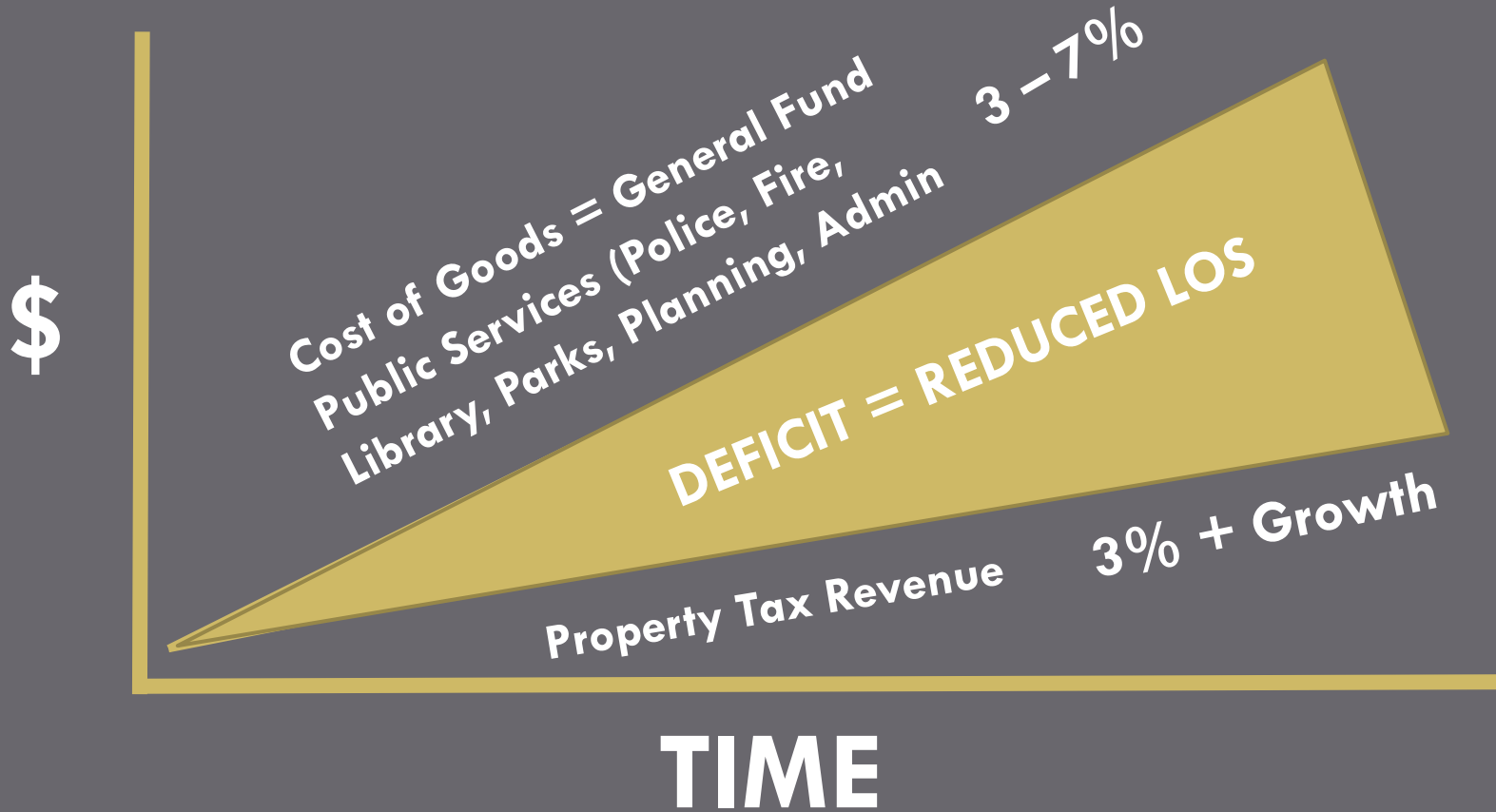
FUNDING SERVICES



CITY COUNCIL WORK SESSION, 01.22.20



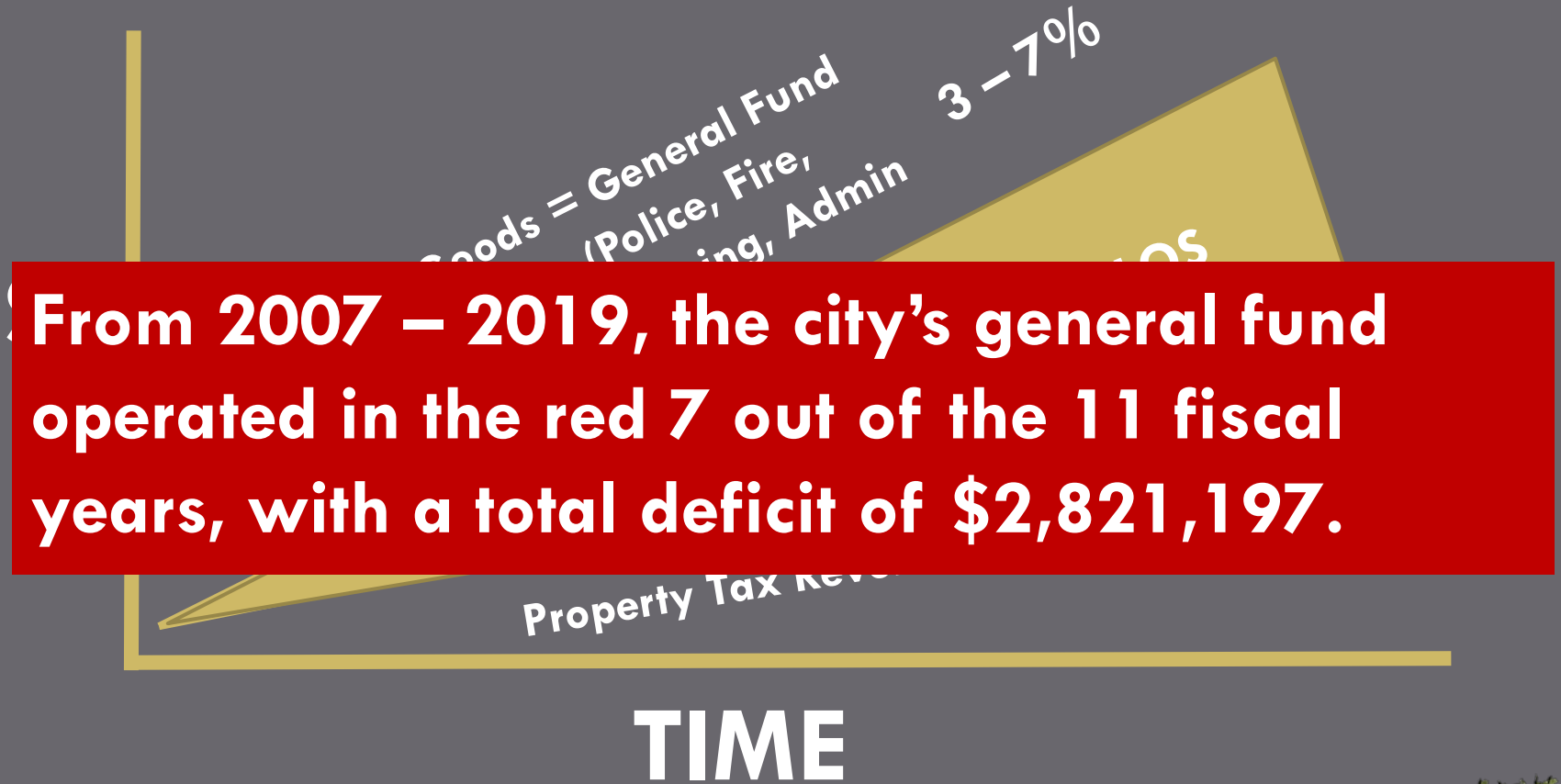
FUNDING SERVICES



CITY COUNCIL WORK SESSION, 01.22.20



FUNDING SERVICES



CITY COUNCIL WORK SESSION, 01.22.20



FUNDING SERVICES

	General Fund Actual Current Year Tax Revenues			General Fund Actual Personnel Services & Materials & Services			Deficit of Property Taxes vs Expenditures
		\$\$ Change	% Change		\$\$ Change	% Change	
2007-08	8,540,751			14,097,535			
2008-09	9,090,951	550,200	6.44%	15,216,186	1,118,651	7.94%	(568,451)
2009-10	9,402,095	311,144	3.42%	15,221,080	4,894	0.03%	306,250
2010-11	9,834,228	432,133	4.60%	15,047,503	(173,577)	-1.14%	605,709
2011-12	10,017,028	182,801	1.86%	15,357,273	309,770	2.06%	(126,969)
2012-13	10,249,794	232,765	2.32%	15,431,415	74,143	0.48%	158,623
2013-14	10,472,634	222,841	2.17%	15,969,154	537,739	3.48%	(314,898)
2014-15	10,812,090	339,455	3.24%	16,762,785	793,630	4.97%	(454,175)
2015-16	11,428,581	616,491	5.70%	17,903,999	1,141,214 (1)	6.81%	(524,723)
2016-17	11,813,466	384,885	3.37%	18,286,685	382,686	2.14%	2,200
2017-18	12,255,445	441,979	3.74%	19,756,104	1,469,419 (2)	8.04%	(1,027,440)
2018-19	13,080,836	825,391	6.73%	21,458,817	1,702,713	8.62%	(877,322)
Total Increase in \$\$		4,540,085			7,361,282		(2,821,197)

(2,821,197)

NOTES:

(1) Comparing 2014-15 to 2015-16, change in expenditures of \$1,141,214 or 6.81%

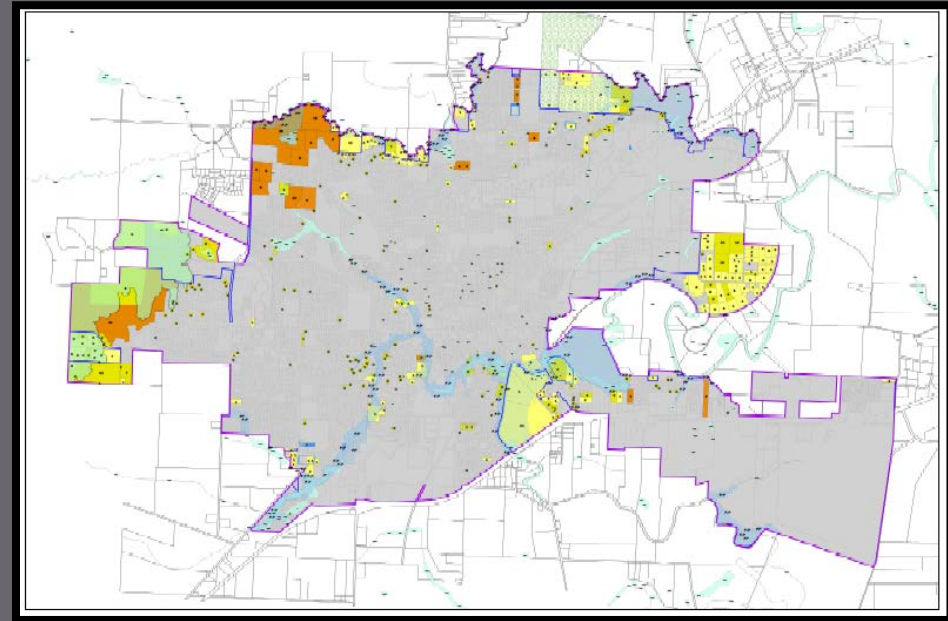
*\$528,000 increase attributed to Police & Fire personnel services costs

(2) Comparing 2016-17 to 2017-18, change in expenditures of \$1,469,419 or 8.04%

*759,000 increase attributed to Police & Fire personnel services costs

MCMINNVILLE – A QUICK SNAPSHOT

Size of Parcel	Inside City Limits	In UGB
> 20 Acres (2)	22 Acres	21 Acres
10 Acres (4)	0	4
5 – 10 Acres (7)	1	6
4 – 5 Acres (5)		5
3 – 4 Acres (9)	1	8
2 – 3 Acres	38 Properties	
1 – 2 Acres	94 Properties	
0 – 1 Acres	190 Properties	

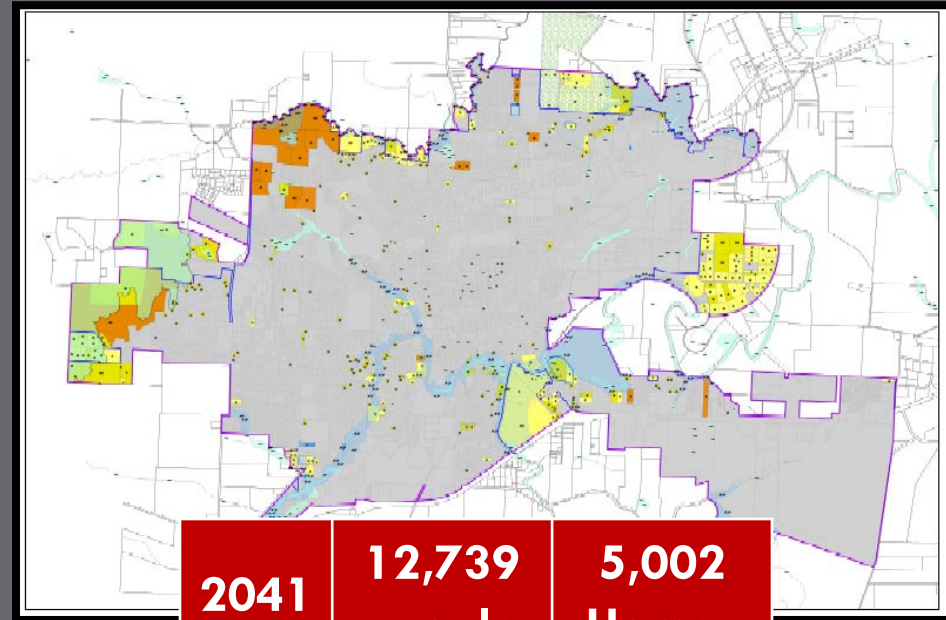


CITY COUNCIL WORK SESSION, 01.22.20



MCMINNVILLE – A QUICK SNAPSHOT

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> 20 Acres (2)	22 Acres	21 Acres
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4 – 5 Acres (5)		5
3 – 4 Acres (9)	1	8
2 – 3 Acres	38 Properties	
1 – 2 Acres	94 Properties	
0 – 1 Acres	190 Properties	



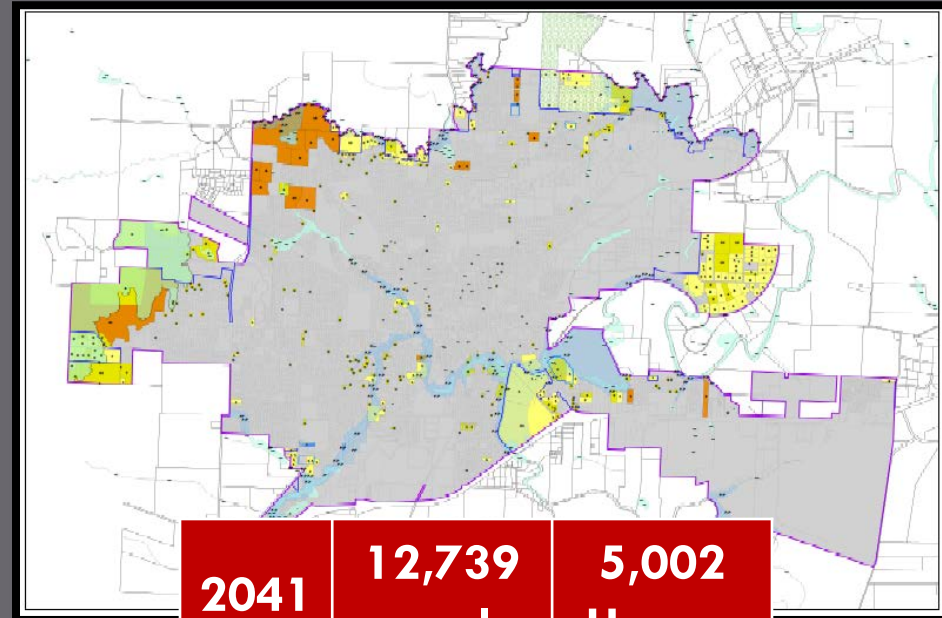
2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

CITY COUNCIL WORK SESSION, 01.22.20



MCMINNVILLE – A QUICK SNAPSHOT

Size of Parcel	Inside City Limits	In UGB
> 20 Acres (2)	22 Acres	21 Acres
10 Acres (4)	0	4
5 – 10 Acres (7)	1	6
4 – 5 Acres (5)	0	5
3 – 4 Acres (9)	1	8
2 – 3 Acres	38 Properties	
1 – 2 Acres	94 Properties	
0 – 1 Acres	190 Properties	



2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

200 – 225 New Dwelling Units / Year

CITY COUNCIL WORK SESSION, 01.22.20



LAND SUPPLY IS CONSTRAINED

- Higher Land Costs
- Lack of Affordable Housing Opportunities
- Lack of Overall Housing Opportunities
- Increasing Homeless Population
- Loss of Economic Opportunities
- More Population Growth in Unincorporated County = SPRAWL
- Deficit in Tax Revenue to Fund Public LOS
- Infill in a Vacuum



CITY COUNCIL WORK SESSION, 01.22.20



WHY ARE WE HERE?

**By law, cities must plan for
20 years of population growth.**

**McMinnville has been trying to
plan for 20 years of population
growth for 33 Years.**

Unsuccessfully

**The system has failed McMinnville.
The City has been plagued by
constant challenges and appeals.**

CITY COUNCIL WORK SESSION, 01.22.20



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Unsuccessfully

**The system has failed McMinnville.
The City has been plagued by constant challenges and appeals.**

This community has spent 1000s of hours of staff time, 1000s of hours of community engagement, and \$1,000,000 trying to amend its UGB.

CITY COUNCIL WORK SESSION, 01.22.20



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CITY COUNCIL WORK SESSION, 01.22.20



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CITY COUNCIL WORK SESSION, 01.22.20



OREGON LAND USE GOALS

#1 – Citizen Involvement

#2 – Local land use planning process

#3 – Preserve agricultural lands

#4 – Conserve of forest lands

**#5 – Protect natural resources, scenic and historic areas
and open spaces**

**#6 – Maintain and improve air, water and land
resources quality**

#7 – Natural Hazards

McMINNVILLE CITY CLUB, 01.14.20



OREGON LAND USE GOALS

- #8 – Recreational Needs
- #9 – Provide adequate economic development
- #10 – Provide for housing needs
- #11 – Public facilities and services
- #12 – Transportation
- #13 – Energy Conservation
- #14 – Urbanization

McMINNVILLE CITY CLUB, 01.14.20



OREGON LAND USE GOALS

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- #13 – Energy Conservation
- #14 – Urbanization

**NO ONE GOAL SHOULD BE PRIORITIZED OVER ANOTHER GOAL –
THEY SHOULD ALL BE BALANCED**

McMINNVILLE CITY CLUB, 01.14.20



OREGON LAND USE GOALS

#8 – Recreational Needs

#9 – Provide adequate economic development

#10 – Provide for housing needs

#11 – Public facilities and services

#12 – Transportation

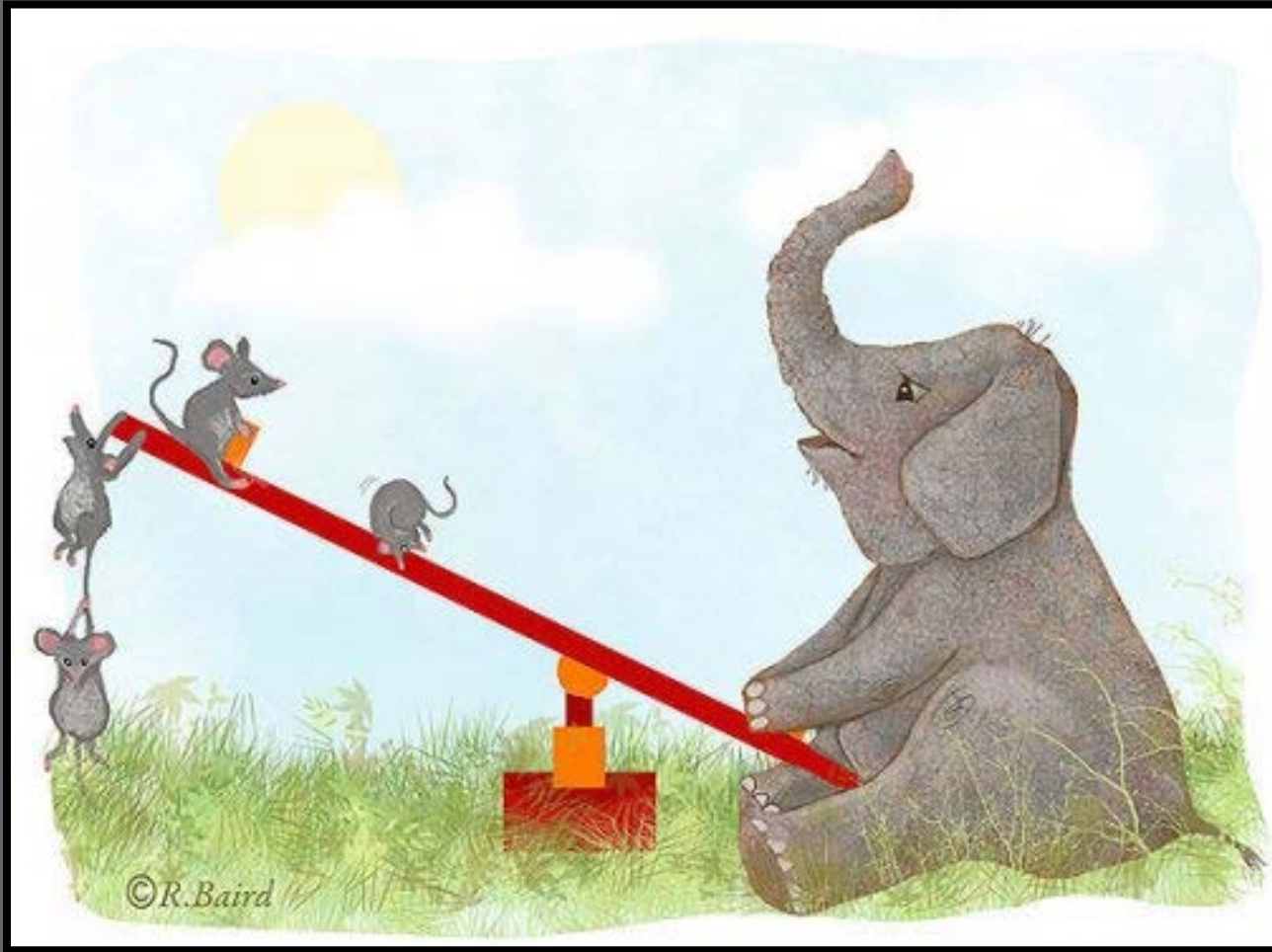
**NO ONE GOAL SHOULD BE PRIORITIZED OVER ANOTHER GOAL –
THEY SHOULD ALL BE BALANCED**

**BY STATE LAW, CITIES ARE SUPPOSED TO EXPAND THEIR UGBs TO
ACCOMMODATE FUTURE GROWTH.**

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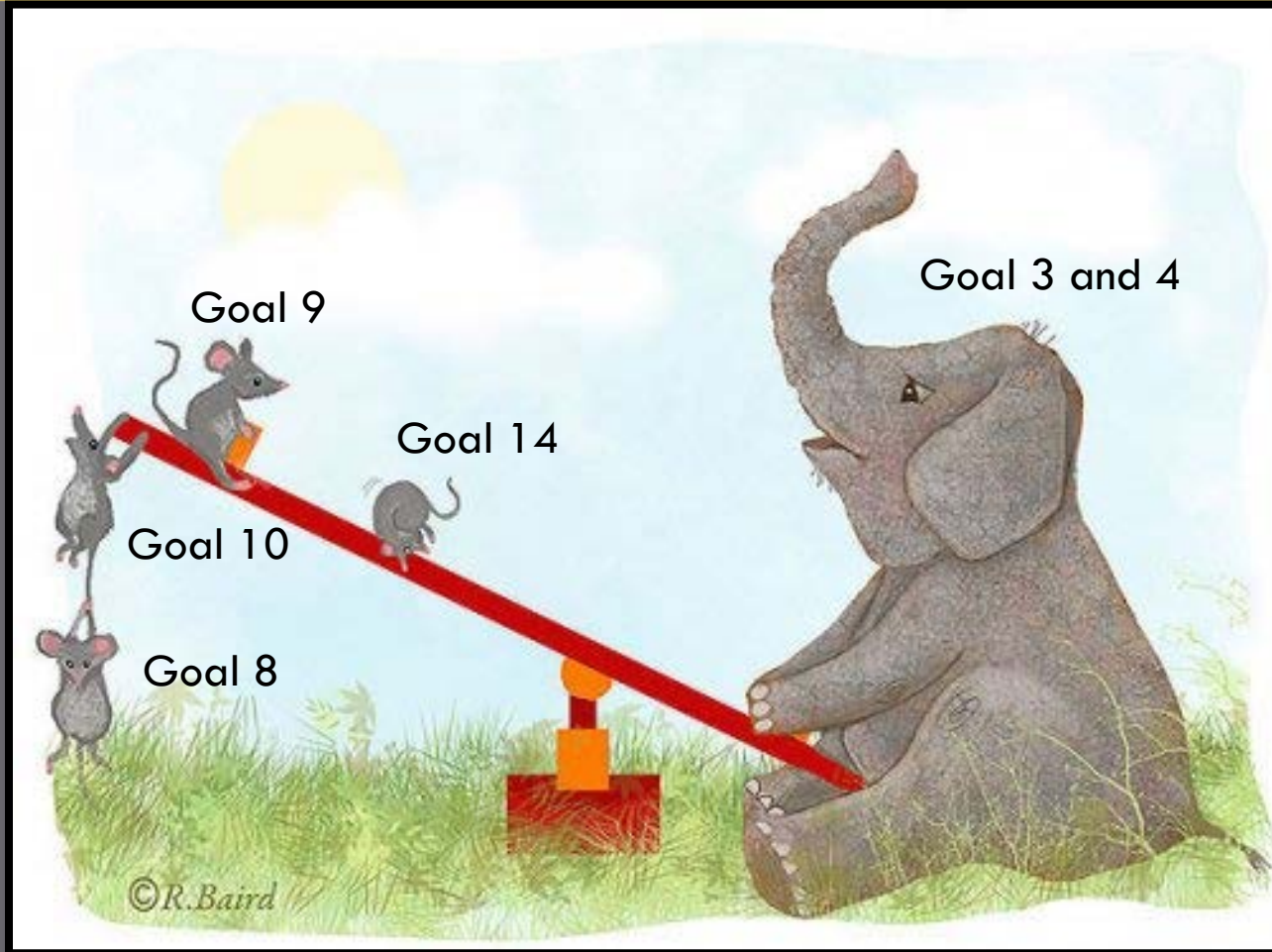
IMBALANCED SELECTIVE IDEOLOGY



McMINNVILLE CITY CLUB, 01.14.20



IMBALANCED SELECTIVE IDEOLOGY



McMINNVILLE CITY CLUB, 01.14.20



IMBALANCED SELECTIVE IDEOLOGY



There has been a long, sustained effort to challenge and legally appeal McMinnville's growth planning to protect farm and forest lands. But has it become a zero sum game to protect farm and forest lands at all costs

McMINNVILLE CITY CLUB, 01.14.20



IMBALANCED SELECTIVE IDEOLOGY



There has been a long, sustained effort to challenge and legally appeal McMinnville's growth planning to protect farm and forest lands. But has it become a zero sum game to protect farm and forest lands at all costs

Why isn't the system working in McMinnville?

WHAT ABOUT THE PEOPLE



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PUTTING IT ALL IN PERSPECTIVE

Oregon has 62,963,840 acres of land.

- of that, 849,217 acres are in a UGB (1.3% of total state land is in a city UGB to house a majority of state population).
- Since 1973, cities have added 81,660 acres of land to their UGBs, a 1.0% growth.
- The population of Oregon has increased by 88% in that time period.

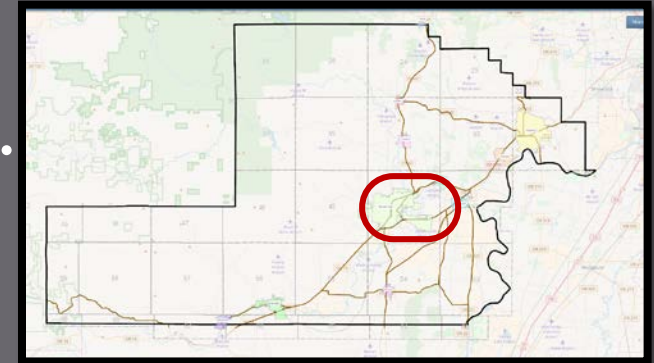
CITY COUNCIL WORK SESSION, 01.22.20



PUTTING IT ALL IN PERSPECTIVE

Yamhill County has 458,240 acres of land.

of that, 7,552 acres are in McMinnville's UGB (1.6% of total county land)



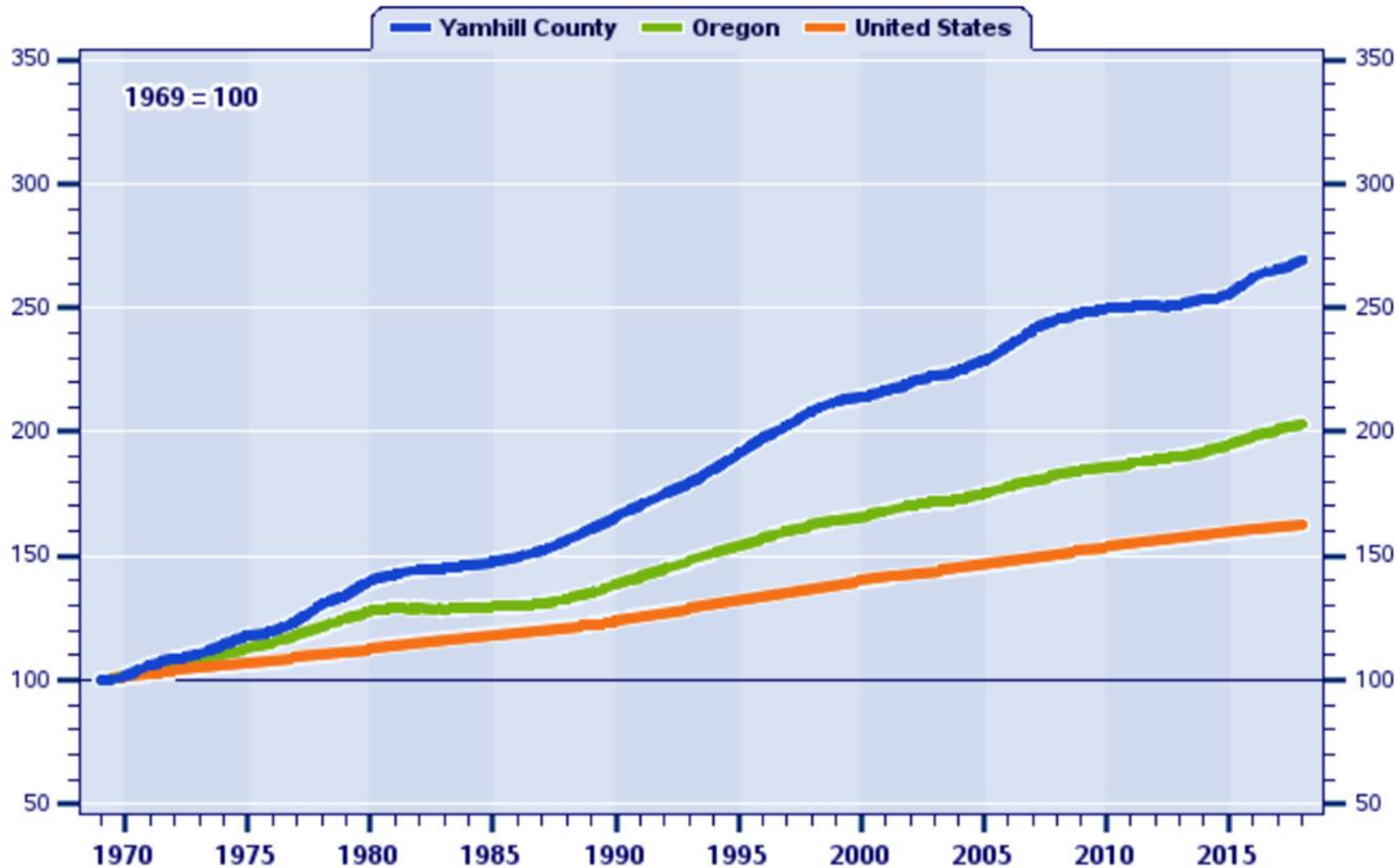
Since 1973, cities in Yamhill County have added 847 acres of land to their UGBs, (0.2% growth).

Yamhill County's population has increased by 140% in that timeframe.

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Population Indices (1969=100): 1969-2018



Source: Oregon.REAProject.org
Data: Regional Income Division, BEA (11-14-2019)

PUTTING IT ALL IN PERSPECTIVE

If McMinnville expanded its UGB by 1200 acres to accommodate the growth of 12,800 people

That would be 0.3% of Yamhill County's overall acreage.
And 0.002% of statewide acreage.

Yamhill County has 192,251 EFU acres. If the city expanded by 1200 acres on to only EFU land, the city would be absorbing 0.6% of Yamhill County EFU land. 6/10 of 1%.

McMINNVILLE CITY CLUB, 01.14.20



PUTTING IT ALL IN PERSPECTIVE

If McMinnville expanded its UGB by 1200 acres to accommodate the growth of 12,800 people

That's

And

Yamhill

The city can absorb 12,800 people on less acreage than the unincorporated county.

1200 acres on to only EFU land, the city would be absorbing 0.6% of Yamhill County EFU land. 6/10 of 1%.

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AND WE KNOW

McMinnville has spent \$1,000,000, 1000s of hours of staff time, years of community engagement and dialogue on growth plans that has been challenged and appealed every step of the way yielding not one new housing unit on new land supply in 25 years.

Contributing to current gentrification, housing inaffordability and increasing homelessness in our community.

SO WHAT DO WE DO?

CITY COUNCIL WORK SESSION, 01.22.20



TONIGHT WE ARE AT A DECISION-MAKING MILESTONE

CITY COUNCIL WORK SESSION, 01.22.20



TONIGHT'S DISCUSSION

What we have done thus far?

What is next?

Is there a path for
McMinnville that makes
sense?

City Council Direction



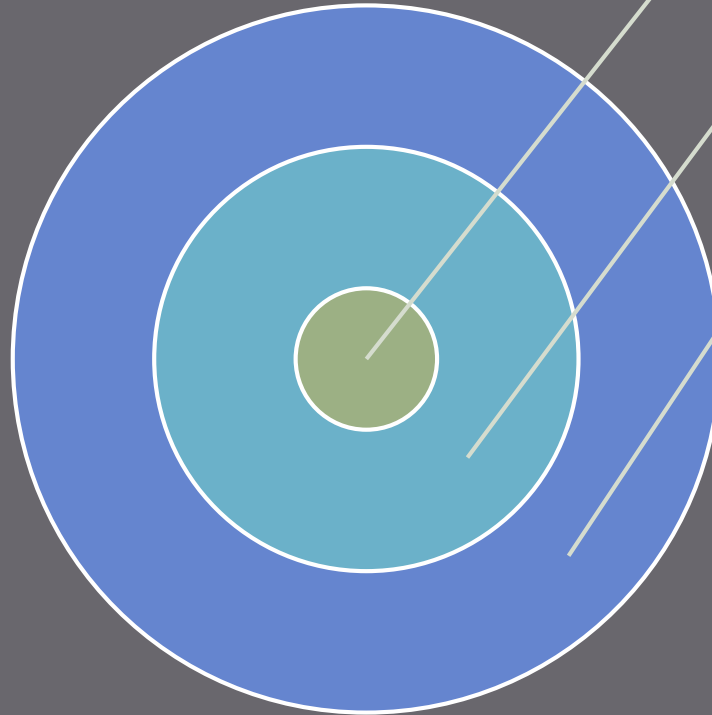
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OREGON URBAN PLANNING

Public Facility Planning in UGB:

Transportation
Wastewater
Water
Parks
Housing
Employment



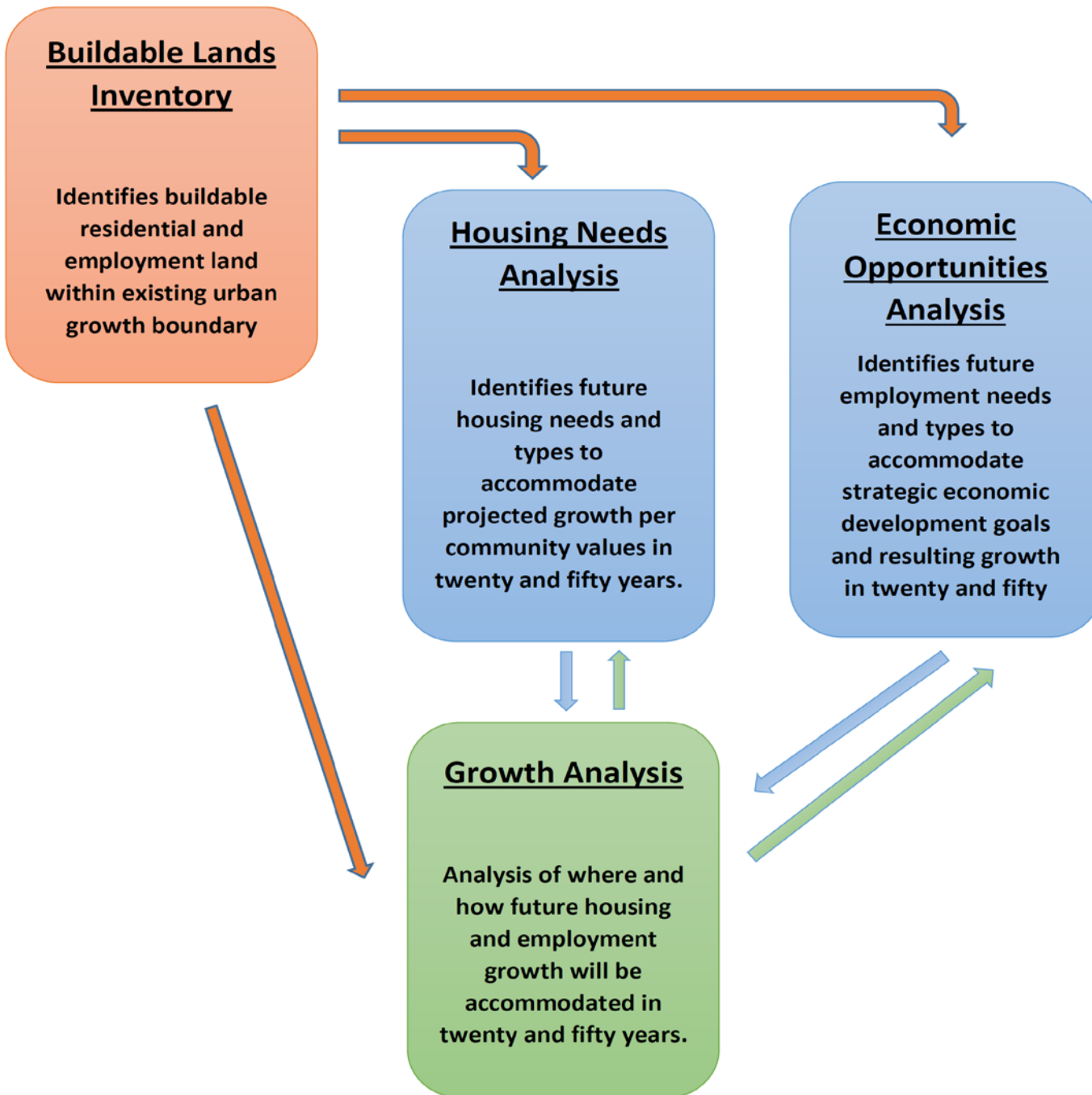
City Limits –
5 Year Land
Supply

UGB – 20
Year Land
Supply

URA – 50
Year Land
Supply

CITY COUNCIL WORK SESSION, 01.22.20





MCMINNVILLE UGB HISTORY

1981: Adopted UGB for 1980-2000 Planning Period

- ❑ 1988: Entered Periodic Review with DLCDC
- ❑ **1993-1995:** Residential inventory/projections
- ❑ **1994-1995:** Commercial land inventory and projection
- ❑ **1995-1997:** HB 2709 retrofit to Residential inventory and needs
- ❑ **1999:** Community Growth and Land Use Analysis project
- ❑ **2000-2002:** Residential BLI, adoption, DLCDC appeal, LUBA remand
- ❑ **2001-2003:** Economic Opportunities Analysis
- ❑ **2002-2003:** Additional local review produced the McMinnville Growth Management and Urbanization Plan adopted in 2003
- ❑ **2003-2013:** Continued defense of Growth and Expansion plan
- ❑ **2013:** Remand by Oregon Circuit Court of Appeals
- ❑ **2013:** Repeal and “unwinding” of prior UGB work from Comp Plan and Zoning Ordinance

CITY COUNCIL WORK SESSION, 01.22.20



PAST GROWTH PLANNING EFFORTS

CITY COUNCIL WORK SESSION, 01.22.20





PAST GROWTH PLANNING EFFORTS



CITY COUNCIL WORK SESSION, 01.22.20





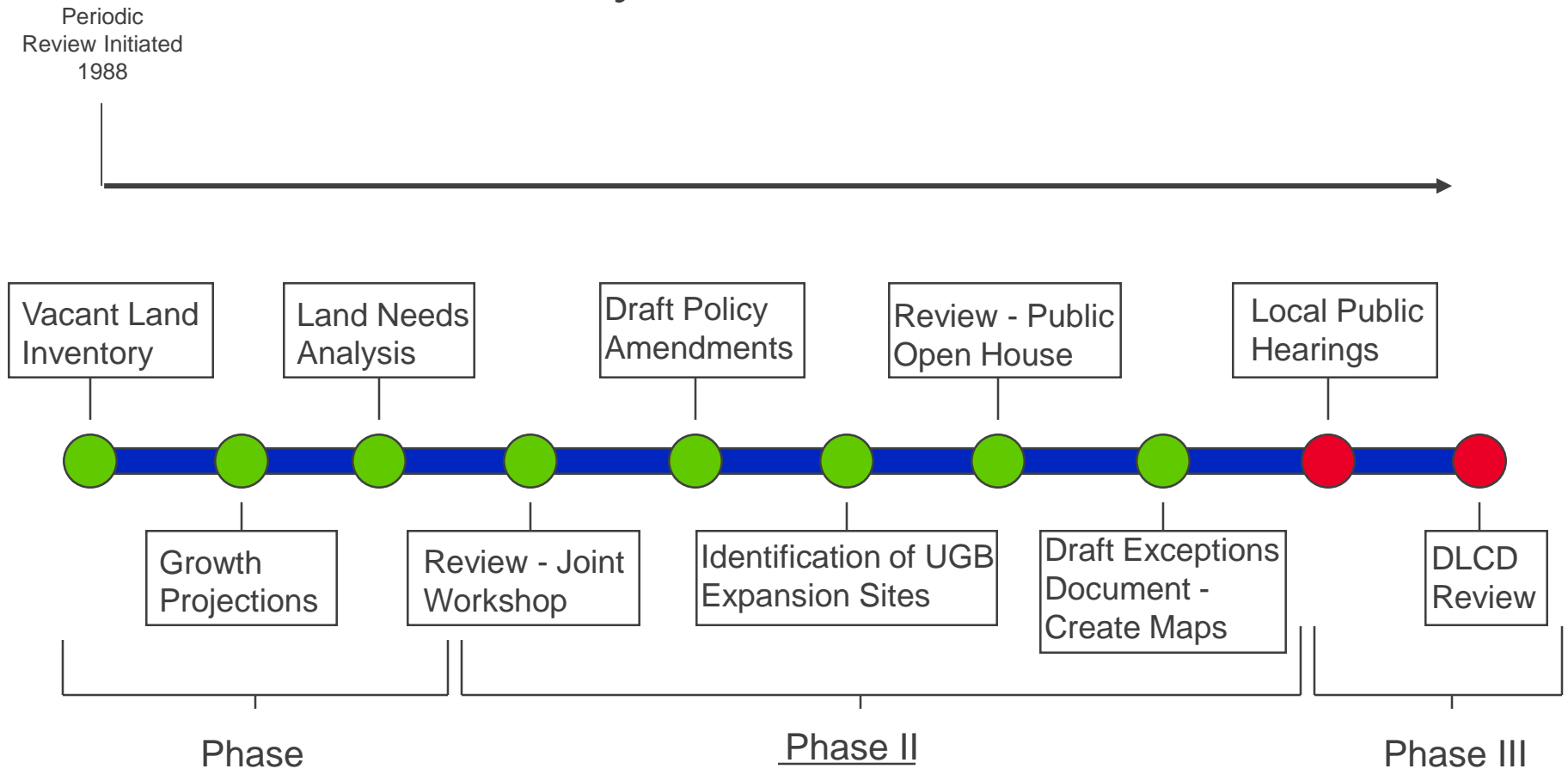
PAST GROWTH PLANNING EFFORTS



CITY COUNCIL WORK SESSION, 01.22.20



Urban Growth Boundary Project Timeline



Concept Plan



0 1/2

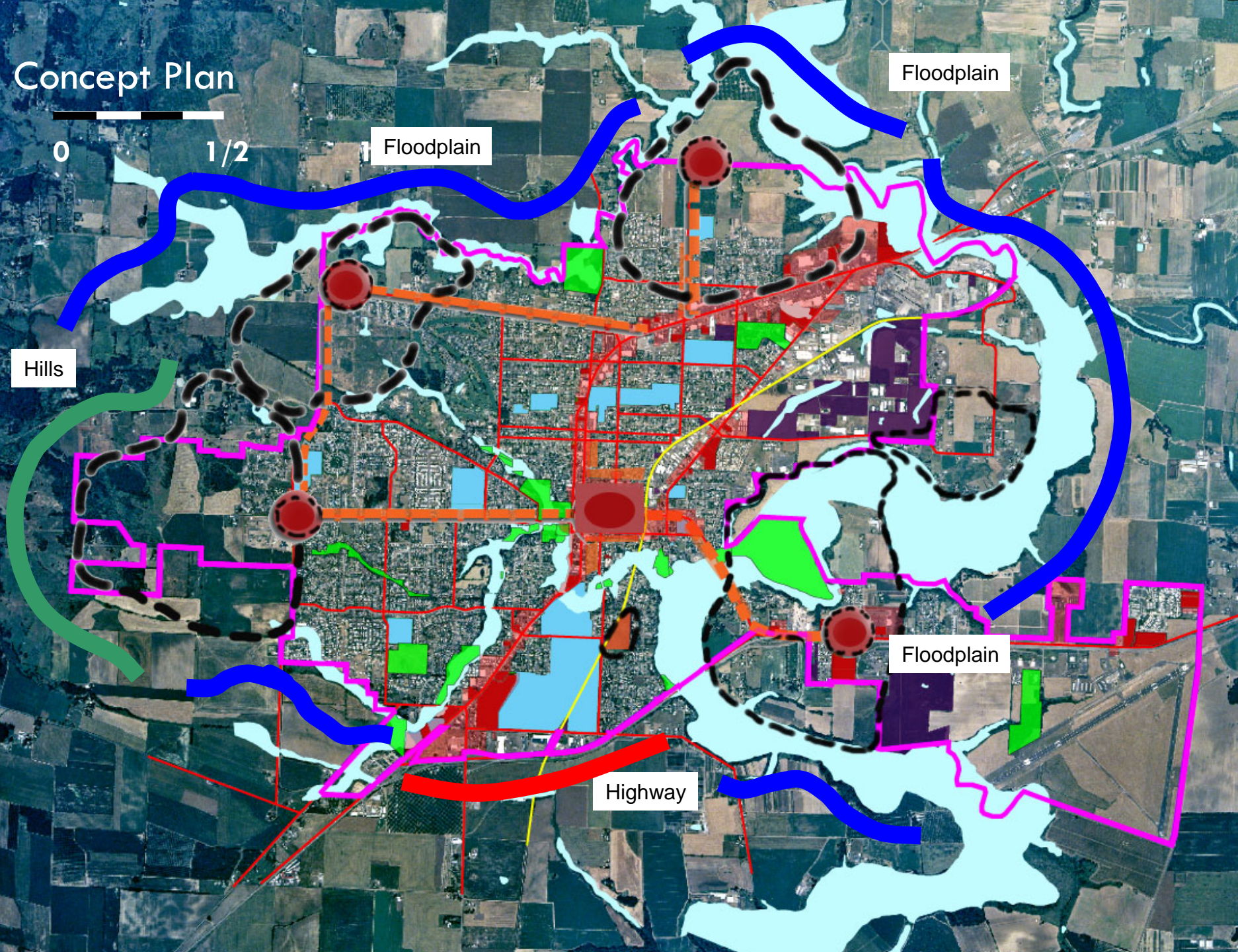
Hills

Floodplain

Floodplain

Floodplain

Highway

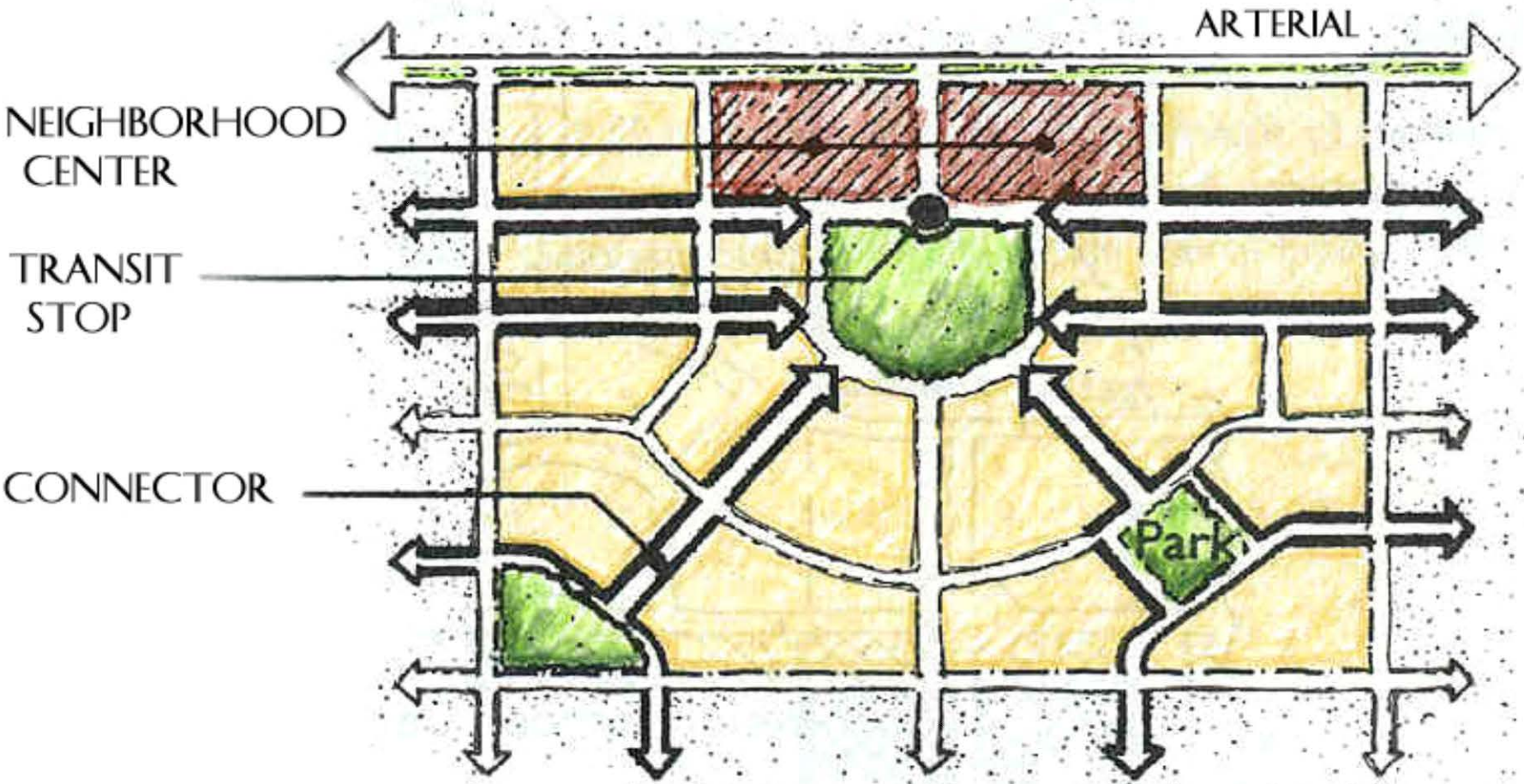


Expected growth

- New persons, 2003-2023: 15,545
- New jobs, 2003-2023: 7,420
- New DU, 2003-2023: 6,014

The Cornerstone: Activity Centers

Figure 2



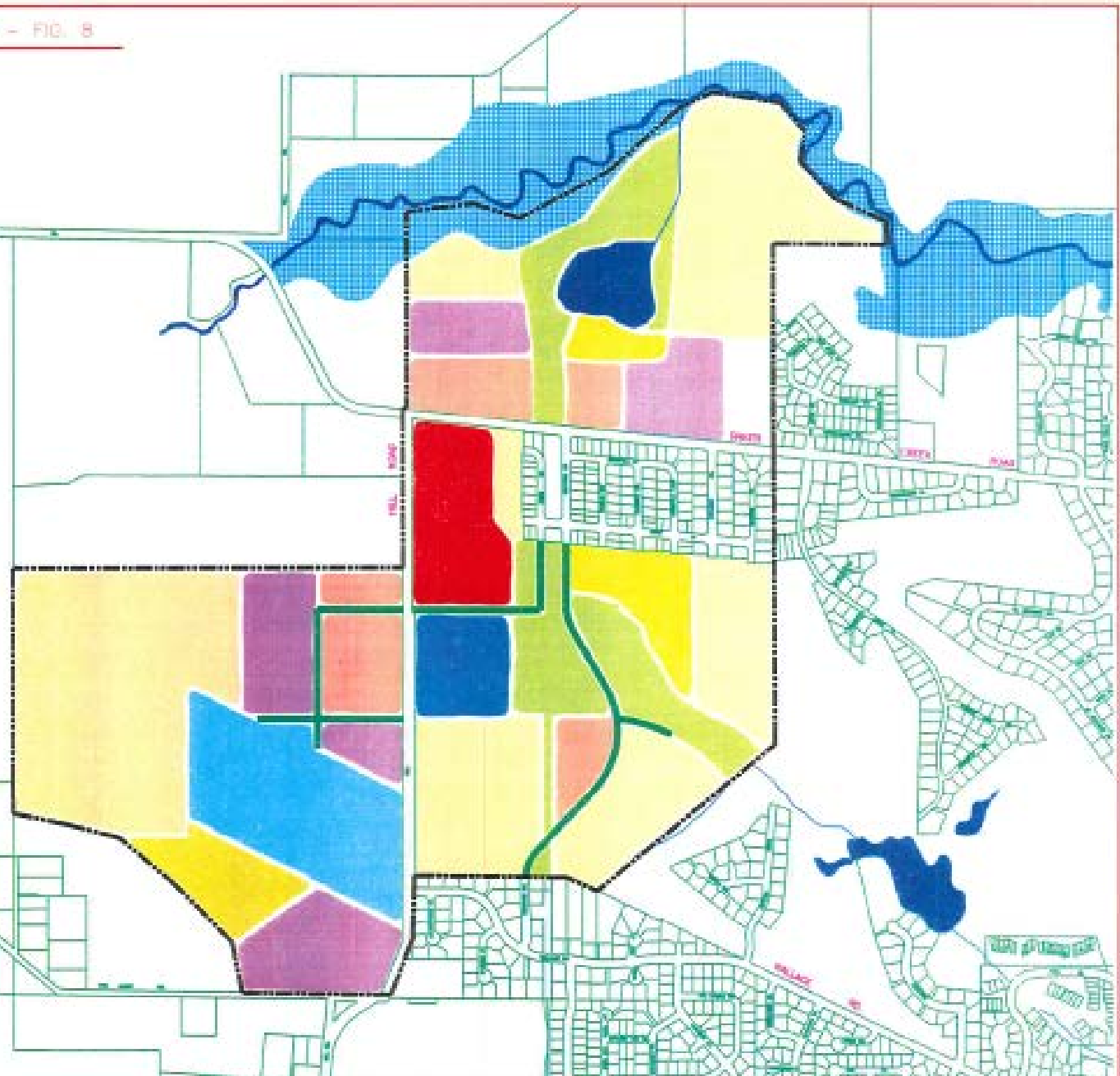
Activity Center Components

- Size:
 - 28-70 acres
 - Focus area: 8-30 acres
 - Support area: 20-40 acres
- Mixed-use (horizontal and/or vertical)
- Public outdoor space
- Medium and high density housing

NORTHWEST

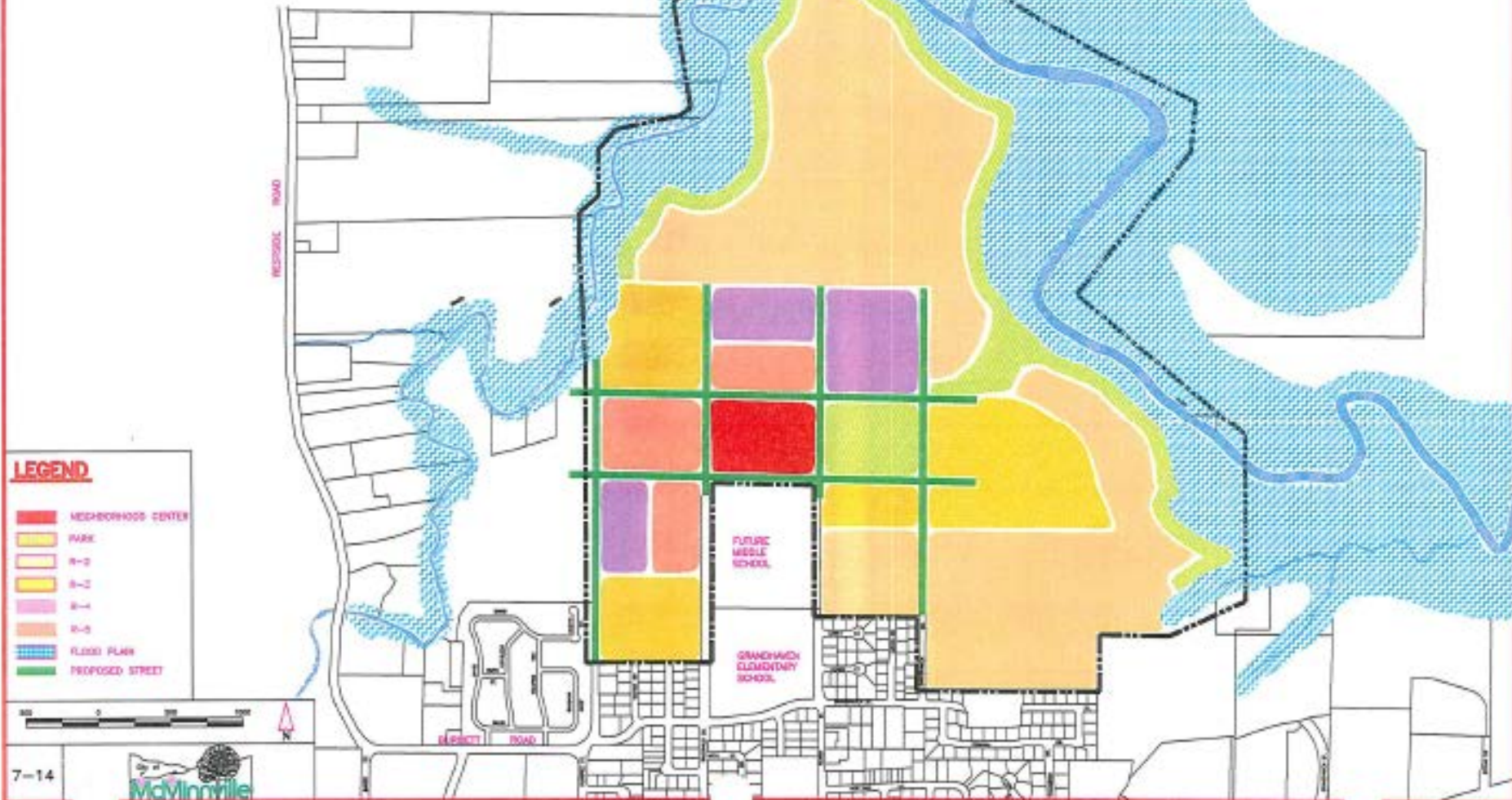
LEGEND

- ROCKWORTH CENTER
- R-1B
- R-2
- R-3
- R-4
- R-5
- HIGH SCHOOL
- ELEMENTARY SCHOOL
- FLOOD PLAIN
- PROPOSED STREET

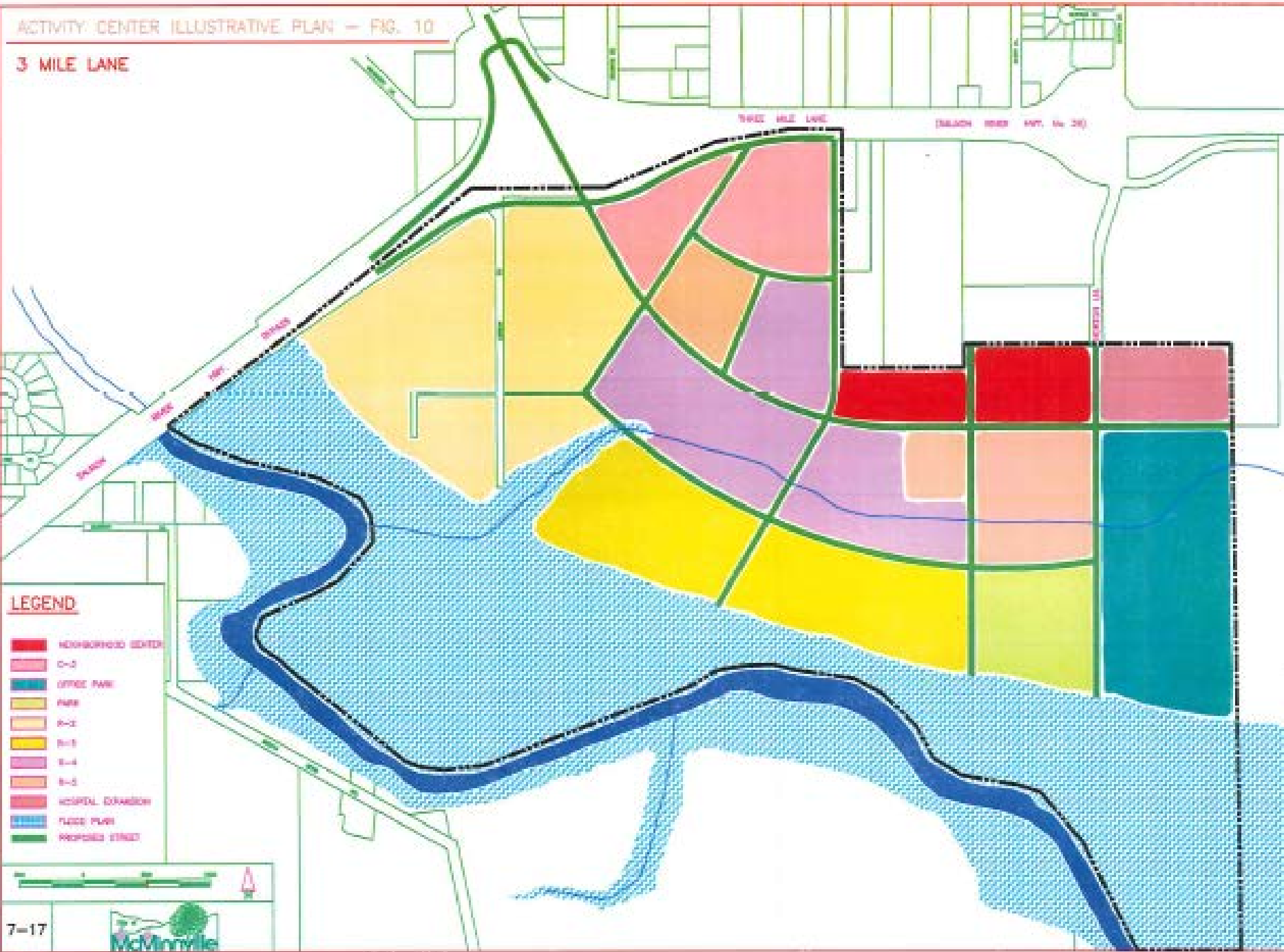


ACTIVITY CENTER ILLUSTRATIVE PLAN - FIG. 9

GRANDHAVEN



3 MILE LANE



LEGEND

- NEIGHBORHOOD CENTER
- D-3
- OFFICE PARK
- PARK
- P-2
- P-3
- P-4
- P-5
- HOSPITAL CORRIDOR
- TRADE PARK
- RECREABLE STREET



SOUTHWEST

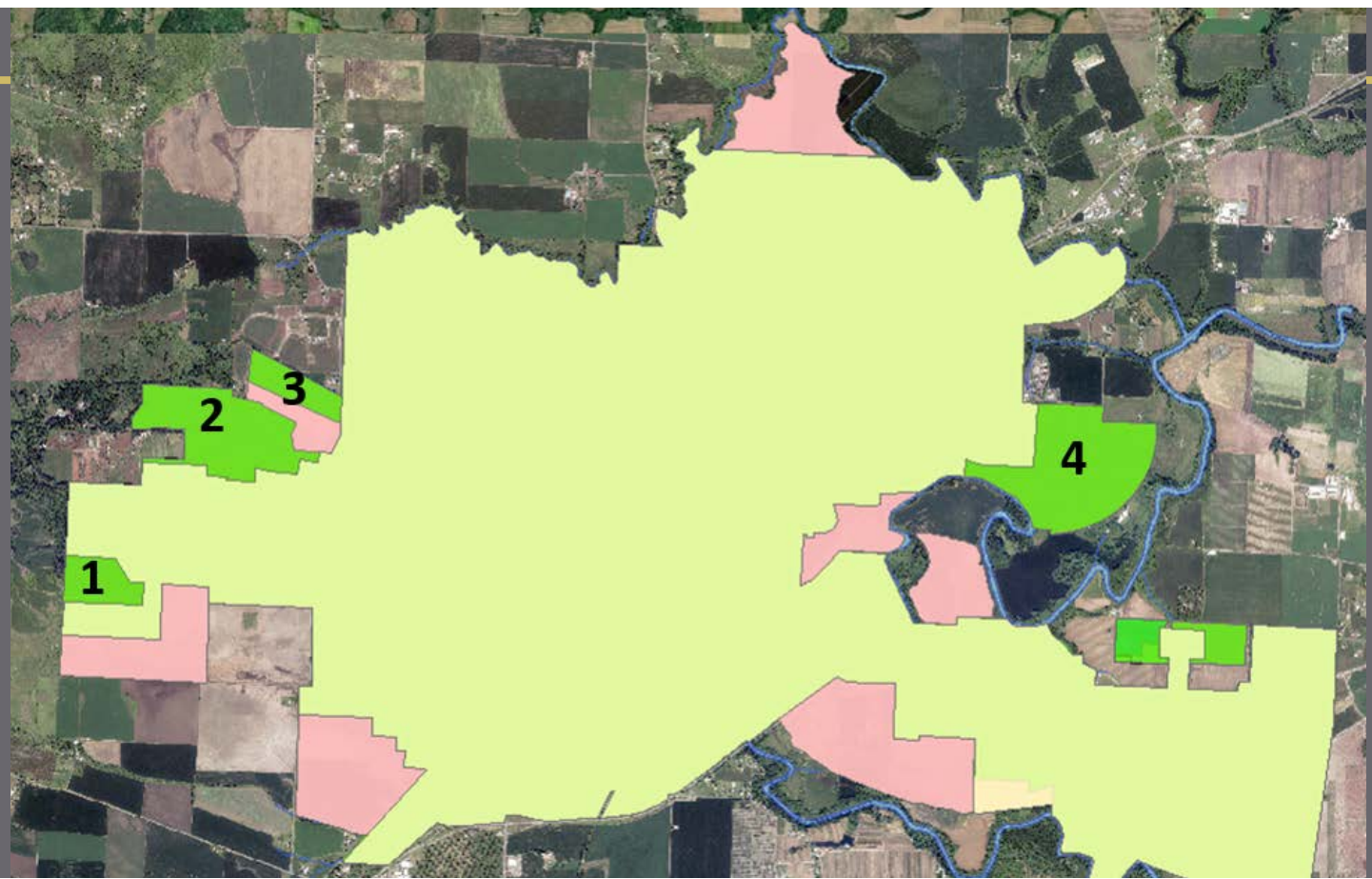


LEGEND

- Neighborhood Center
- P-2
- P-2
- P-4
- P-6
- School/Park
- Cloverleaf School
- Proposed Street



UGB to Meet Needs 2003-2023,

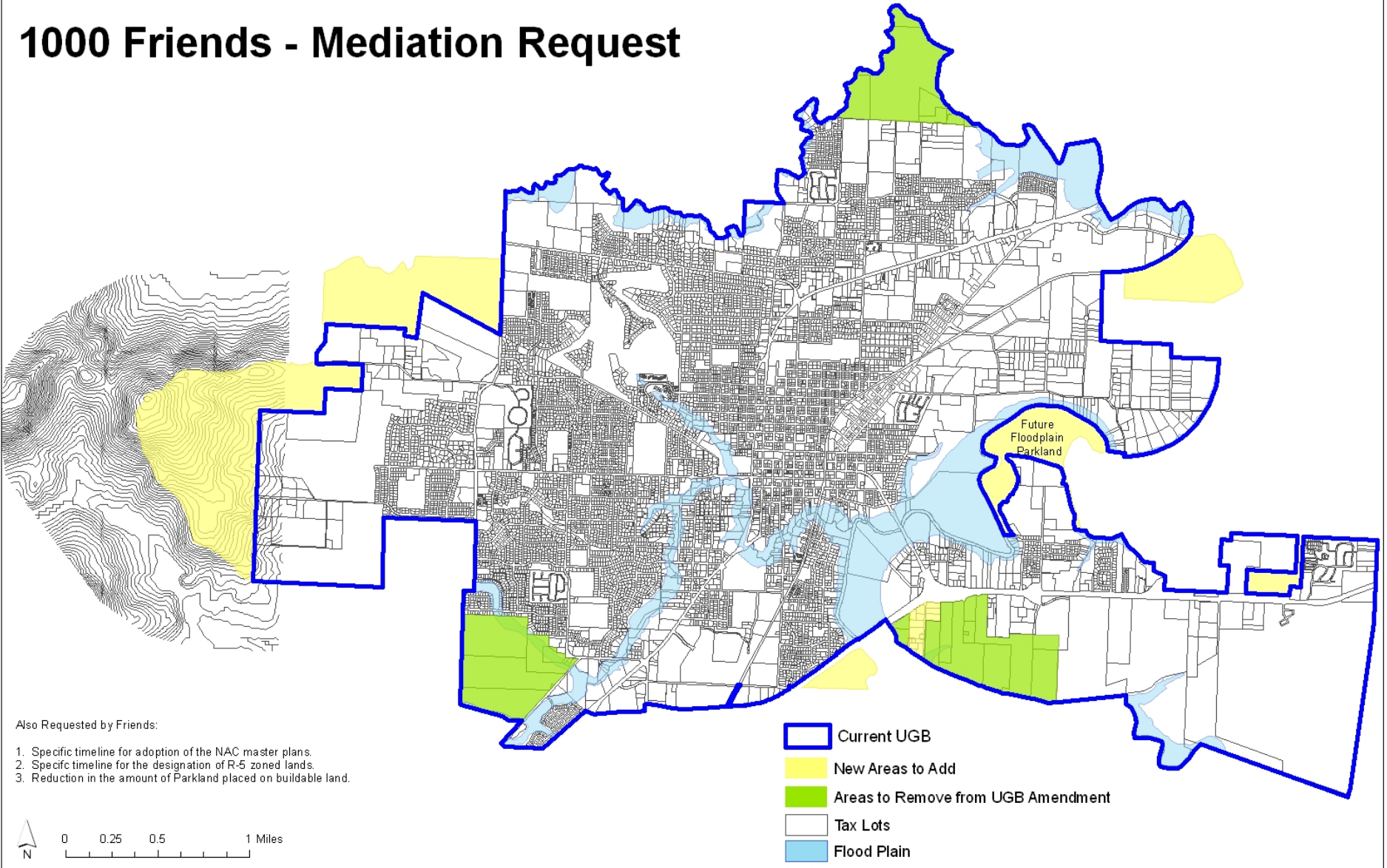


Current UGB = Yellow + Green (Green added to UGB, numbered have res. plan designations)
Not added to UGB = Red

CITY COUNCIL WORK SESSION, 01.22.20

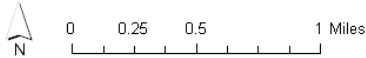


1000 Friends - Mediation Request



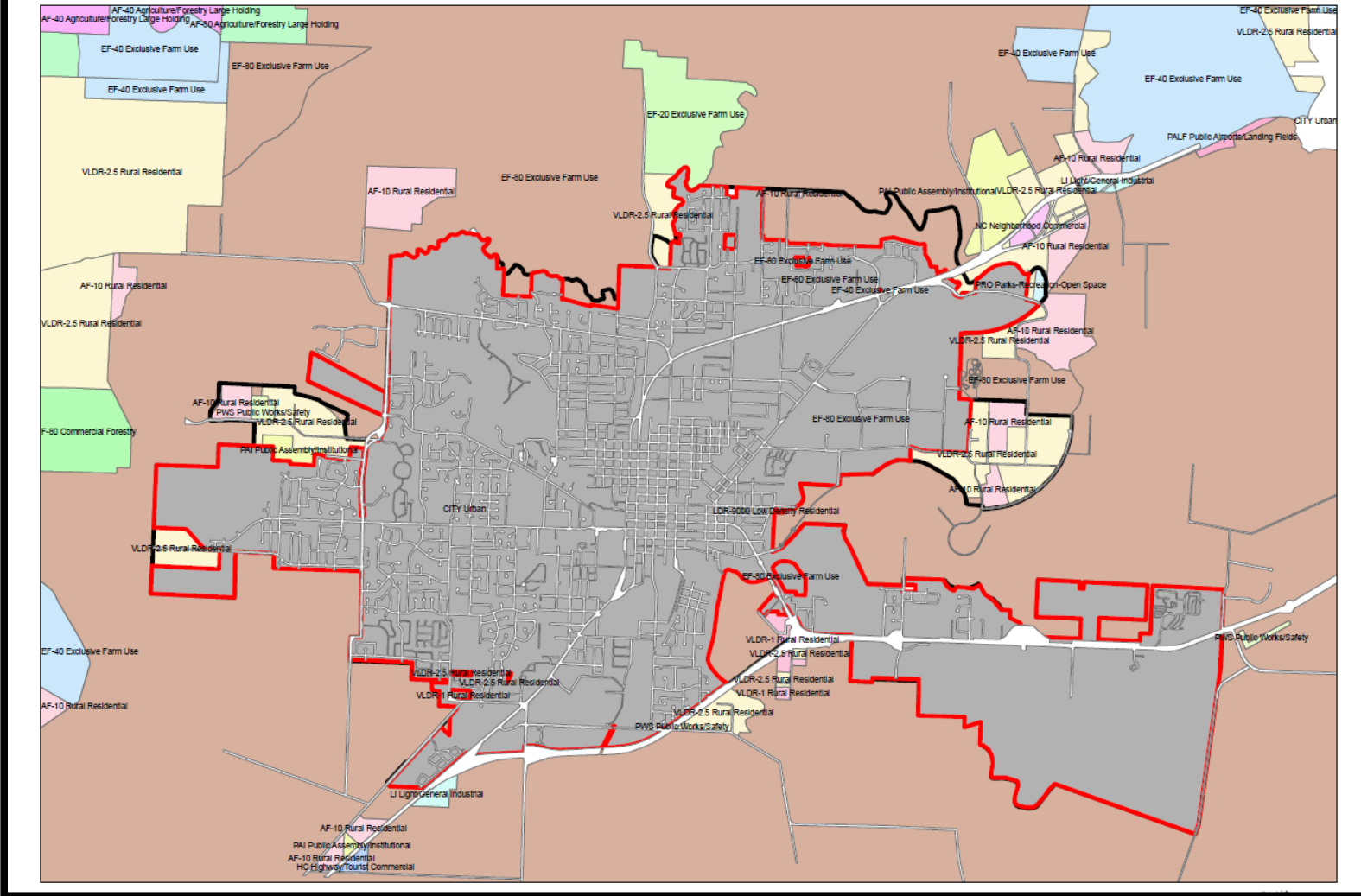
Also Requested by Friends:

- 1. Specific timeline for adoption of the NAC master plans.
- 2. Specific timeline for the designation of R-5 zoned lands.
- 3. Reduction in the amount of Parkland placed on buildable land.

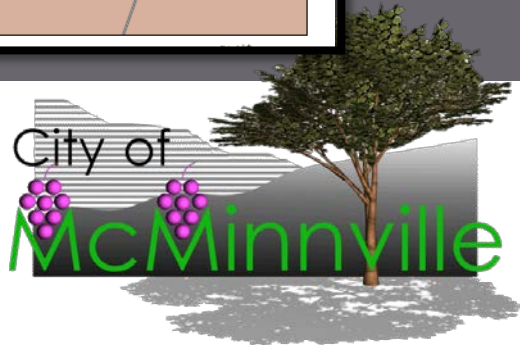


- Current UGB
- New Areas to Add
- Areas to Remove from UGB Amendment
- Tax Lots
- Flood Plain

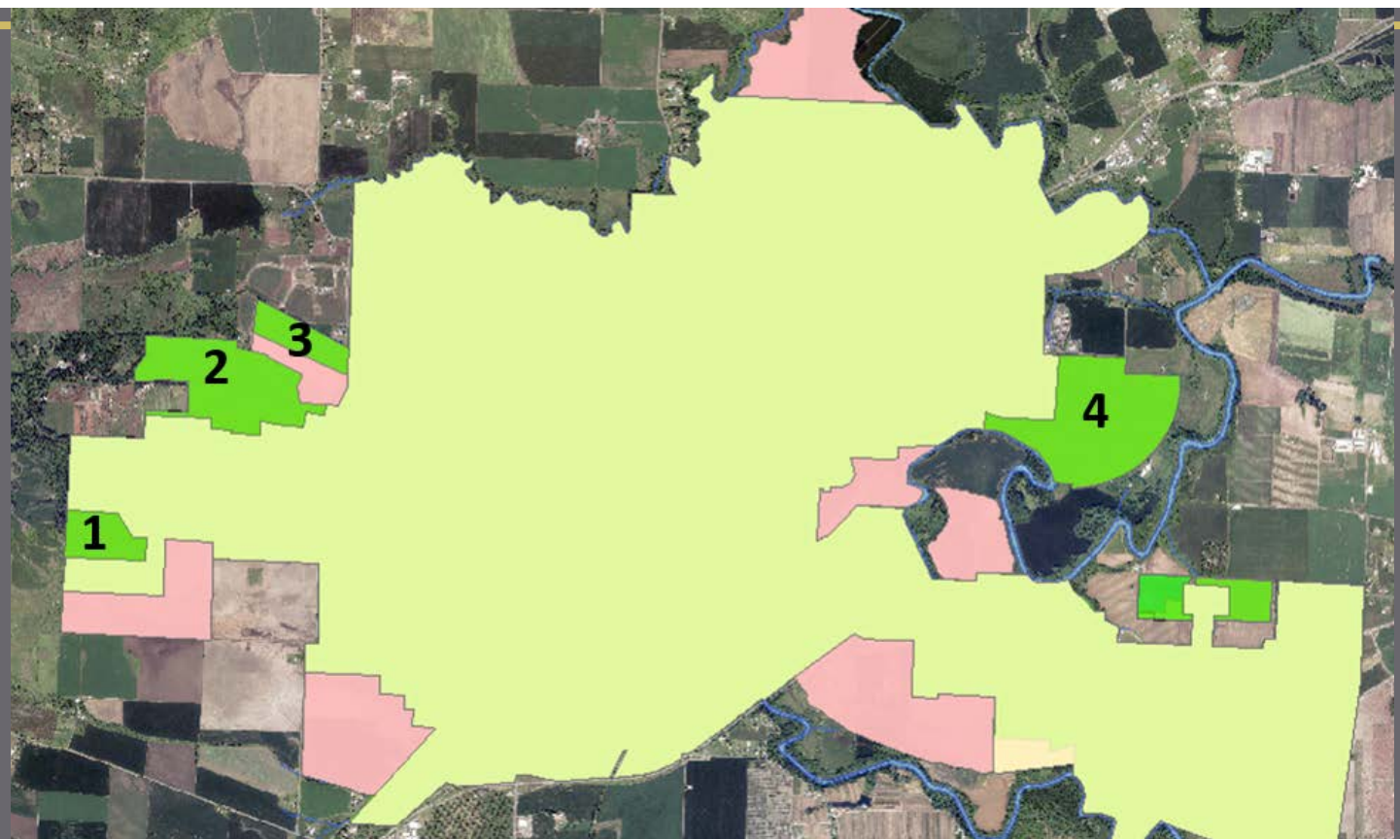
Yamhill County Zoning Designations



CITY COUNCIL WORK SESSION, 01.22.20



UGB to Meet Needs 2003-2023,



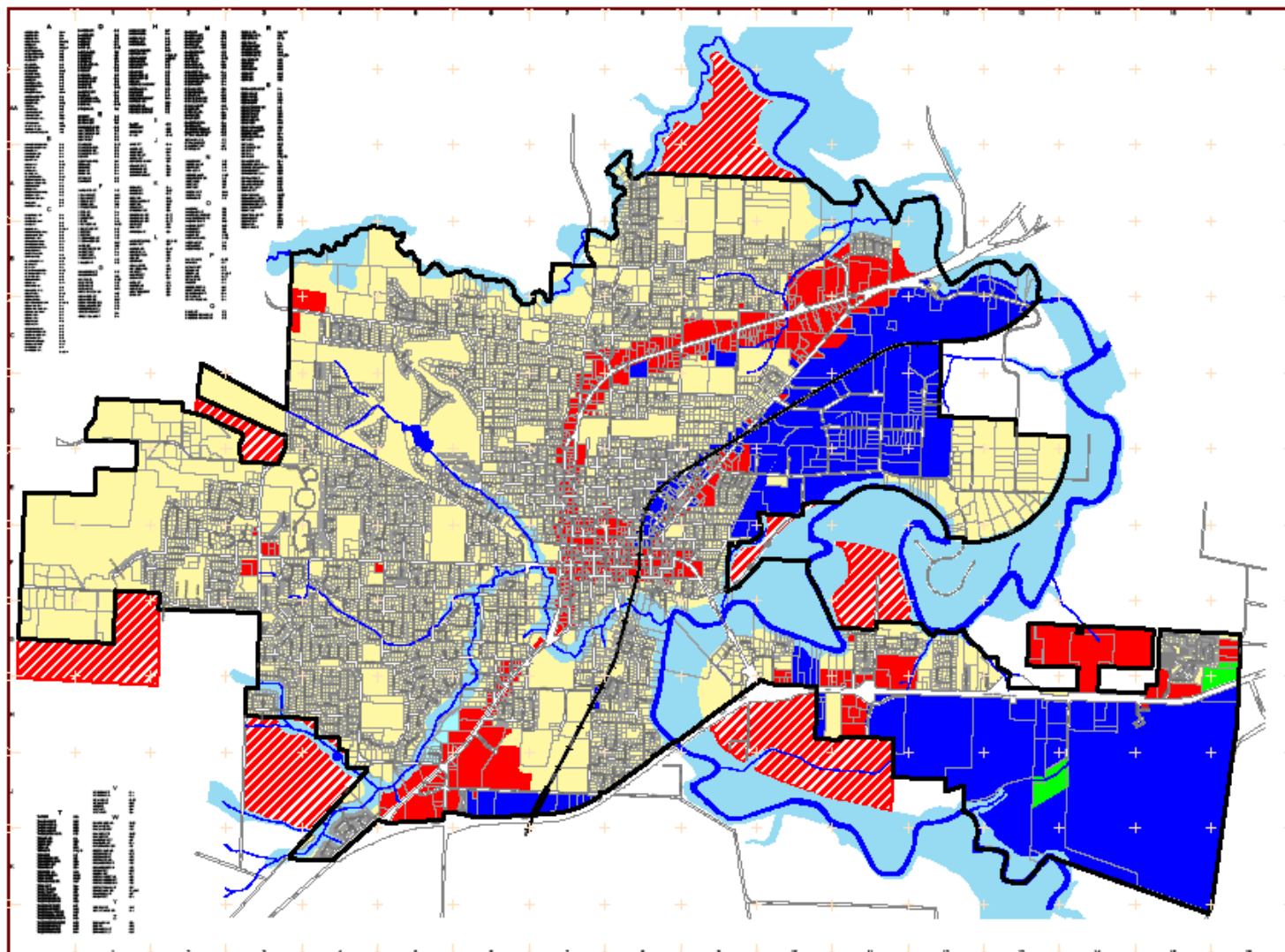
Current UGB = Yellow + Green (Green added to UGB, numbered have res. plan designations)
Not added to UGB = Red

CITY COUNCIL WORK SESSION, 01.22.20



Exhibit 2

City of McMinnville Comprehensive Plan



Legend:

Comprehensive Plan Designations

- Commercial
- Industrial
- Residential
- Mixed Use Urban
- Floodplain
- Under Appeal
- Urban Growth Boundary



November 2012

This map for pre-planning purposes only. For more detailed information please call the McMinnville Planning Department at (503) 434-7311.

City of McMinnville
Engineering Department
231 NE First St
McMinnville, OR 97130
(503) 434-7312

Exhibit 3

City of McMinnville Comprehensive Plan



- Legend:**
Comprehensive Plan Designations
- Commercial
 - Industrial
 - Residential
 - Mixed Use urban
 - Floodplain
 - Urban Growth Boundary

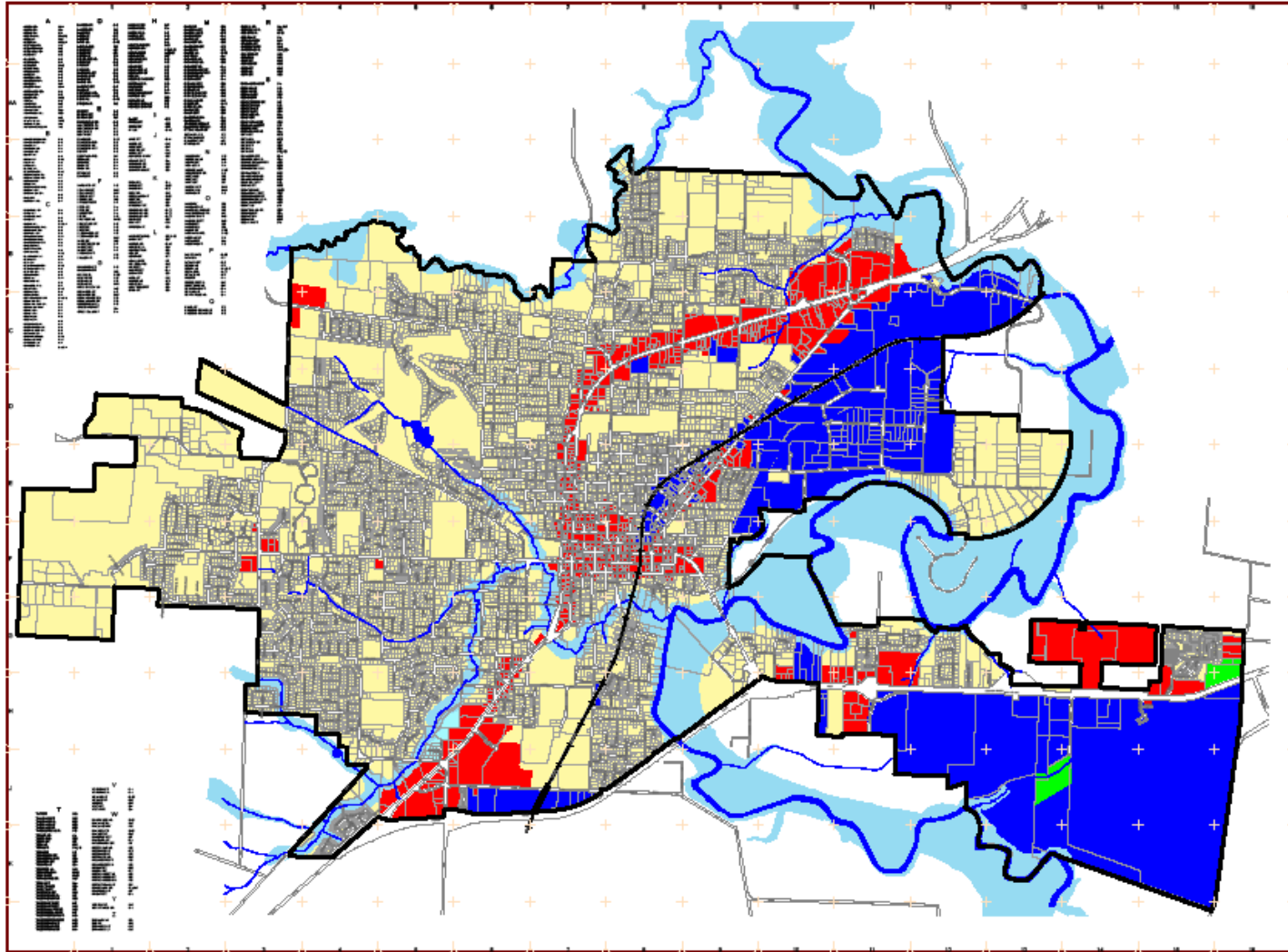


1500 750 0 750 1500 Feet

November 2012

This map for planning purposes only. For more detailed information please call the McMinnville Planning Department at (503) 434-7311.

City of McMinnville
Engineering Department
231 NE Fifth St.
McMinnville, OR 97128
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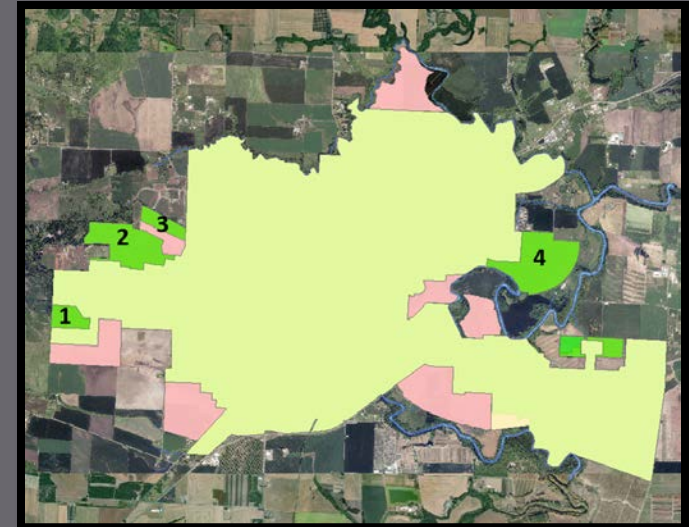


RESULTS OF EFFORTS

- 2000 – Conducted Analysis for 2003-2023 Planning Period
- Concluded a need to expand the UGB by 1,188 gross acres.

537 to meet identified housing needs.

- Court of Appeals ruling – only 217 acres of rural residential exception lands could be brought into the UGB.
- City did not justify the selection of high value farmland land over other exceptions lands adjacent to the existing UGB.



CITY COUNCIL WORK SESSION, 01.22.20



RESULTS OF EFFORTS

- **2000 – Conducted Analysis for 2003-2023 Planning Period**
- **Concluded a need to expand the UGB by 1,188 gross acres.**
537 to meet identified housing needs.
- **Court of Appeals ruling – only 217 acres of rural residential exception lands could be brought into the UGB.**
- **City did not justify the selection of high value farmland land over other exceptions lands adjacent to the existing UGB.**

Results:

City left in a deficit of 673 acres, including 320 acres of residential land.

And 217 acres of land that no one actually believed would develop new housing in any near-term horizon.

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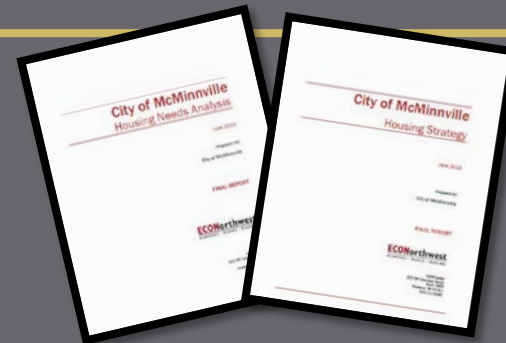
CURRENT GROWTH PLANNING EFFORTS

CITY COUNCIL WORK SESSION, 01.22.20



PLANNING UNDERWAY

- Housing Need
- Employment Need
- Public Lands Need
- Housing Strategy – (Density and Flexibility)
- Great Neighborhood Principles
- City Center Housing Strategy
- Form Based Residential Design Standards
- Embracing HB 2001



CITY COUNCIL WORK SESSION, 01.22.20



**McMINNVILLE'S
FUTURE**

Growth Chart

	TOTAL POPULATION	GROWTH PEOPLE	GROWTH HOMES
2041	46,549	12,739	5,002
2067	62,804	28,045	11,012

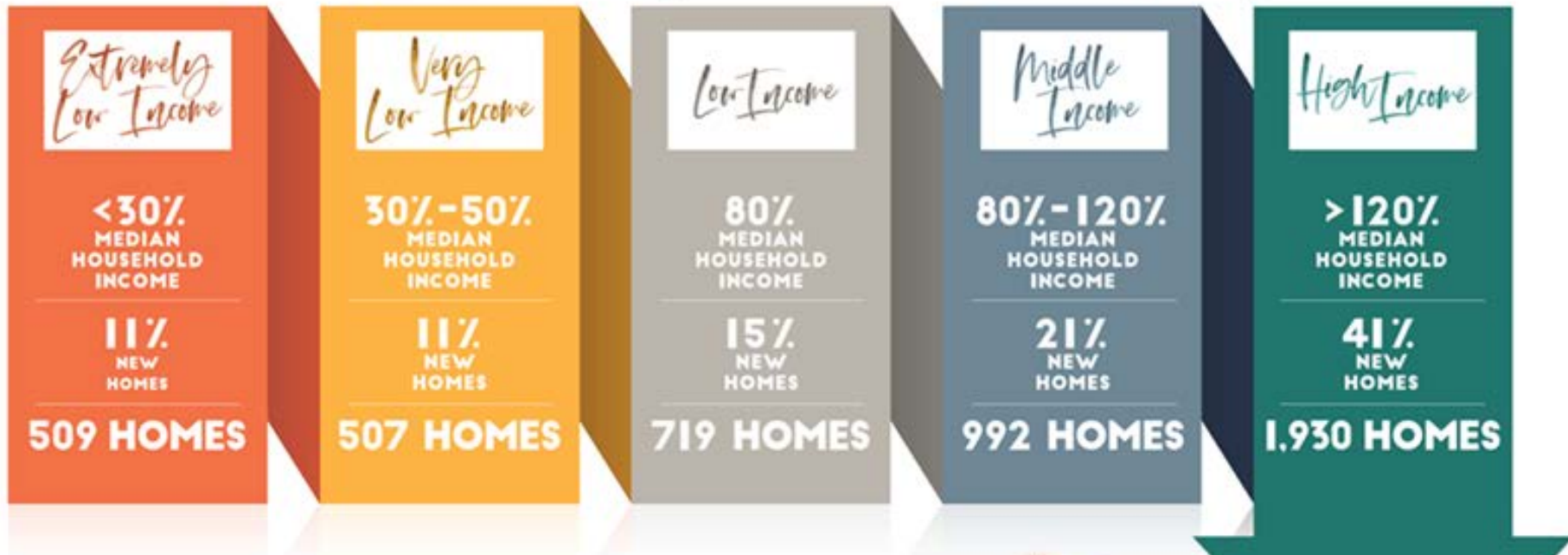


Growing McMinnville
MINDFULLY

**McMINNVILLE'S
FUTURE GROWTH**



Housing Needs



Growing McMinnville
MINDFULLY

FUTURE HOUSING MIX

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

Figure 3:

	Single Family Detached	Single Family Attached	Multifamily	Change to Overall Mix 2041***	Change to Overall Mix 2067***	Deficit Acreage of Land in 2021-2041 Planning Horizon*
Baseline Existing Mix	68%**	9%	23%	68, 9, 23	68, 9, 23	483
Baseline 2000 – 2018 Mix	62%	8%	31%	66, 9, 25	65, 8, 26	449
Future Horizon Scenario #1	60%	10%	30%	66, 9, 25	64, 9, 26	441
Future Horizon Scenario #2	55%	12%	33%	65, 10, 26	62, 10, 27	420

Committee chose Future Horizon Scenario #2
55%, 12%, 33%

CITY COUNCIL WORK SESSION, 01.22.20



AGGRESSIVE APPROACH

2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes

Putting it into Perspective

- Redevelopment Potential – 8%, 422 Units
- Housing Mix and Density – 55%, 12%, 33%

Newberg		Redmond		Grants Pass		Corvallis		Bend	
60/8/32	120 Units	60/15/25	146 Units	67/8/25	198 Units	50/6/44	11%	55/10/35	n/a

CITY COUNCIL WORK SESSION, 01.22.20



RESPONDING TO NEED

Figure 2:

	<u>Extremely Low Income</u> (≤ 30% of MHI) 483 HH in 20 Year Forecast 11% of total units	<u>Very Low Income</u> (30 – 50% of MHI) 482 HH in 20 Year Forecast 11% of total units	<u>Low Income</u> (50-80% of MHI) 683 HH in 20 Year Forecast 15% of total units	<u>Middle Income</u> (80 - 120% of MHI) 943 HH in 20 Year Forecast 21% of total units	<u>High Income</u> (≥ 120% of MHI) 1,833 HH in 20 Year Forecast 41% of total units
Single Family Detached	Tiny Home Villages Mobile Homes	Tiny Home Villages Mobile Homes Manufactured Homes Single Family Detached – Habitat and CHB, Section 8	Tiny Home Villages Mobile Homes Manufactured Homes Cottage Clusters Small Lot Subdivisions Single Family Detached – Habitat and CHB, Section 8	Single Family Detached Cottage Clusters Small Lot Subdivisions	Single Family Detached Cottage Clusters Small Lot Subdivisions
Single Family Attached		Common Wall Duplexes – Section 8 Townhomes – Section 8	Common Wall Duplexes – Section 8 Townhomes – Section 8	Common Wall Duplexes Townhomes	Common Wall Duplexes Townhomes
Multi-Family	Duplexes – Section 8 Triplexes – Section 8 Quadplexes – Section 8 Apartments – Section 8 Apartments - Subsidized	Duplexes – Section 8 Triplexes – Section 8 Quadplexes – Section 8 Apartments – Section 8 Apartments - Subsidized	Duplexes – Section 8 Triplexes – Section 8 Quadplexes – Section 8 Apartments – Section 8 Apartments - Subsidized	Duplexes Triplexes Quadplexes Apartments Condos	High End Duplexes High End Triplexes High End Quadplexes Apartments Condos

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MANAGING DENSITY

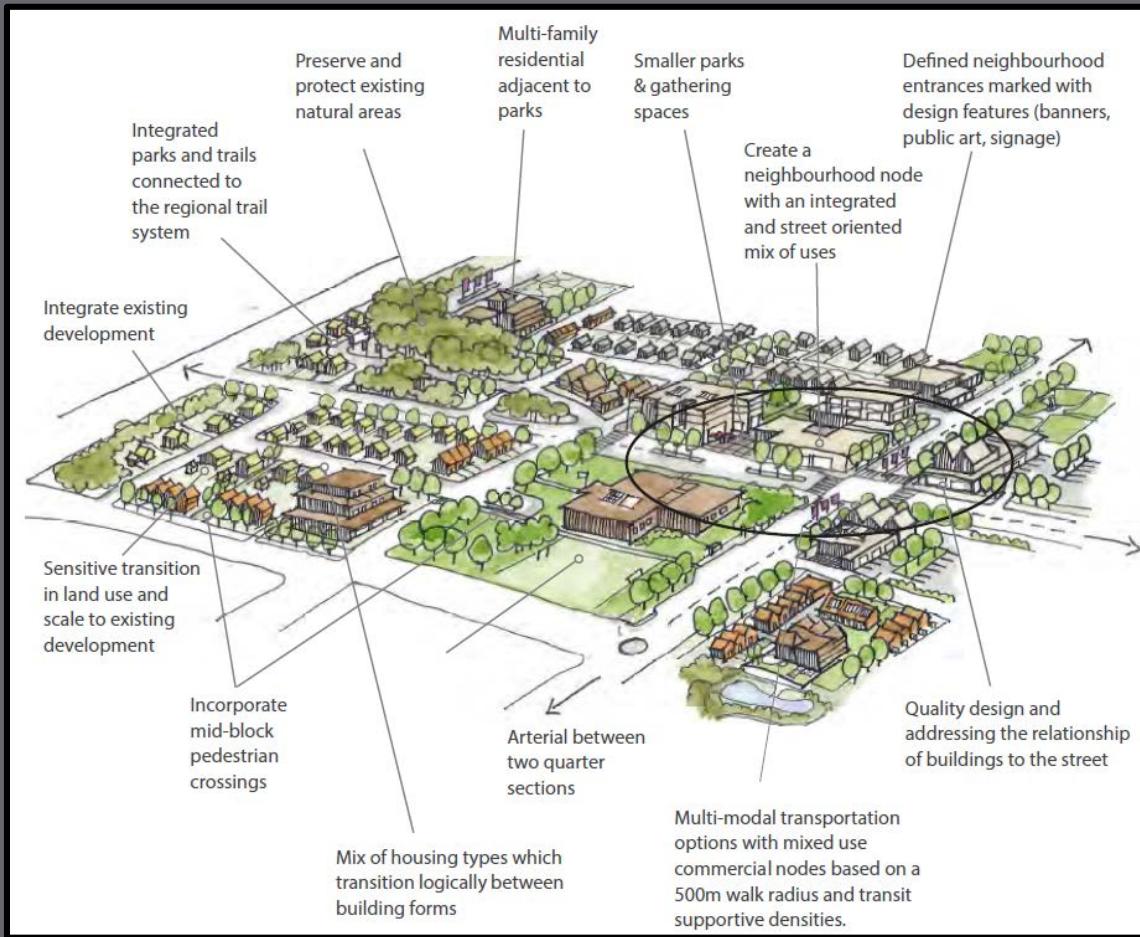
Figure 4:

Types of Zoning	Option #1 – Existing	Option #2 - Great Neighborhood Principles	Option #3 – Hybrid with High Density	Option #4 – Hybrid with High Density and Low Density
<p>Traditional McMinnville Zoning: R1, R2, R3 and R4 Zoning. Zones are identified by minimum lot sizes, density standards and allowed housing types. Lowest density zone, R1, has the least amount of allowed housing types. High density zone has the most amount of allowed housing types. Currently no design and development standards for housing types.</p>	X			
<p>Catch-All Residential Zone: A zone that has a targeted minimum density and requires a developer to show how they will be achieving that with a variety of different housing types (single family detached – all sizes), cottage clusters, duplexes, triplexes, quadplexes, townhomes, apartments, etc.) and has design and development standards for each housing type. Zone could also include a targeted affordable housing component for developments.</p>		X	X	X
<p>High Density Residential Zone: Only multifamily allowed. Need to define what is multifamily (duplexes, triplexes, quadplexes and apartments). Design and Development Standards for each housing type.</p>			X	X
<p>Single Family Residential Zone: This is the traditional single family detached residential zone. Typically allows for duplexes on corner lots.</p>				X

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BUILDING NEIGHBORHOODS



2041	12,739 people	5,002 Homes
2067	28,045 People	11,012 Homes



CITY COUNCIL WORK SESSION, 01.22.20



McMinnville's Great Neighborhood Principles: The City of McMinnville is currently in the process of adopting Great Neighborhood Principles. These principles are meant to create equity and inclusion for all residents in McMinnville to ensure that all residents live in a great neighborhood regardless of their income.

1. **Natural Feature Preservation** – Preserve significant natural features of the land.
2. **Scenic Views** – Preserve scenic view in areas that everyone can access.
3. **Parks and Open Spaces** – Provide open and recreational spaces for everyone to enjoy.
4. **Pedestrian Friendly** – Pedestrian friendly for all ages and abilities.
5. **Bike Friendly** – Bike friendly for all ages and abilities.
6. **Connected Streets** – Increased connectivity between places and destinations.
7. **Accessibility** – Should be accessible for people of all ages and abilities.
8. **Human Scale Design** – Buildings and spaces are designed to be comfortable at a human scale and foster human interaction with the built environment.
9. **Mix of Activities** – Easy and convenient access to many of the destinations, activities and local services that residents use on a daily basis.
10. **Urban Rural Interface** – Complement adjacent rural areas and transition between urban and rural uses.
11. **Housing for Diverse Incomes** – Housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.
12. **Housing Variety** – Variety of building forms and architectural variety to avoid monoculture design.
13. **Unique and Integrated Design** – Unique features, designs and focal points create neighborhood character and identity.

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9. **Mix of Activities** – Easy and convenient access to many of the destinations, activities and local services that residents use on a daily basis.
10. **Urban Rural Interface** – Complement adjacent rural areas and transition between urban and rural uses.
11. **Housing for Diverse Incomes** – Housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.
12. **Housing Variety** – Variety of building forms and architectural variety to avoid monoculture design.
13. **Unique and Integrated Design** – Unique features, designs and focal points create neighborhood character and identity.

CITY COUNCIL WORK SESSION, 01.22.20



McMinnville's Great Neighborhood Principles: The City of McMinnville is currently in the process of adopting Great Neighborhood Principles. These principles are meant to create equity and inclusion for all residents in McMinnville to ensure that all residents live in a great neighborhood regardless of their income.

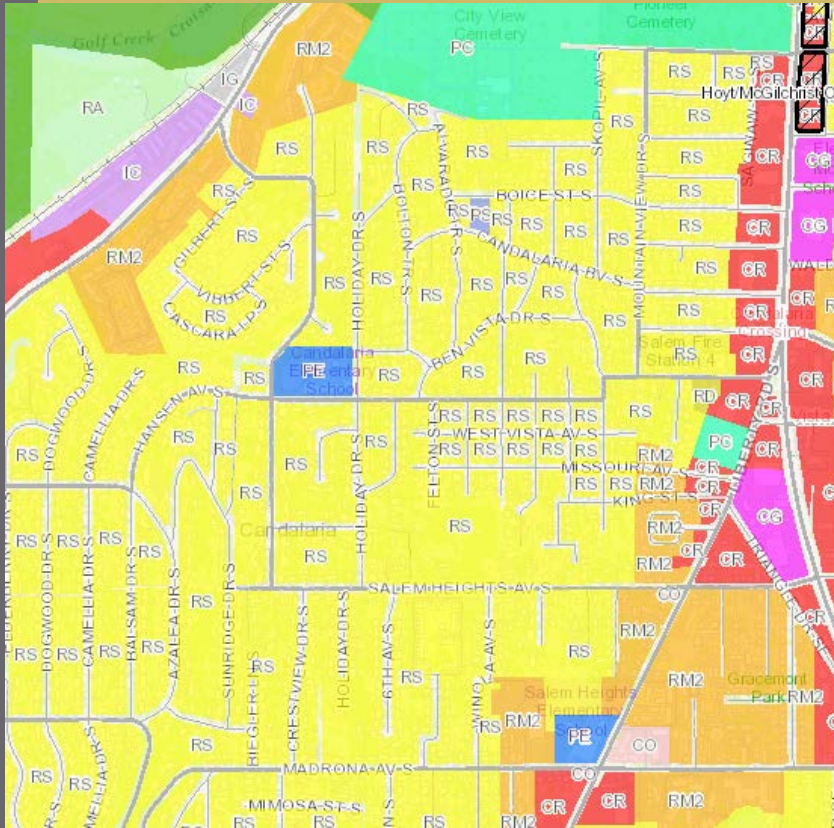
1. **Natural Feature Preservation** – Preserve significant natural features of the land.
2. **Scenic Views** – Preserve scenic view in areas that everyone can access.
3. **Parks and Open Spaces** – Provide open and recreational spaces for everyone to enjoy.
4. **Pedestrian Friendly** – Pedestrian friendly for all ages and abilities.
5. **Bike Friendly** – Bike friendly for all ages and abilities.
6. **Connected Streets** – Increased connectivity between places and destinations.
7. **Accessibility** – Should be accessible for people of all ages and abilities.
8. **Human Scale Design** – Buildings and spaces are designed to be comfortable at a human scale and foster human interaction with the built environment.
9. **Mix of Activities** – Easy and convenient access to many of the destinations, activities and local services that residents use on a daily basis.
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CITY COUNCIL WORK SESSION, 01.22.20



Strategy:

fine-grained land use pattern
form-based design standards



VS.



CITY COUNCIL WORK SESSION, 01.22.20

City of
McMinnville



DESIGN AND DEVELOPMENT STANDARDS



CITY COUNCIL WORK SESSION, 01.22.20





ADU/CARRIAGE HOUSE



DUPLEX - Side by Side/Stacked



TRIPLEX



FOURPLEX



MANSION APARTMENT



BUNGALOW COURT



TOWNHOME



APARTMENT BUILDING - Small



APARTMENT BUILDING - Large



CITY COUNCIL WORK SESSION, 01.22.20



WHAT THIS MEANS FOR THE CITY

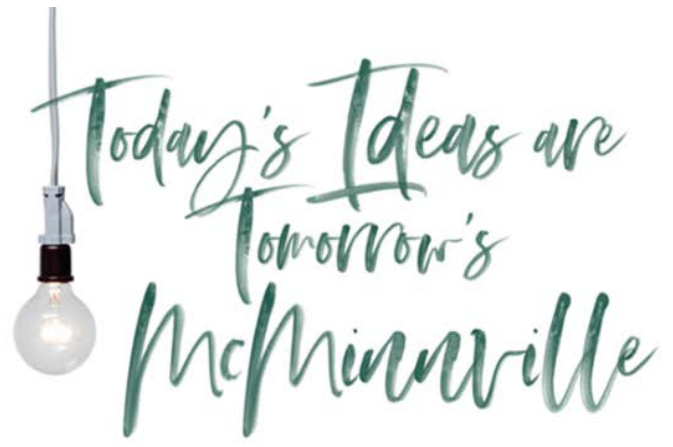
- A commitment to a higher density housing strategy
– “Are we ready for it?”
- A paradigm shift in zoning from homogenous single-family residential zones to neighborhoods that are inclusive and diverse with a variety of housing types
-

CITY COUNCIL WORK SESSION, 01.22.20





Growing McMinnville
MINDFULLY





SHOULD McMINNVILLE GROW...

Up?



**HIGHER DENSITY
RESIDENTIAL DEVELOPMENT**
(apartment complexes, smaller lots, duplexes & triplexes)

**NO URBAN GROWTH
BOUNDARY EXPANSION**

Out?



**MAINTAIN THE EXISTING
MIX OF HOUSING TYPES**
**LARGE URBAN GROWTH
BOUNDARY EXPANSION**

Both?



**ADDITION OF HIGHER DENSITY
RESIDENTIAL DEVELOPMENTS
AND SINGLE FAMILY HOMES**
**SMALL URBAN GROWTH
BOUNDARY EXPANSION**



Growing McMinnville
MINDFULLY

I Mac because...



Parks + Trails!

The Homeless are really nice
The People are friendly
Harvest Fresh
Playschool
All the Parks!!

Free Fire Police Fire + Streets
Teen worry about other as funds decrease

McMinnville gymnastics!
Wine tasting
of YOU!

walkable, safe
I like Mac so much
No where else feels
like Home the way Mac

Does
I like it In a lot of
People
I'm a C
Mac

Peaceful with access to
other places

TREES


Downtown area like "crucifixion"
great location to access beach,
FDX, mountains!

SENIOR CENTER

Because it's HOME!
Gymnastics PARKS AND REC
Small sustainable community
Small town = Big Personality
Cougars and DEER



Today's Ideas are Tomorrow's McMinnville



Jesus in all forms!
Costco Panera or
Trader Joe's

Costco - Por Favor!
NE high school
New high school, Bike Trails

Costco
Additional play equipment
at all corners in elbows

Trader Joe's
New Community/Aquatic
Center

Please consider traffic congestion
at lights - add designated
turn signals - especially
at Baker Cr Rd + Hwy 99

Bike racks @ new park
Parking lot @ new park
Government that follows its resolutions
tiny house village for
homeless with community
center/health office.

more Schools (night middle)
less bureaucratic bullpoo
THIS TOWN NEEDS a
Target + Trader Joe's! yes!

Officials that follow the conditions
New high school
Affordable Housing - Detached
We want Costco, Iggy, Panera or
Chipotle

Video game center
olive garden!
more legit bike lanes

Government that follows Mission statement
More school
equipment!!!
#Gr Newby
Elementary!!!

Stop light @ Hwy 18
+ Lafayette Rd
I think they say
upgrade the school!

Appleby's
for a new by
Elementary!

Less huge houses
more affordable homes!
no ex-bankers in government
A mall! Indoor
Nature Reserve

make it safer to walk
cross 1st + 2nd streets
from ford st - no link
to another part of town
that gets forgotten.

- THINK ABOUT
NEW ATCH @ school
TARGET

can go there
Costco - TJ's - Target !!!
Natural Grocers
COSTCO!!

- Permanent Indoor
Pickleball Courts (6)
Homeless shelter
CLEAN UP CITY PARK (DEWS)

Food court
Athletic complex indoor tennis
Teen center
skating rink
Trader Joe's
A mall w/ Santa Claus @ Christmas

Target
RED ROBIN!

More gun stores
INDIAN RESTAURANT!

Target
RED ROBIN!

Growing McMinnville
MINDFULLY
kids Science center



It says mindfully; many are thinking only for themselves
and only for spending \$ not for growing.



Growing McMinnville MINDFULLY

SHOULD McMINNVILLE GROW...

Up?

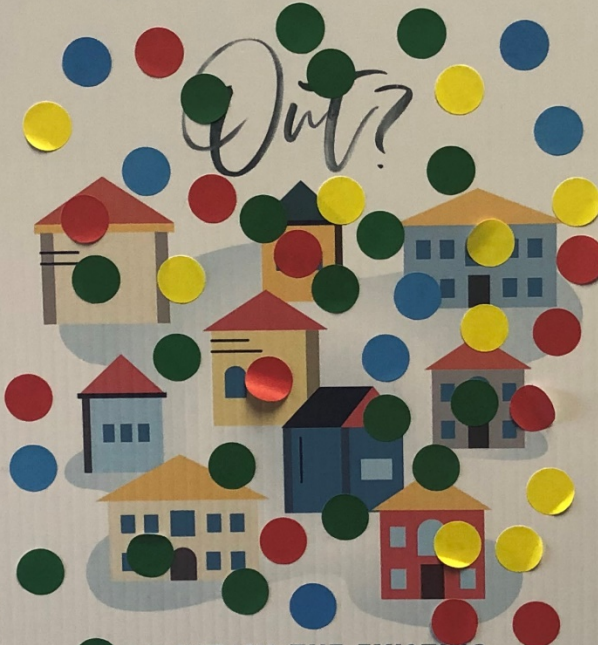


**HIGHER DENSITY
RESIDENTIAL DEVELOPMENT**

(apartment complexes, smaller lots, duplexes & triplexes)

**NO URBAN GROWTH
BOUNDARY EXPANSION**

Out?



**MAINTAIN THE EXISTING
MIX OF HOUSING TYPES**

**LARGE URBAN GROWTH
BOUNDARY EXPANSION**

Both?



**ADDITION OF HIGHER DENSITY
RESIDENTIAL DEVELOPMENTS
AND SINGLE FAMILY HOMES**

**SMALL URBAN GROWTH
BOUNDARY EXPANSION**

**WE NEED MORE
URBAN LAND SUPPLY
TO ACCOMMODATE FUTURE
GROWTH FOR NEXT 20 YEARS**

CITY COUNCIL WORK SESSION, 01.22.20



STAFF RECOMMENDATION – March 13, 2018

- Need to initiate a discussion about growth asap.
- Pursue a substantial UGB amendment.
- Recommend a Urban Reserve Area analysis and establishment
- Recommend standard UGB Amendment process
- Minimum of 5 Years

City Council, 03.13.18

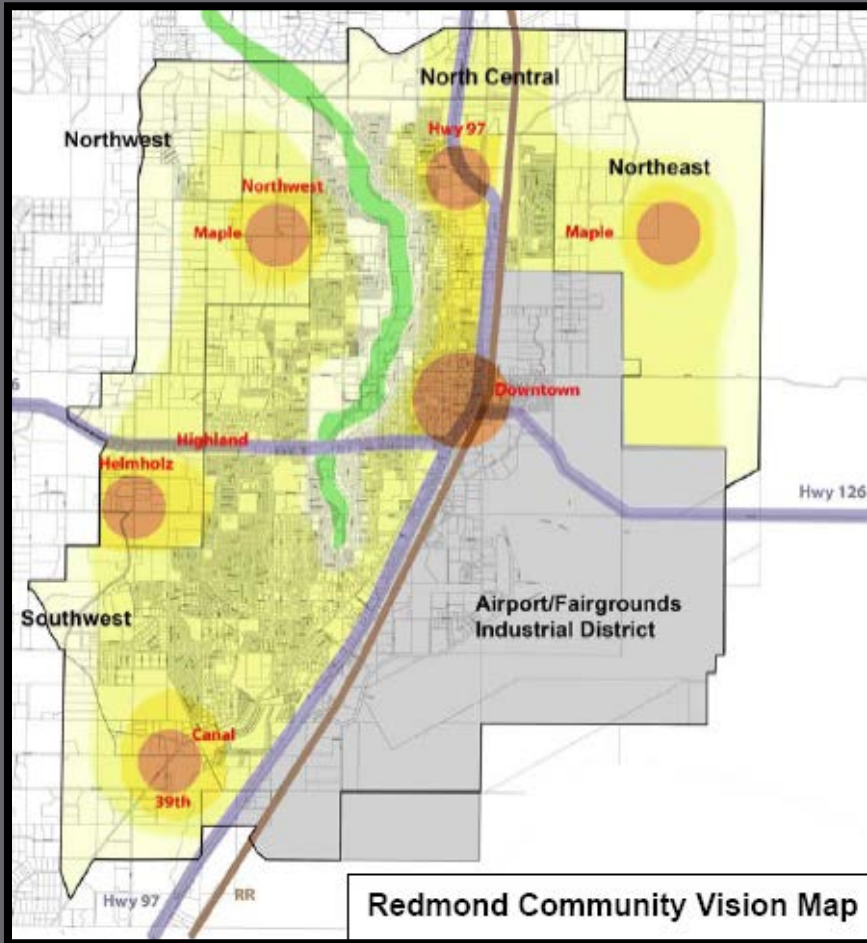


LONG TERM VISION - URA

Big picture 50-year growth plan.

Future certainty for growth areas.

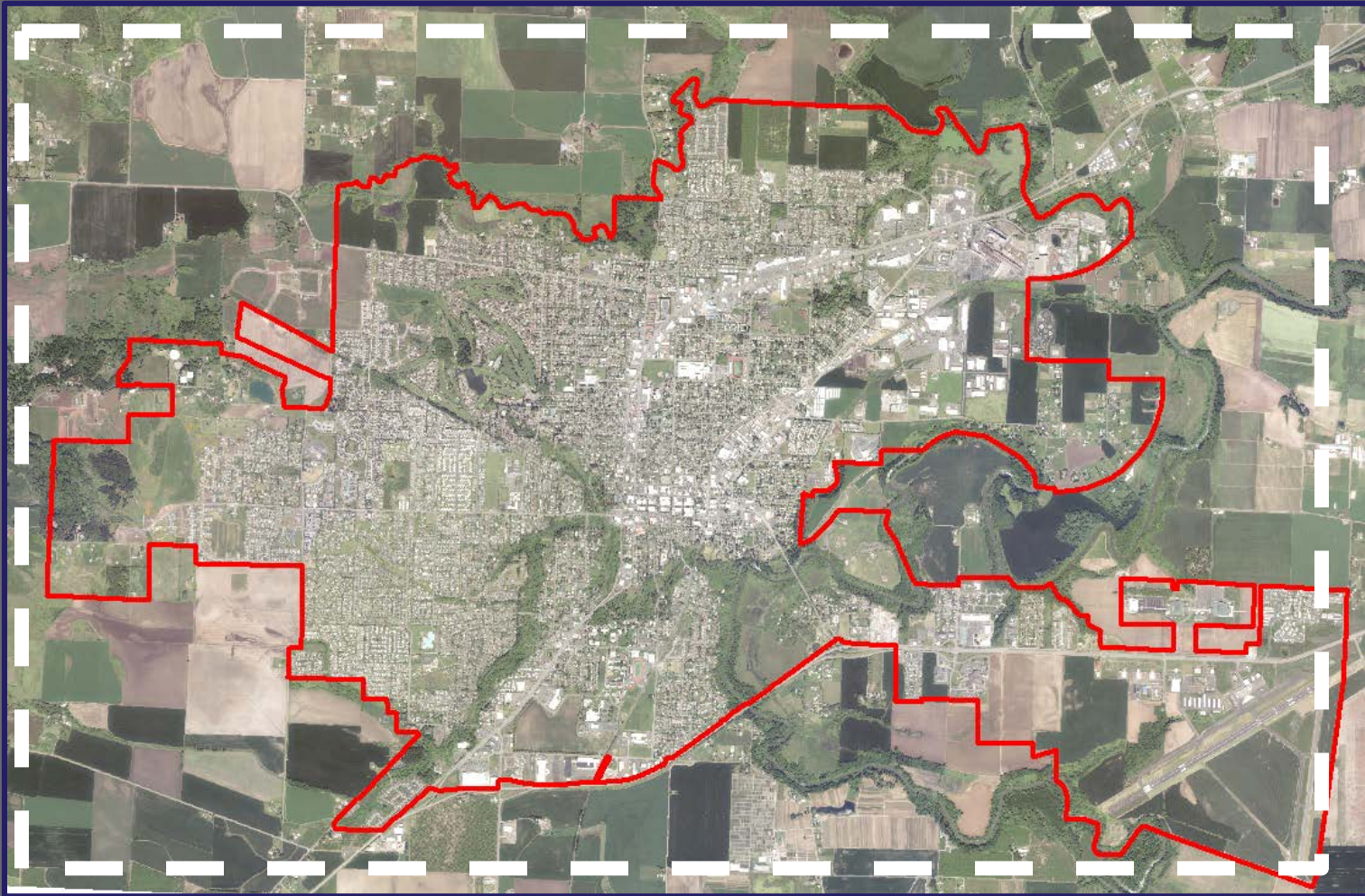
Oversize public facilities to serve future growth area.



City Council, 03.13.18

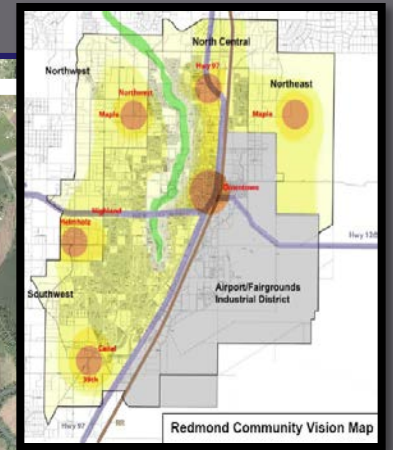
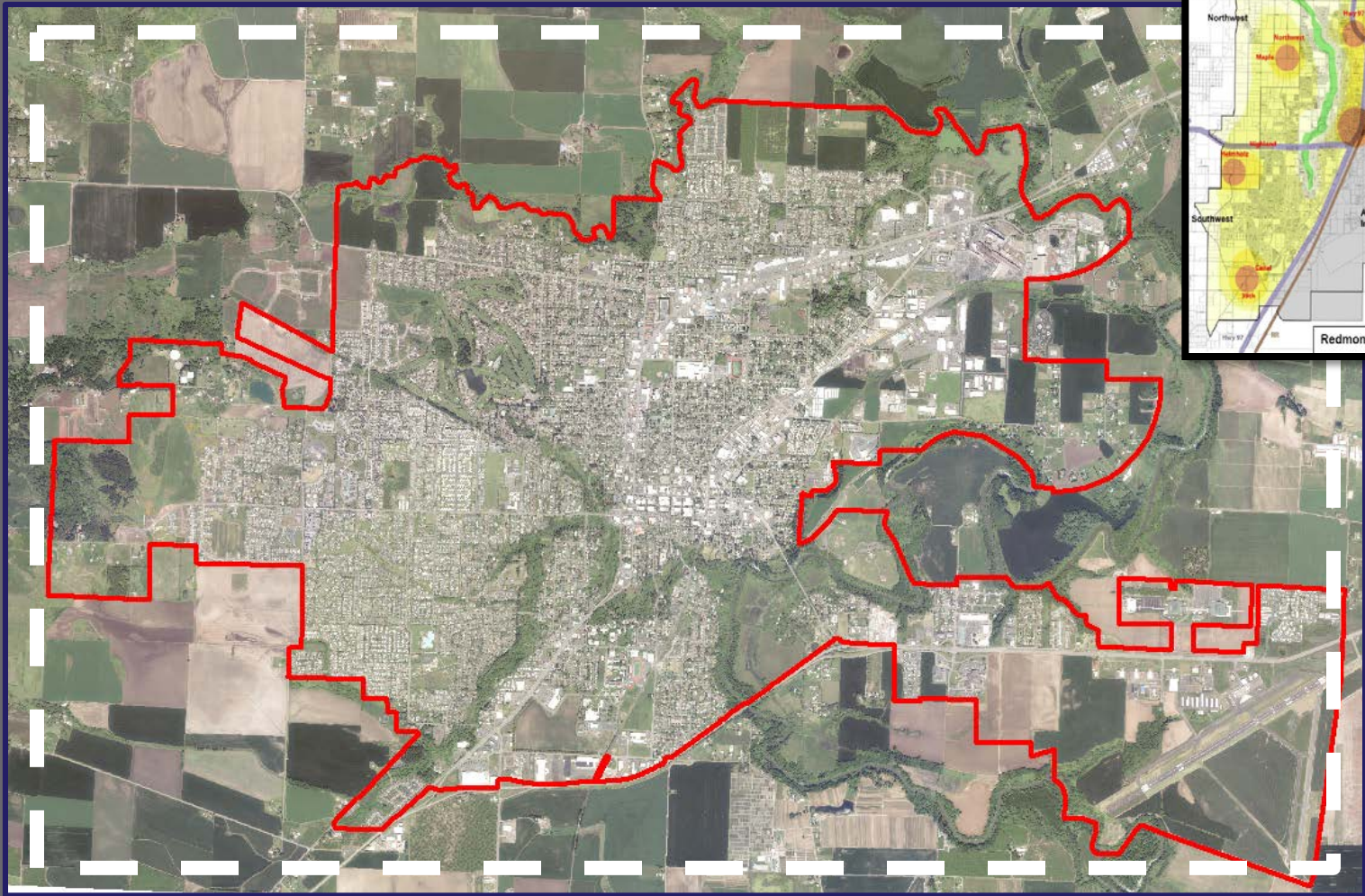


PURSUE URBAN RESERVE AREA



City Council, 03.13.18

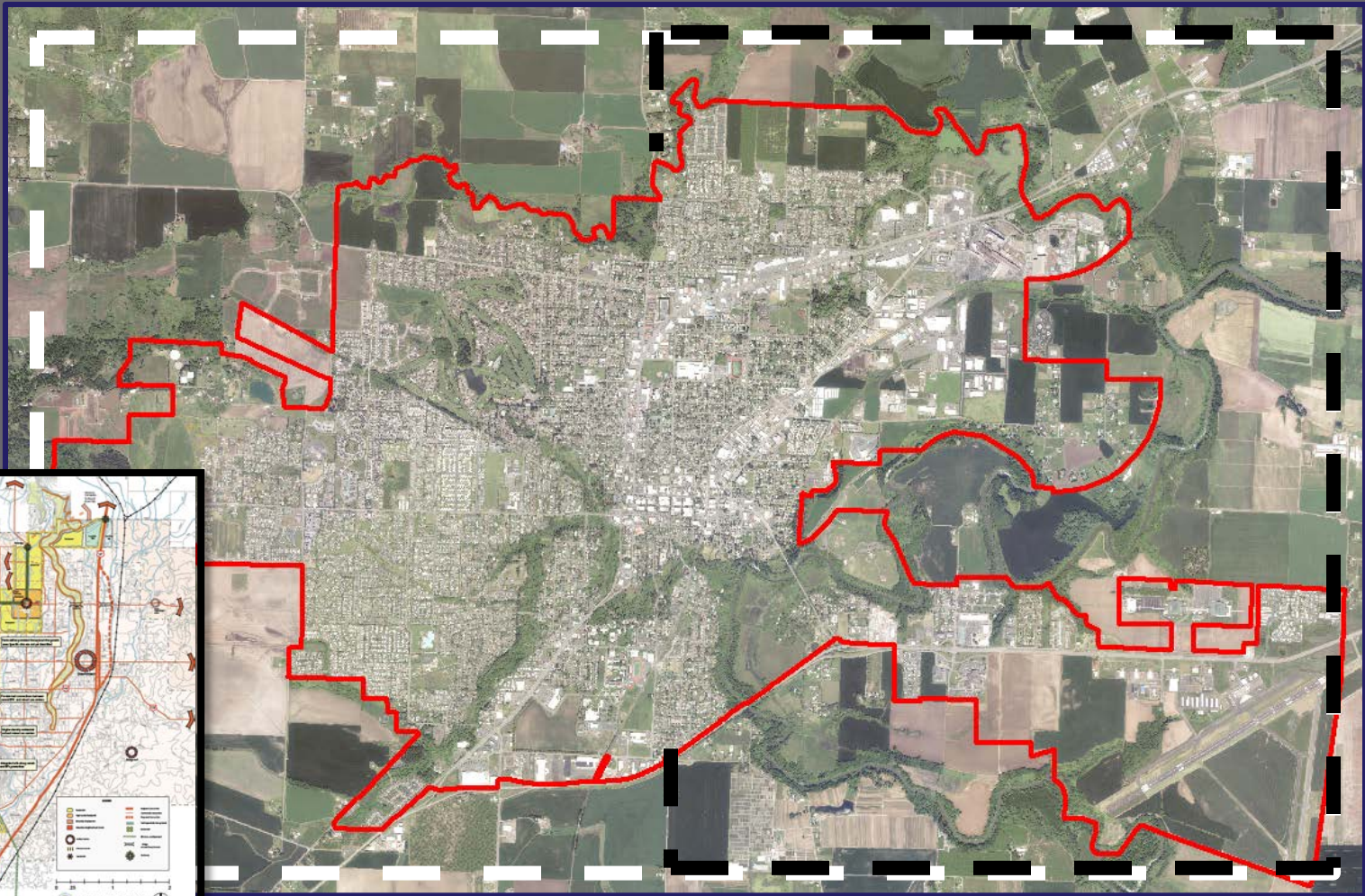




City Council, 03.13.18

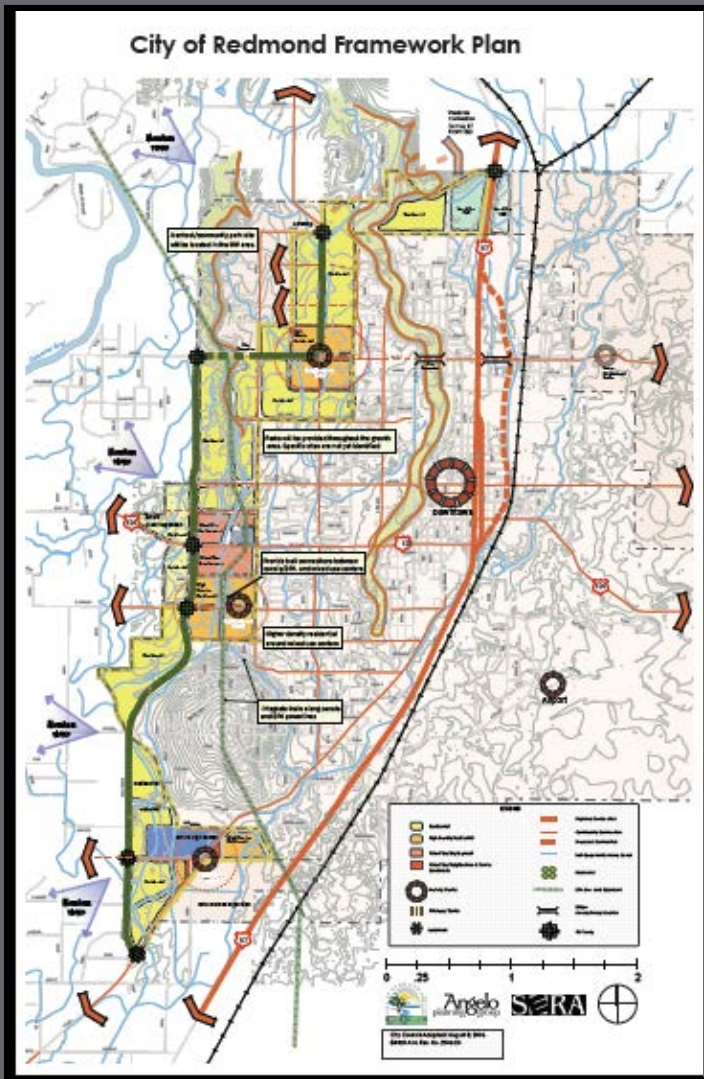


FOLLOW UP WITH UGB AMENDMENT



City Council, 03.13.18





FRAMEWORK PLAN - UGB

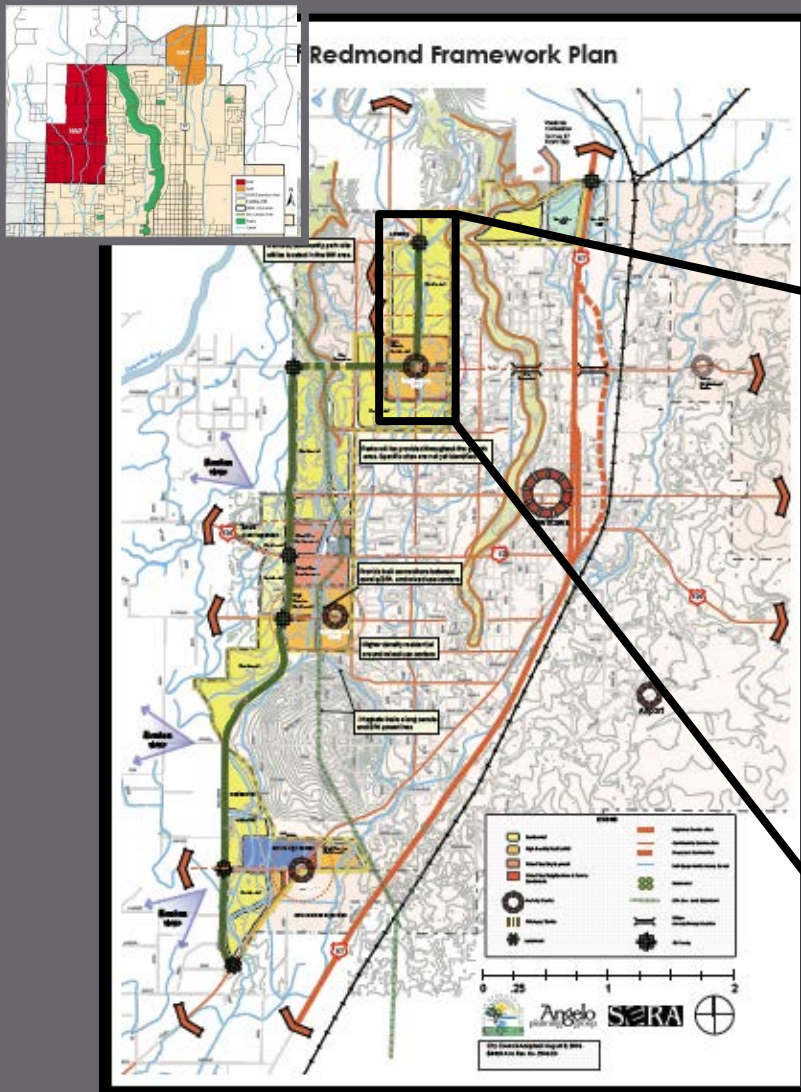
Conceptual guide for future lands in the UGB holding zone.

General guidance to community form and design.

Promote Great Neighborhood Principles with commercial centers that are bike and pedestrian friendly with public spaces.

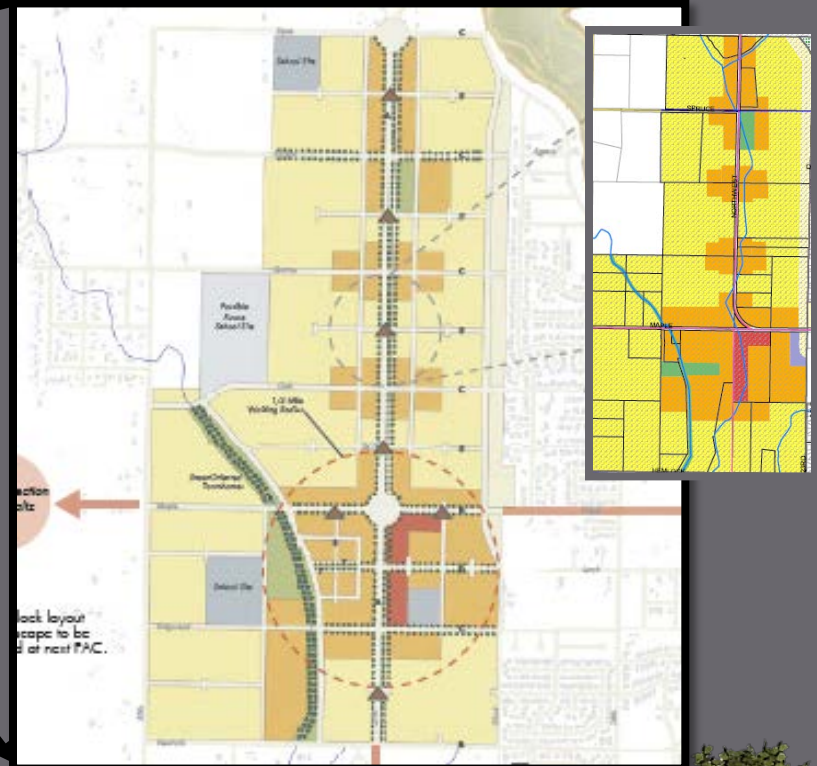
City Council, 03.13.18





AREA PLANS:

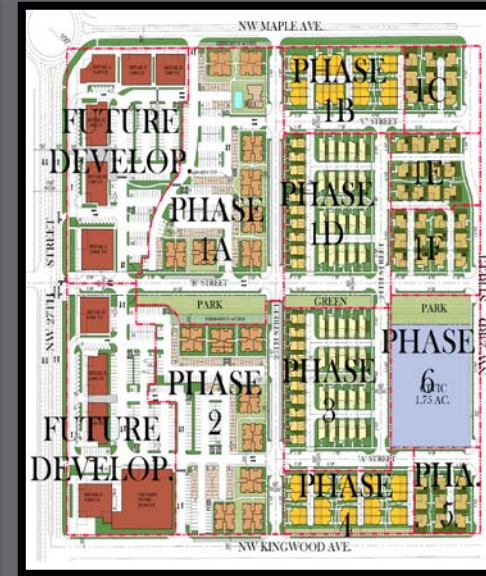
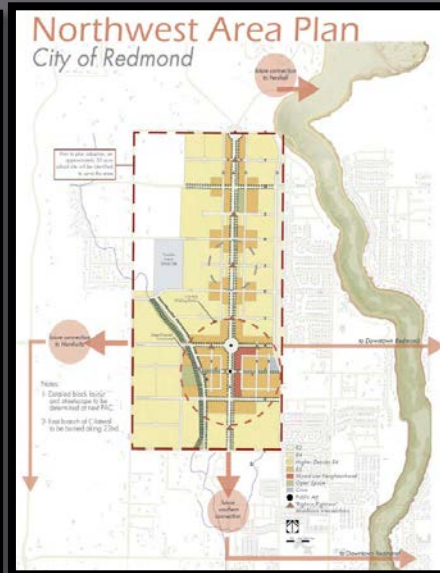
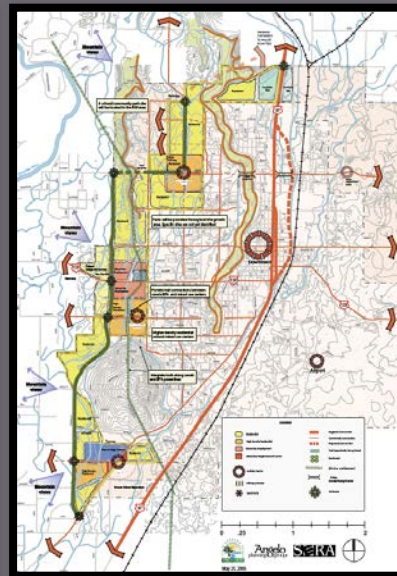
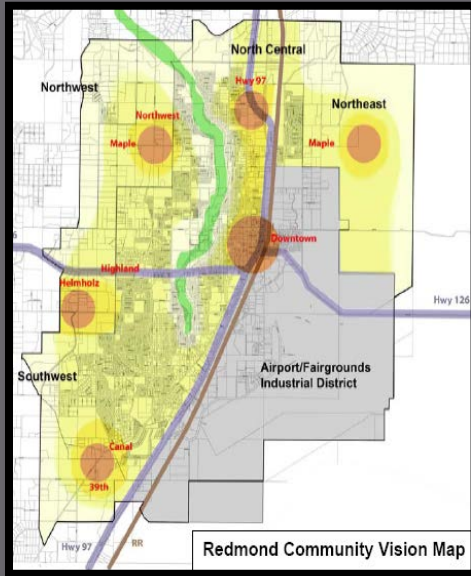
- Public facilities are cohesive and adequate
- Schools
- Mix of housing units



City Council, 03.13.18



LONG-TERM PLANNING: URA TO SITE



City Council, 03.13.18



GOLDILOCKS UGB – March 13, 2018

NOT TOO BIG

NOT TOO SMALL

BUT JUST RIGHT FOR MCMINNVILLE

**Defined by community dialogue and values,
thoughtful planning, great neighborhood principles,
enduring value for future generations.**

City Council, 03.13.18



CC/BOC Direction – August 21, 2019

1. INITIATE URBAN RESERVE AREA PLANNING
2. GENERAL FACILITY PLANNING
3. URBAN GROWTH BOUNDARY ANALYSIS
4. UGB FRAMEWORK PLAN,
SPECIFIC FACILITY PLANNING
5. UGB AREA PLANS, ANNEXATION

JOINT CC/BOC MEETING, 08.21.19



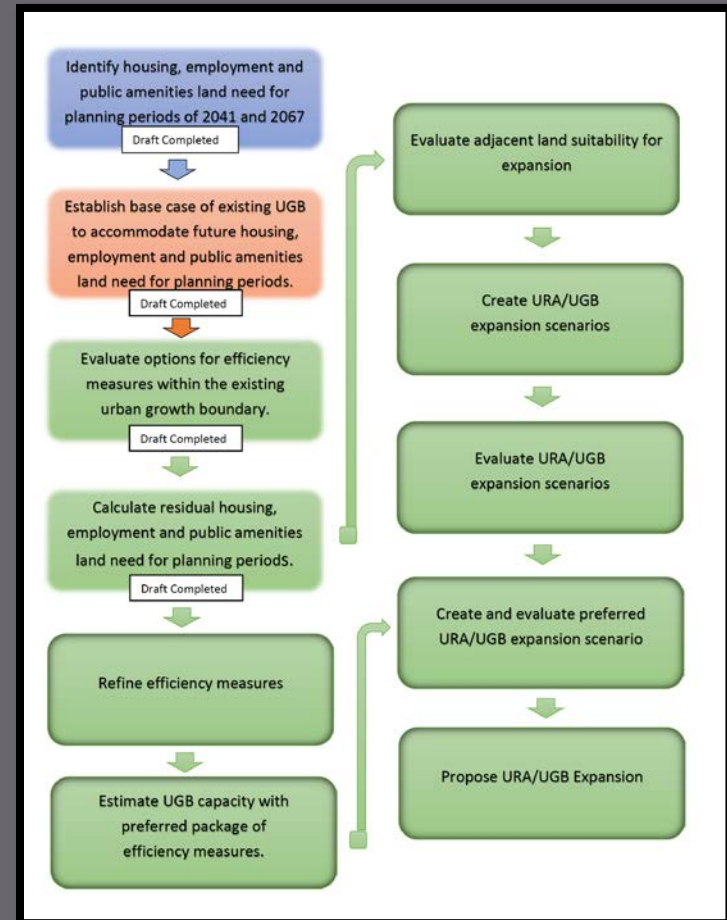
DLCD TA GRANT APPLICATION – October 1, 2019

Applied for \$50,000

Match of \$155,000

Support from:
Representative Noble,
Regional Solutions
Local Partners

Received Letter of Denial
January 16, 2020



CITY COUNCIL WORK SESSION, 01.22.20



DLCD JANUARY 16, 2020 LETTER

Provide grant for \$25,000
to conduct a UGB Analysis

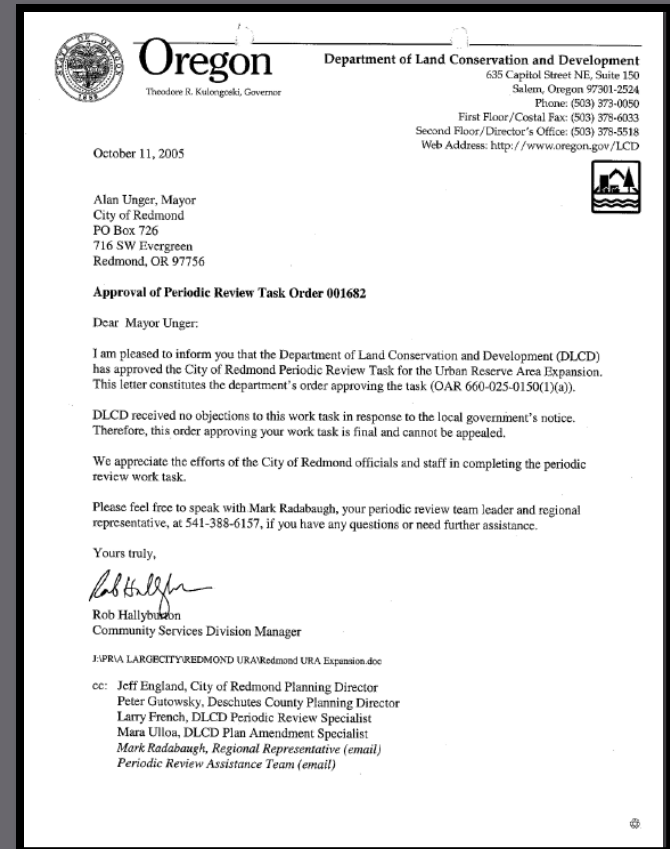
DLCD no longer supports a
URA/UGB Process

Previously supported:

Sandy, Oregon (1997)

Redmond (2005-2006)

Madras (2007-2009)



CITY COUNCIL WORK SESSION, 01.22.20



DLCD JANUARY

Provide grant for \$25,000 to conduct a UGB Analysis

DLCD no longer supports URA/UGB Process

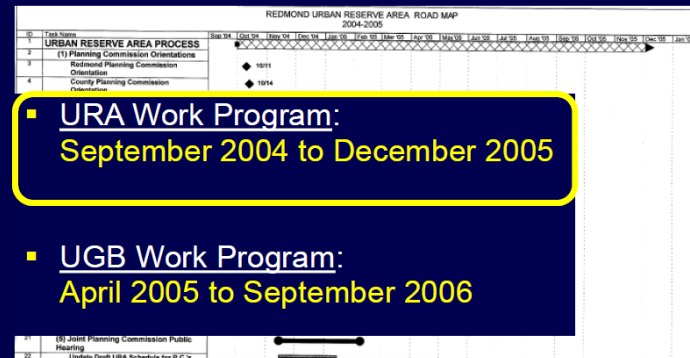
Previously supported:
Sandy, Oregon (1997)
Redmond (2005-2006)
Madras (2007-2009)

CITY COUNCIL WORK SESSION ON 6/12/20

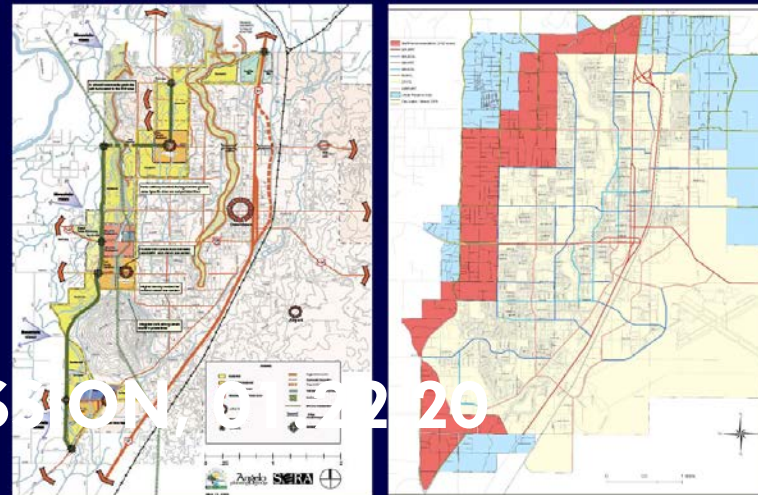
Redmond URA & UGB Planning

- Model for managing growth
- 5,661-acre URA (December 2005)
- 2,299-acre UGB amendment (August 2006)
- ❖ Efficient d
- ❖ Lowest re
- ❖ Complete
- ❖ Expand tr

Redmond's Aggressive Schedule



How & Where to Grow Redmond



WHY?

Fear that it will be appealed

No case law yet as there has been no opposition for other communities

McMinnville is in a different environment than other communities

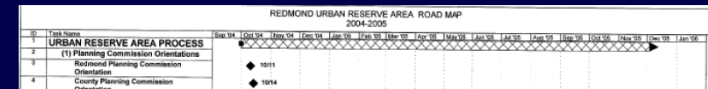
CITY COUNCIL WORK SESSION OF 02/20

Redmond URA & UGB Planning

- Model for managing growth
- 5,661-acre URA (December 2005)
- 2,299-acre UGB amendment (August 2006)

- ❖ Efficient development
- ❖ Lowes
- ❖ Compl
- ❖ Expan

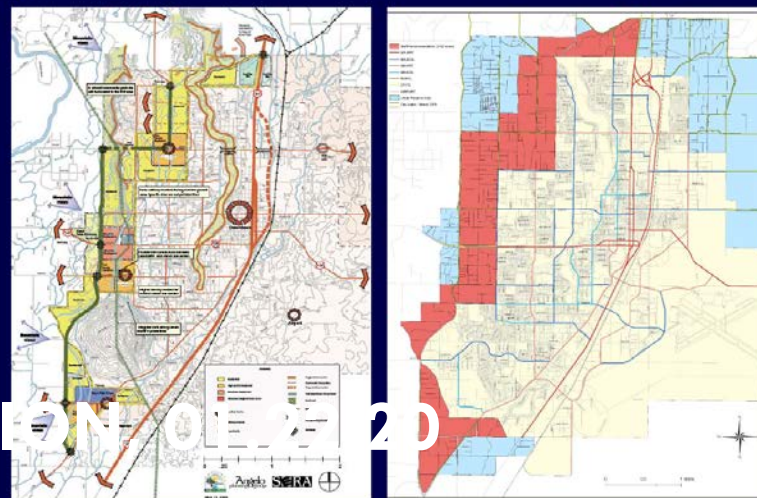
Redmond's Aggressive Schedule



▪ URA Work Program:
September 2004 to December 2005

▪ UGB Work Program:
April 2005 to September 2006

How & Where to Grow Redmond



WHAT DOES THIS MEAN?

- We wanted to check back with City Council on direction.
- McMinnville legal counsel still feels that it is a legal process under ORS and OARs
- Other county and city legal counsels have contacted us concurring with legal counsel memorandum
- However, this is a very litigious discussion in McMinnville. And we cannot find one appeal to the Court of Appeals that was affirmed for the City. (\$\$, Time and Risk)

CITY COUNCIL WORK SESSION, 01.22.20



POTENTIAL PATHS FORWARD

CITY COUNCIL WORK SESSION, 01.22.20



MCMINNVILLE IN 2041 – WHAT DO WE DO?

- 5002 New Homes
- 12,739 People

HOW DO WE PROTECT THE SMALL TOWN CHARM AND AESTHETIC OF MCMINNVILLE WHILE PROVIDING HOUSING CHOICE FOR OUR DIVERSE COMMUNITY AND ENSURE THAT EVERYONE LIVES IN A QUALITY HOUSING SITUATION.

McMINNVILLE CITY CLUB, 01.14.20



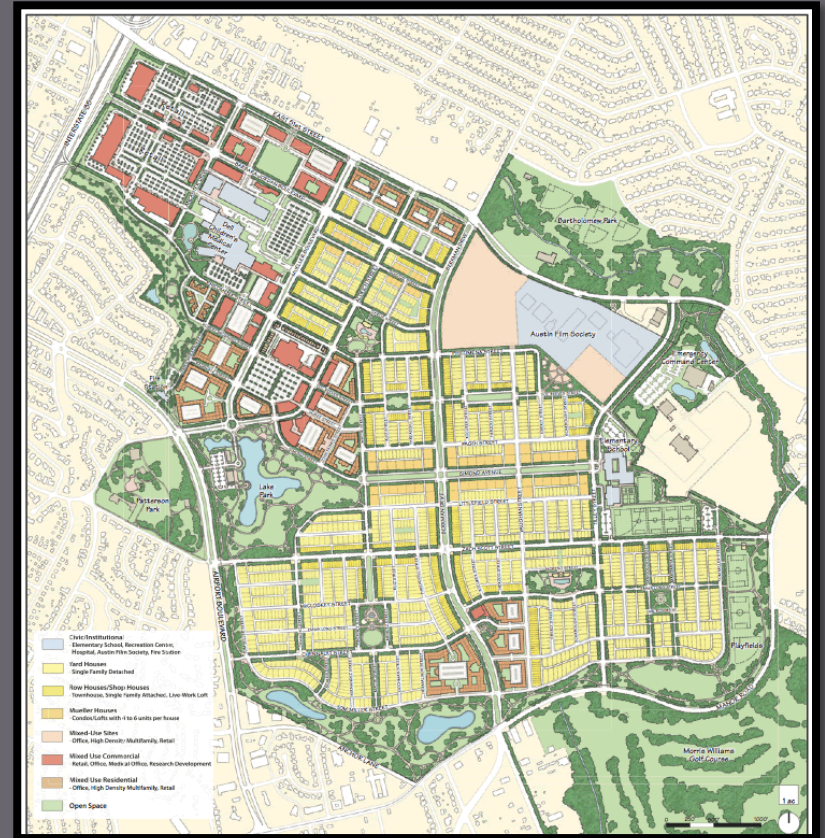
POTENTIAL PATHS FORWARD

1. URA/UGB
2. UGB
 - a. Dust off 2003 Submittal, resubmit with revised findings
 - b. New alternatives analysis
 - c. Concurrent with URA
3. REGIONAL PROBLEM SOLVING
 - a. RPS – 2003 UGB Plan
 - b. RPS – URA/UGB
4. LEGISLATIVE BILL
5. QUASI-JUDICIAL UGB AMENDMENTS
6. DO NOTHING (Wait for a state-wide fix)
7. NEGOTIATE A DEAL

CITY COUNCIL WORK SESSION, 01.22.20



OREGONOLOGY VERSUS REALITY

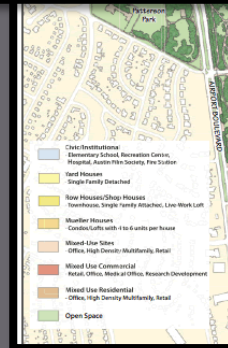


TITLE DEED MARKEN BROTHERS RENT \$14 With 1 House \$ 100 With 2 Houses 300 With 3 Houses 600 With 4 Houses 900	TITLE DEED ST. CHARLES AVE. RENT \$14 With 1 House \$ 100 With 2 Houses 300 With 3 Houses 600 With 4 Houses 900	TITLE DEED MEDICINERIDGE AVE. RENT \$2 With 1 House \$ 100 With 2 Houses 300 With 3 Houses 600 With 4 Houses 900	TITLE DEED MAGNOLIA AVE. RENT \$14 With 1 House \$ 100 With 2 Houses 300 With 3 Houses 600 With 4 Houses 900
TITLE DEED ATLANTIC AVE. RENT \$14 With 1 House \$ 100 With 2 Houses 300 With 3 Houses 600 With 4 Houses 900	TITLE DEED VIRGINIA AVE. RENT \$14 With 1 House \$ 100 With 2 Houses 300 With 3 Houses 600 With 4 Houses 900	TITLE DEED PARR PLACE. RENT \$14 With 1 House \$ 100 With 2 Houses 300 With 3 Houses 600 With 4 Houses 900	TITLE DEED BOARDWALK RENT \$14 With 1 House \$ 100 With 2 Houses 300 With 3 Houses 600 With 4 Houses 900
TITLE DEED KENTUCKY AVE. RENT \$18 With 1 House \$ 90 With 2 Houses 250 With 3 Houses 700 With 4 Houses 875 With HOTEL \$1000 Mortgage Value \$110 Houses cost \$150 each Hotels, \$150 plus 4 houses	TITLE DEED CONNECTICUT AVE. RENT \$8 With 1 House \$ 90 With 2 Houses 250 With 3 Houses 700 With 4 Houses 875 With HOTEL \$1000 Mortgage Value \$110 Houses cost \$150 each Hotels, \$150 plus 4 houses	TITLE DEED ST. JAMES PLACE RENT \$14 With 1 House \$ 70 With 2 Houses 200 With 3 Houses 550 With 4 Houses 750 With HOTEL \$900 Mortgage Value \$90 Houses cost \$100 each Hotels, \$100 plus 4 houses	TITLE DEED ORIENTAL AVE. RENT \$14 With 1 House \$ 90 With 2 Houses 250 With 3 Houses 700 With 4 Houses 875 With HOTEL \$1000 Mortgage Value \$110 Houses cost \$150 each Hotels, \$150 plus 4 houses
TITLE DEED INDIANA AVE. RENT \$18 With 1 House \$ 90 With 2 Houses 250 With 3 Houses 700 With 4 Houses 875 With HOTEL \$1000 Mortgage Value \$110 Houses cost \$150 each Hotels, \$150 plus 4 houses	TITLE DEED TENNESSEE AVE. RENT \$14 With 1 House \$ 70 With 2 Houses 200 With 3 Houses 550 With 4 Houses 750 With HOTEL \$900 Mortgage Value \$90 Houses cost \$100 each Hotels, \$100 plus 4 houses	TITLE DEED NEW YORK AVE. RENT \$18 With 1 House \$ 80 With 2 Houses 200 With 3 Houses 500 With 4 Houses 600 With HOTEL \$1000 Mortgage Value \$100 Houses cost \$100 each Hotels, \$100 plus 4 houses	

CITY COUNCIL WORK SESSION, 01.22.20



OREGONOLOGY VERSUS REALITY



CITY COUNCIL WORK SESSION, 01.22.20

City of
McMinnville

APPEAL FACTOR - GROUND HOG'S DAY

McMINNVILLE'S PLAN/CHOICE	OPPOSITIONAL ARGUMENT (1995, 2006, 20XX)
Park Land Level of Service	The adopted Level of Service represents too much park land.
Density needs to reflect McMinnville's community values	Need more density - strive for the highest density to protect farm and forest lands.
Exception lands are difficult to redevelop into urban capacity in 20 year planning horizon.	Costs and market ease are not critical factors. Need to protect farm and forest lands.
Master planning neighborhoods for density and housing diversity	Focus on need for density and the need to use exception lands, not master planning
Cohesive, efficient infrastructure planning is important	Not more important than exception lands.
Group Quarters Calculations	Always challenged
Commercial Land Calculations	Always challenged.



McMINNVILLE CITY CLUB, 01.14.20

McMinnville

ORS 197.298 – PRIORITY LANDS FOR UGB AMENDMENTS

- 1) **First Priority = Urban Reserve Land**
- 2) **Second Priority = Land adjacent to the UGB that is an exception area or non-resource land.**
- 3) **Third Priority = Land designated as marginal land.**
- 4) **Fourth Priority = Agricultural and Forest Lands**

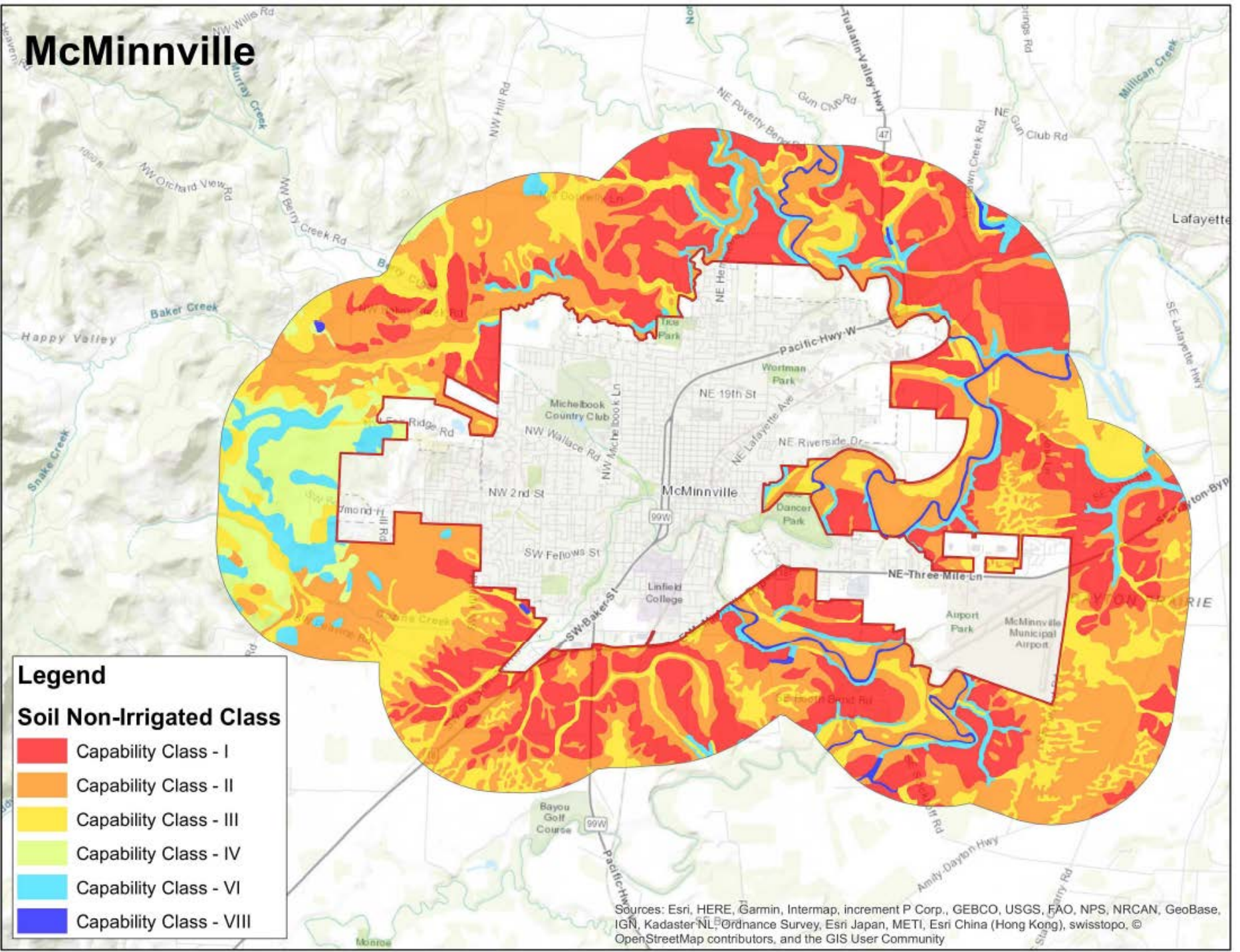
Land of lower priority can be included if land of higher priority is found to be inadequate to accommodate the amount of land needed

- Specific types of identified land needs cannot be reasonably accommodated on higher priority lands.
- Future urban services could not reasonably be provided on higher priority lands due to topographical or other physical constraints
- 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.

City Council Worksession, 01.22.20



McMinnville



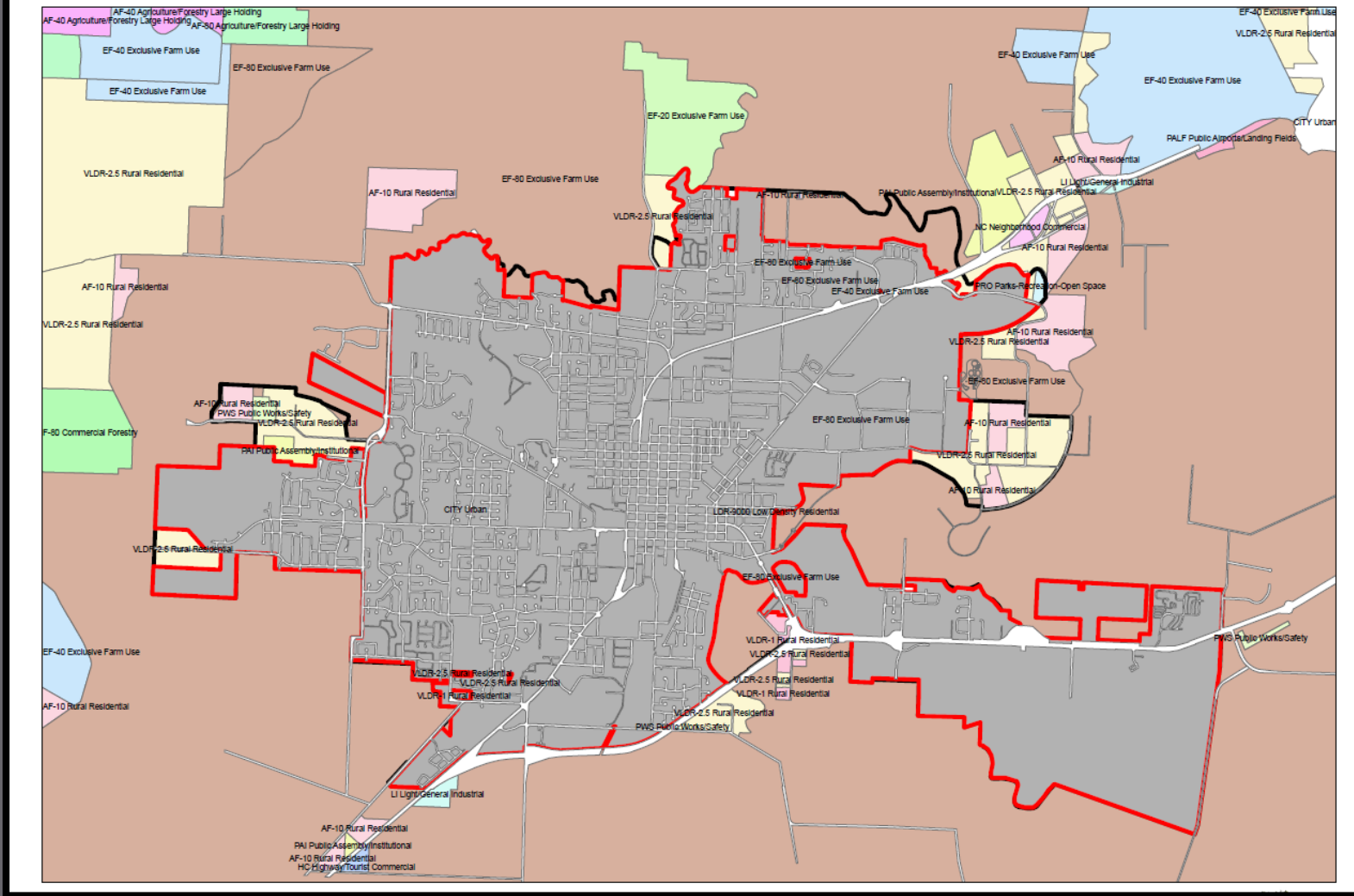
Legend

Soil Non-Irrigated Class

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - VI
- Capability Class - VIII

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

Yamhill County Zoning Designations

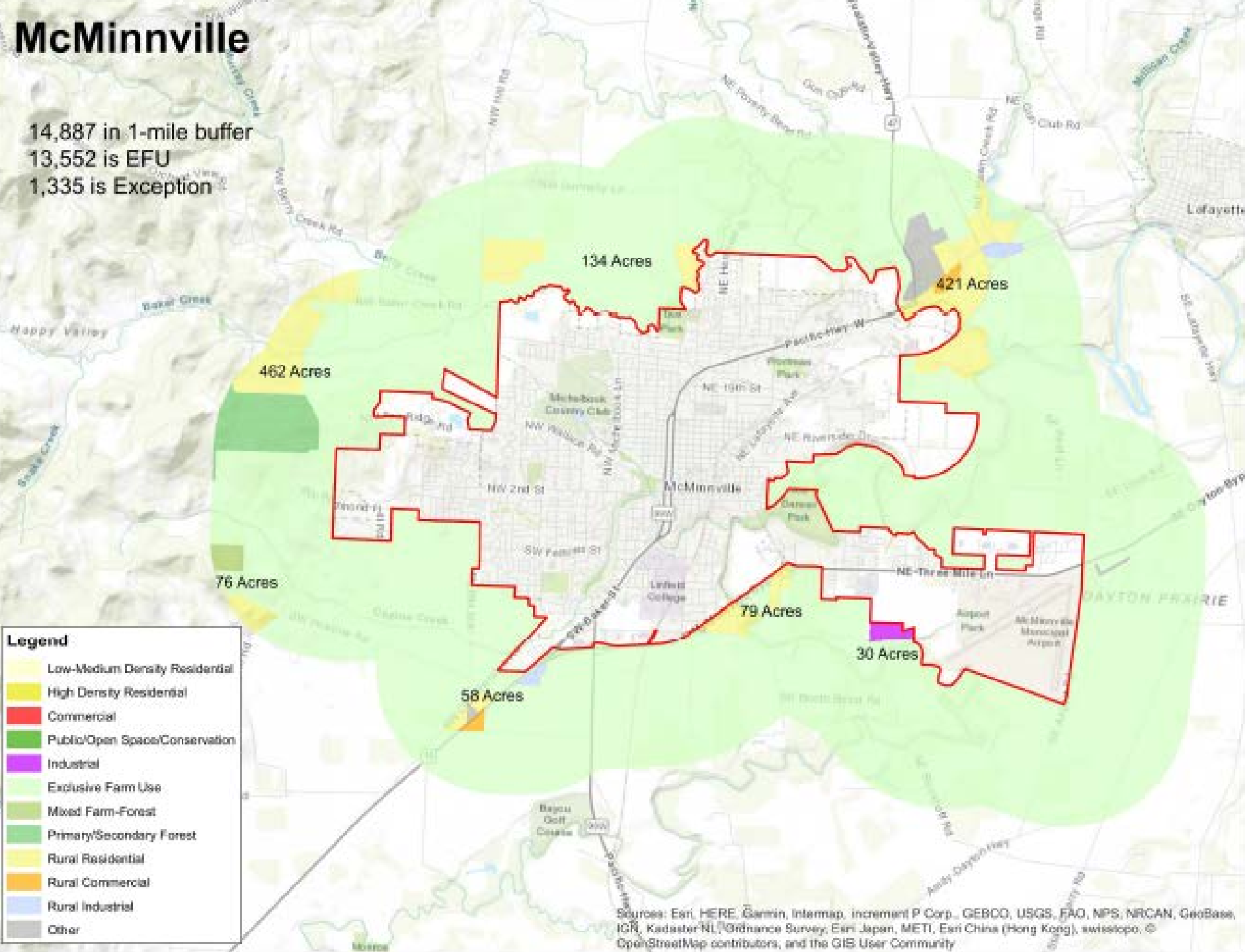


McMINNVILLE CITY CLUB, 01.14.20



McMinnville

14,887 in 1-mile buffer
13,552 is EFU
1,335 is Exception



- Legend**
- Low-Medium Density Residential
 - High Density Residential
 - Commercial
 - Public/Open Space/Conservation
 - Industrial
 - Exclusive Farm Use
 - Mixed Farm-Forest
 - Primary/Secondary Forest
 - Rural Residential
 - Rural Commercial
 - Rural Industrial
 - Other

Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL/Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community

SETTING THE STAGE FOR THE DISCUSSION

- ❑ The Urban Growth Boundary Amendment Regime in Oregon is complex, multi-layered, case law-rich, and not necessarily intuitive.
- ❑ The system favors appellants. Years of process and remands. Only need to question process and not provide solutions.
- ❑ Opposition is focused on selective ideology to save farm and forest lands, and urban planning for livability is secondary.
- ❑ Cities are spending millions of dollars, 1000s of hours of staff time, 1000s of hours of volunteer time, years of community engagement on efforts that if challenged in court are remanded for more work and investment, parsed up, or mediated.
- ❑ Many cities are actively choosing to do nothing, wink at the system and wait for the system to collapse under a housing crisis.

CITY COUNCIL WORK SESSION, 01.22.20



URA / UGB

- ❑ 50 year land supply with a combination of exception/redevelopment lands and farm/vacant lands.
- ❑ 20 year land supply that is based upon cohesive area planning, and fiscal infrastructure planning

CITY COUNCIL WORK SESSION, 01.22.20



URA / UGB

- ❑ 50 year land supply with a combination of exception/redevelopment lands and farm/vacant lands.
- ❑ 20 year land supply that is based upon cohesive area planning, and fiscal infrastructure planning

Successfully accomplished by nine communities, all supported by DLCD and funded with TA Grants.

CITY COUNCIL WORK SESSION, 01.22.20



URA / UGB

POTENTIAL COSTS	POTENTIAL TIMEFRAME	ACHIEVE NEED?	APPEAL RISK	STATE GOALS
\$1,000,000	2 – 15 Years	Housing – Yes Economic – Yes Parks – Yes Livability - Yes Infrastructure – Yes Master Planning – Yes Local Control - Yes	Expect Appeal No case law established yet.	YES

CITY COUNCIL WORK SESSION, 01.22.20



UGB – Dust off 2003 Submittal

- ❑ 20 year land supply with a combination of exception/redevelopment lands and farm/vacant lands.
- ❑ Infrastructure planning already completed just needs to be updated.

CITY COUNCIL WORK SESSION, 01.22.20



UGB – Dust off 2003 Submittal

POTENTIAL COSTS	POTENTIAL TIMEFRAME	ACHIEVE NEED?	APPEAL RISK	STATE GOALS
\$500,000	2 – 10 Years	Housing – Yes Economic – Yes Parks – Yes Livability - Yes Infrastructure – Yes Master Planning – Yes Local Control - Yes	Expect Appeal Remand identifies vulnerabilities	YES

CITY COUNCIL WORK SESSION, 01.22.20



UGB – New Alternatives Analysis

- ❑ 20 year land supply with most if not all exception/redevelopment land.
- ❑ Likely will not address 20 year need due to unlikely full redevelopment of exception lands in 20 year planning horizon.
- ❑ Oregonopoly solution.

CITY COUNCIL WORK SESSION, 01.22.20



UGB – New Alternatives Analysis

POTENTIAL COSTS	POTENTIAL TIMEFRAME	ACHIEVE NEED?	APPEAL RISK	STATE GOALS
<p>\$1,000,000</p> <p>DLCD</p> <p>\$25,000</p> <p>Grant</p>	2 – 10 Years	<p>Housing – No</p> <p>Economic – No</p> <p>Parks – No</p> <p>Livability - No</p> <p>Infrastructure – No</p> <p>Master Planning – No</p> <p>Local Control - No</p>	Appeal possible, unknown probability	NO, does not achieve 8, 9, 10 or 14

CITY COUNCIL WORK SESSION, 01.22.20



UGB – Concurrent with URA

- 20 year land supply with most if not all exception/redevelopment land.
- Likely will not address 20 year need due to unlikely full redevelopment of exception lands in 20 year planning horizon.
- Oregonopoly solution.
- Additional 30 year land supply to replenish UGB

CITY COUNCIL WORK SESSION, 01.22.20



UGB – Concurrent with URA

POTENTIAL COSTS	POTENTIAL TIMEFRAME	ACHIEVE NEED?	APPEAL RISK	STATE GOALS
\$1,000,000 DLCD \$25,000 Grant	2 – 15 Years	Housing – No Economic – No Parks – No Livability - No Infrastructure – No Master Planning – No Local Control - No	Appeal possible, unknown probability	NO, does not achieve 8, 9, 10 or 14

CITY COUNCIL WORK SESSION, 01.22.20



REGIONAL PROBLEM SOLVING (ORS 197.652 – 658)

Collaborative Regional Problem Solving is the title of a statutory process that enables local jurisdictions to get together to define the region's problems and to develop regional solutions.

Regional Problem Solving (RPS) also allows regions to implement the Statewide Planning Goals without strictly following the Administrative Rules (OARs) of the Land Conservation and Development Commission.

CITY COUNCIL WORK SESSION, 01.22.20



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Regional Problem Solving (RPS) also allows regions to implement the Statewide Planning Goals without strictly following the Administrative Rules (OARs) of the Land Conservation and Development Commission.

However, rules and methodology are established upfront with all stakeholders present and LCDC must approve the plan.

This process alone took 6 years to navigate in Southern Oregon

CITY COUNCIL WORK SESSION, 01.22.20



RPS – 2003 UGB Plan

- 20 year land supply with a combination of exception/redevelopment lands and farm/vacant lands.
- Infrastructure planning already completed just needs to be updated.
- Needs to be led by the county.

CITY COUNCIL WORK SESSION, 01.22.20



RPS – 2003 UGB Plan

POTENTIAL COSTS	POTENTIAL TIMEFRAME	ACHIEVE NEED?	APPEAL RISK	STATE GOALS
\$500,000	5 – 10 Years	Housing – Yes Economic – Yes Parks – Yes Livability - Yes Infrastructure – Yes Master Planning – Yes Local Control - Yes	Appeal possible, unknown probability Opposition is at the table from beginning.	YES

CITY COUNCIL WORK SESSION, 01.22.20



RPS – URA / UGB

- ❑ 50 year land supply with a combination of exception/redevelopment lands and farm/vacant lands.
- ❑ 20 year land supply that is based upon cohesive area planning, and fiscal infrastructure planning
- ❑ Needs to be led by the county.

CITY COUNCIL WORK SESSION, 01.22.20



RPS – URA / UGB

POTENTIAL COSTS	POTENTIAL TIMEFRAME	ACHIEVE NEED?	APPEAL RISK	STATE GOALS
\$1,000,000	20 Years	Housing – Yes Economic – Yes Parks – Yes Livability - Yes Infrastructure – Yes Master Planning – Yes Local Control - Yes	Appeal possible, unknown probability Opposition is at the table from beginning.	YES

CITY COUNCIL WORK SESSION, 01.22.20



LEGISLATIVE BILL

- 20 year land supply with a combination of redevelopment/exception lands and farm/vacant lands.
- Would address need.
- Could open up a state-wide discussion about whether or not the Oregon Land Use system is working.

CITY COUNCIL WORK SESSION, 01.22.20



LEGISLATIVE BILL

POTENTIAL COSTS	POTENTIAL TIMEFRAME	ACHIEVE NEED?	APPEAL RISK	STATE GOALS
\$500,000	5 – 10 Years	Housing – Yes Economic – Yes Parks – Yes Livability - Yes Infrastructure – Yes Master Planning – Yes Local Control - Yes	No Appeal	YES

CITY COUNCIL WORK SESSION, 01.22.20



QUASI-JUDICIAL UGB AMENDMENTS

- ❑ Adopt needs analysis and then set up a quasi-judicial process for property owners to navigate individually.
- ❑ Incremental amendments would slowly come into the UGB and address some need by maybe not all.
- ❑ Fragmented land use planning and coordination. No land use plan, only fringe project development at the edges. Costly infrastructure issues, both “downstream” and as edges expand.

CITY COUNCIL WORK SESSION, 01.22.20



QUASI-JUDICIAL UGB AMENDMENTS

- ❑ Adopt needs analysis and then set up a quasi-judicial process for property owners to navigate individually.
- ❑ Incremental amendments would slowly come into the UGB and address some need by maybe not all.

This is occurring already. Private property owners are going to FOYC to ask permission to submit a UGB amendment to the City without the threat of an appeal. Gatekeeper affect.

CITY COUNCIL WORK SESSION, 01.22.20



QUASI-JUDICIAL UGB AMENDMENTS

POTENTIAL COSTS	POTENTIAL TIMEFRAME	ACHIEVE NEED?	APPEAL RISK	STATE GOALS
\$750,000	2 Years	Housing – No Economic – No Parks – No Livability - No Infrastructure – No Master Planning – No Local Control - No	Appeal possible, probability unknown	NO, does not achieve 1, 9, 10, 12, or 14.

CITY COUNCIL WORK SESSION, 01.22.20



DO NOTHING (Wait for a State-Wide Fix)

- ❑ Many cities in Oregon have already consciously made this decision. Pent up frustration with system.
- ❑ Expect gentrification and very limited new housing supply, as well as displacement of undervalued homes for new development – Bronxville, Ketchum, Sun Valley, Aspen.
- ❑ Affordable housing is no longer a real dialogue in terms of expectations.

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DO NOTHING (Wait for a State-Wide Fix)

POTENTIAL COSTS	POTENTIAL TIMEFRAME	ACHIEVE NEED? (Only for those who can afford to live here – assume very limited growth)	APPEAL RISK	STATE GOALS
<p>\$0</p> <p>Assume additional tax levies needed for public services.</p>	<p>Immediate</p>	<p>Housing – Yes Economic – Yes Parks – Yes Livability - Yes Infrastructure – Yes Master Planning – Yes Local Control - Yes</p>	<p>No Appeal</p>	<p>NO, does not achieve 14</p>

CITY COUNCIL WORK SESSION, 01.22.20



NEGOTIATE A DEAL (Mediation)

- Eliminates citizen involvement and engagement.
- Will need to give something up – most likely land to really serve need, take in expensive redevelopment/exception lands. Woodburn gave up land need and ability for future UGB amendments.
- Negotiate no appeals.
- 2009 Mediation unsuccessful.

CITY COUNCIL WORK SESSION, 01.22.20



NEGOTIATE A DEAL (Mediation)

POTENTIAL COSTS	POTENTIAL TIMEFRAME	ACHIEVE NEED?	APPEAL RISK	STATE GOALS
\$800,000	2 – 5 Years	Housing – Maybe Economic – Maybe Parks – No Livability - No Infrastructure – Maybe Master Planning – No Local Control - No	Someone else could appeal.	NO, does not achieve 1, and might not achieve 8, 9, 10 or 12

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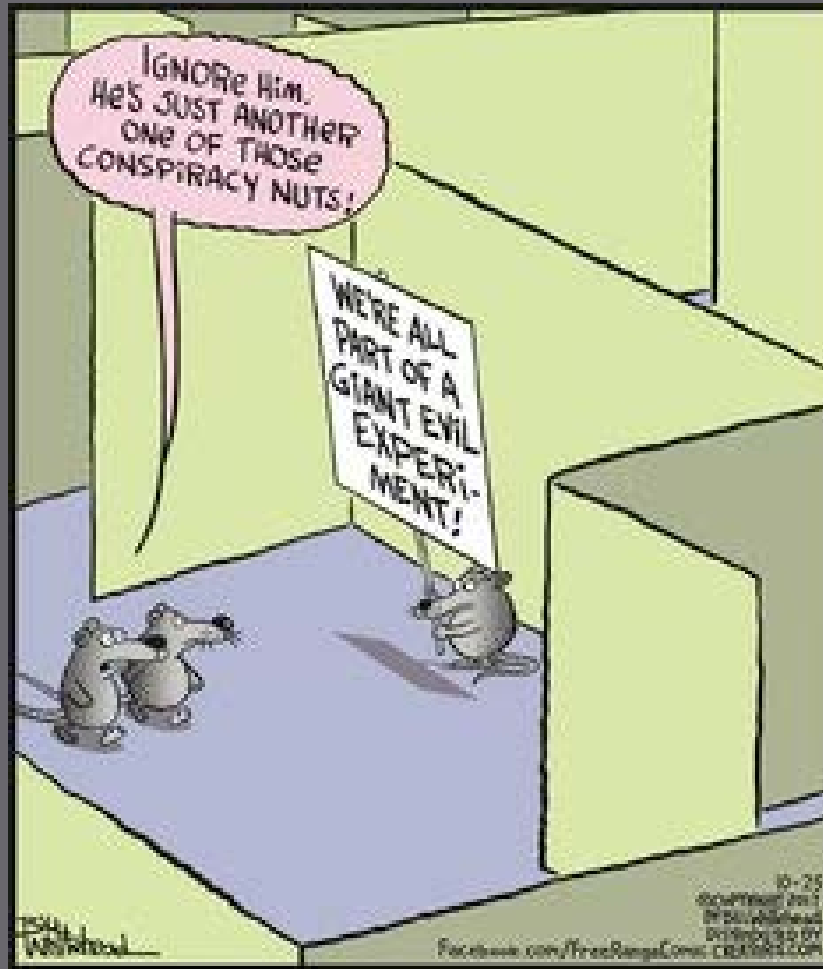
POTENTIAL PATHS FORWARD

1. URA/UGB
2. UGB
 - a. Dust off 2003 Submittal, resubmit with revised findings
 - b. New alternatives analysis
 - c. Concurrent with URA
3. REGIONAL PROBLEM SOLVING
 - a. RPS – 2003 UGB Plan
 - b. RPS – URA/UGB
4. LEGISLATIVE BILL
5. QUASI-JUDICIAL UGB AMENDMENTS
6. DO NOTHING (Wait for a state-wide fix)
7. NEGOTIATE A DEAL

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GROWTH PLANNING – MCMINNVILLE, Is there a path forward?



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GROWTH PLANNING – MCMINNVILLE, Is there a path forward?



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