

December 3, 2020

Public Testimony Regarding MGMUP 2003 UGB Remand Project

Mayor Scott Hill
McMinnville City Council
230 NE Second Street
McMinnville, OR 97128

Dear Mayor Hill and Council Members,

I acknowledge the necessity of growth and change in McMinnville and feel that proposed UGB amendment does effectively address the Court of Appeals remand regarding the selection of land for inclusion in the urban growth boundary (UGB). I feel that in order for this growth to benefit residents of McMinnville it must: provide affordable housing; include sufficient public and green space; and be designed such that it does not put undue burden on the transportation system. I am concerned because the vague (and sometimes contradictory) language regarding how the land will be developed far from ensures that the development will meet these three goals. I would like to see the following points clarified (in binding language) before approval of the plan.

1. **Clarification regarding density** - As pointed out by 1000 Friends of Oregon and Friends of Yamhill County in their December 1, 2020 Testimony, "the proposed implementing amendments to the Comprehensive Plan and Zoning Ordinance fall short of the laudable prose in the text and will not result in the positive development pattern that the text says the city aspires to." Like 1000 Friends of Oregon and Friends of Yamhill County, I support re-adoption of the proposed R-5 multi-family zone. I believe higher density is the only reasonable path forward to preserve functional transportation options and affordable housing as McMinnville continues to grow.
2. **Clarification regarding how the city has already met half of its need for R-5 land** – This is not clear and needs to be substantiated.
3. **Clarification regarding funding for green space** – Since the city's justification for roughly 1/3 of the buildable land proposed for inclusion in the UGB is a need for park land, I feel that a binding mechanism needs to be developed to ensure that this land is not instead used for low-density sprawling residential development.
4. **Clarification regarding deforestation and planting of trees** – I am receptive to the idea suggested by Councilor Zack Geary on December 1, 2020 that McMinnville residents would benefit from concrete rules regarding how deforestation of any developed lands would be compensated. In addition, I support a concrete mechanism at this stage to require developers to plant trees as part of the development process for former agricultural lands.

Thank you for your consideration of my comments. Please include them in the official record of this proceeding.

Sincerely,



Mara Pauda