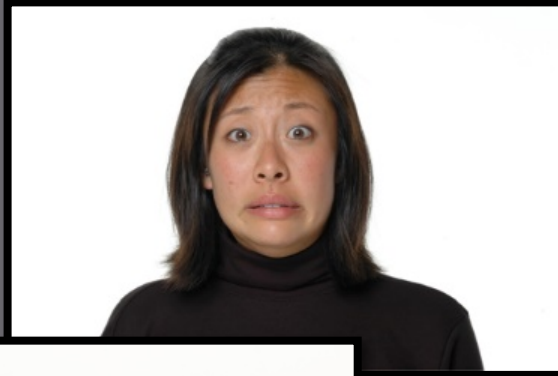


# GROWTH PLANNING – MCMINNVILLE, “Holy Smokes!”



**PUBLIC INFORMATION SESSION**



# PUTTING IT ALL IN PERSPECTIVE



**PUBLIC INFORMATION SESSION**

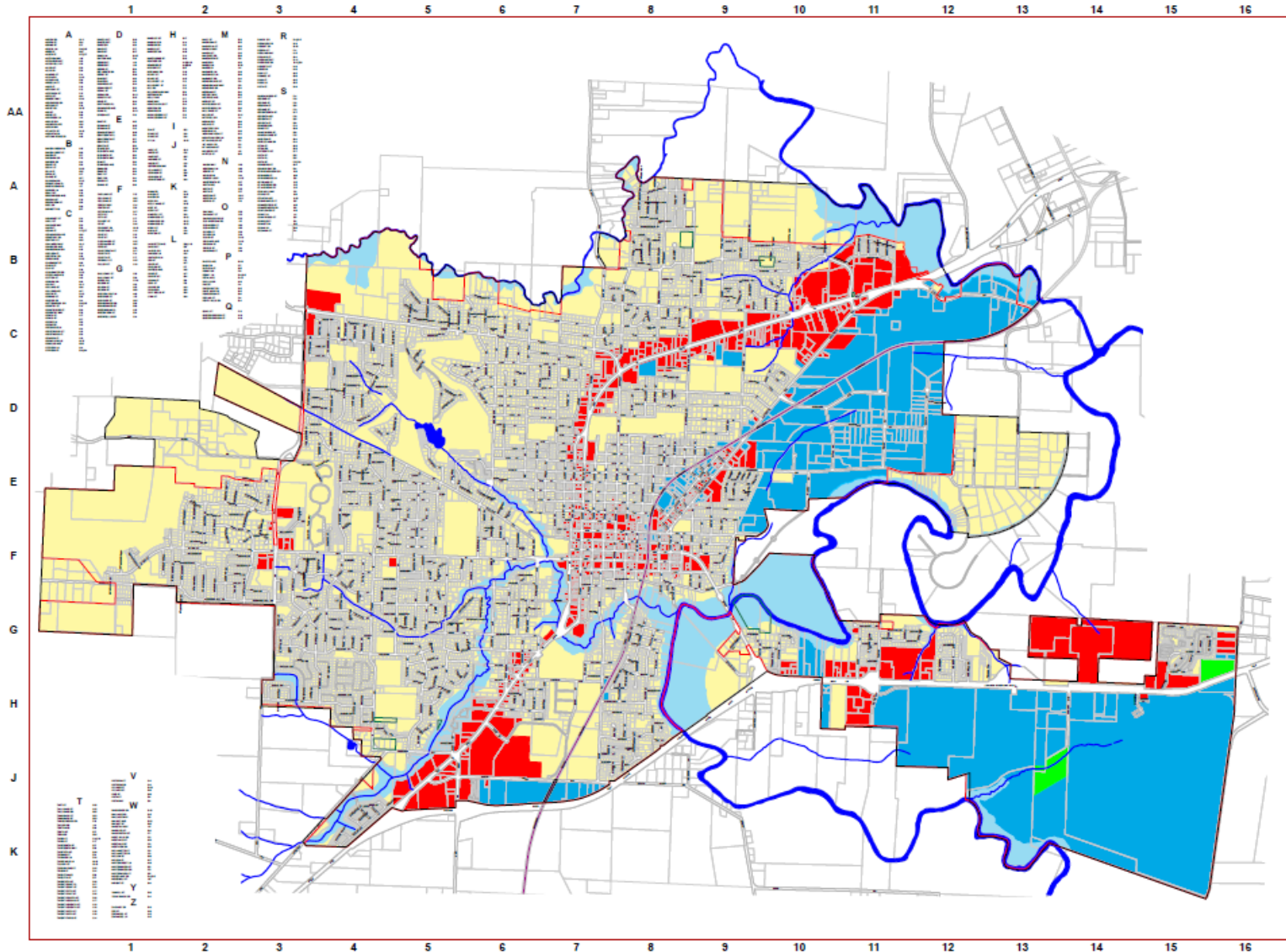


# WHAT IS THE UGB AND WHY DO WE NEED TO EXPAND IT?

**PUBLIC INFORMATION SESSION**



# City of McMinnville Comprehensive Plan



## Legend

- Comprehensive Plan**
- Residential
  - Commercial
  - Industrial
  - Mixed Use Urban
  - Floodplain
- City Limits**
- Jurisdiction
  - City
  - County
  - Tax Lots
  - Urban Growth Boundary



0 1,000 2,000 4,000 Feet

Last amended August 13, 2019  
Ordinance 5074

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

Planning Department  
City of McMinnville  
231 NE Fifth St  
McMinnville, OR 97128  
(503) 434-7311

# 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 10-15 of those years.
- In that timeframe we have spent \$1,000,000 on this effort.

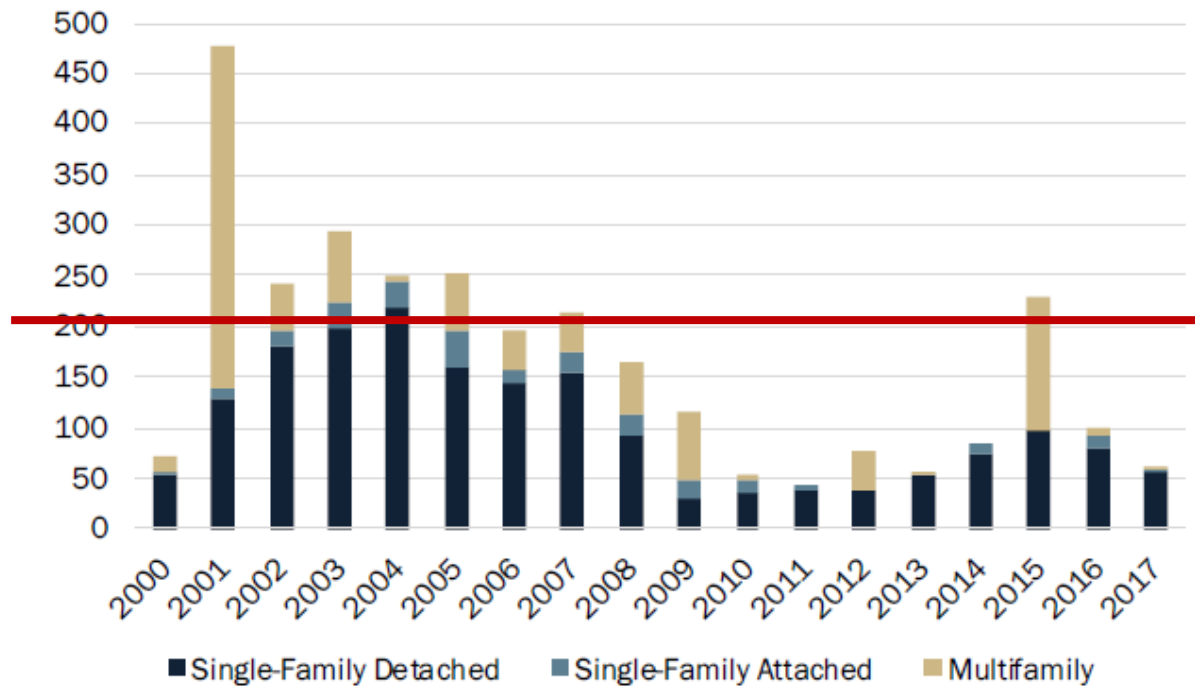
**PUBLIC INFORMATION SESSION**



# 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.



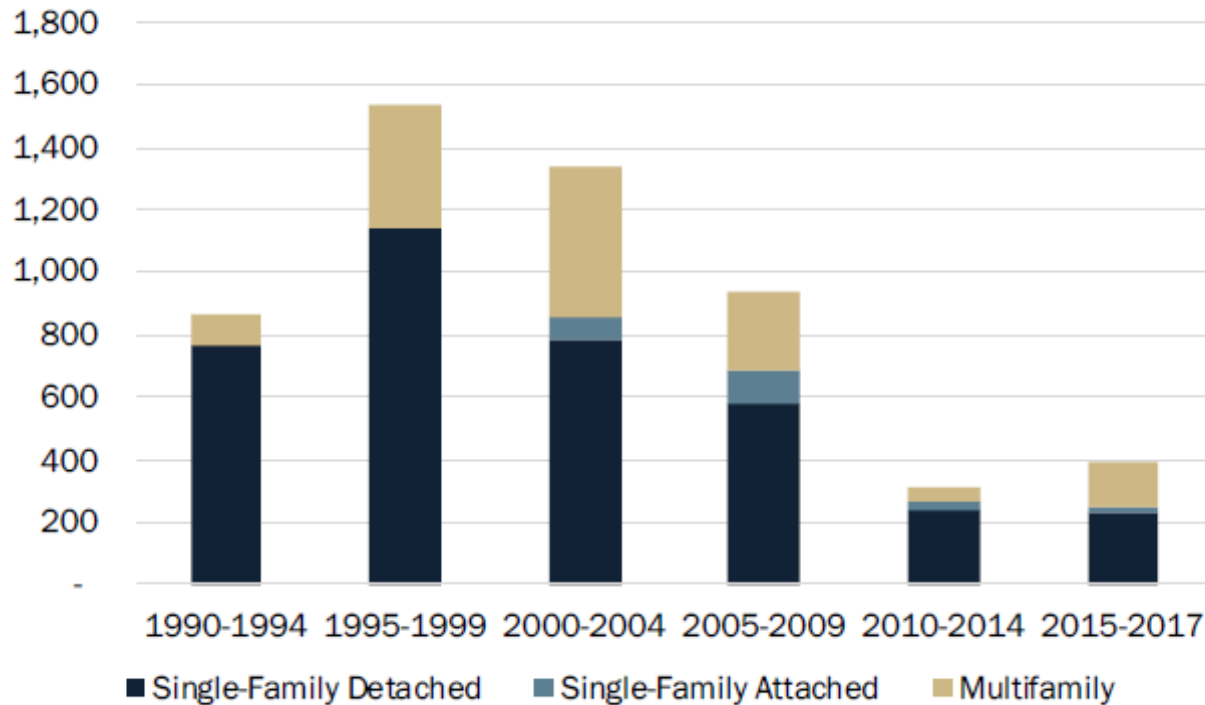
**PUBLIC INFORMATION SESSION**



# 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.



**PUBLIC INFORMATION SESSION**



**\$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



**\$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

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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

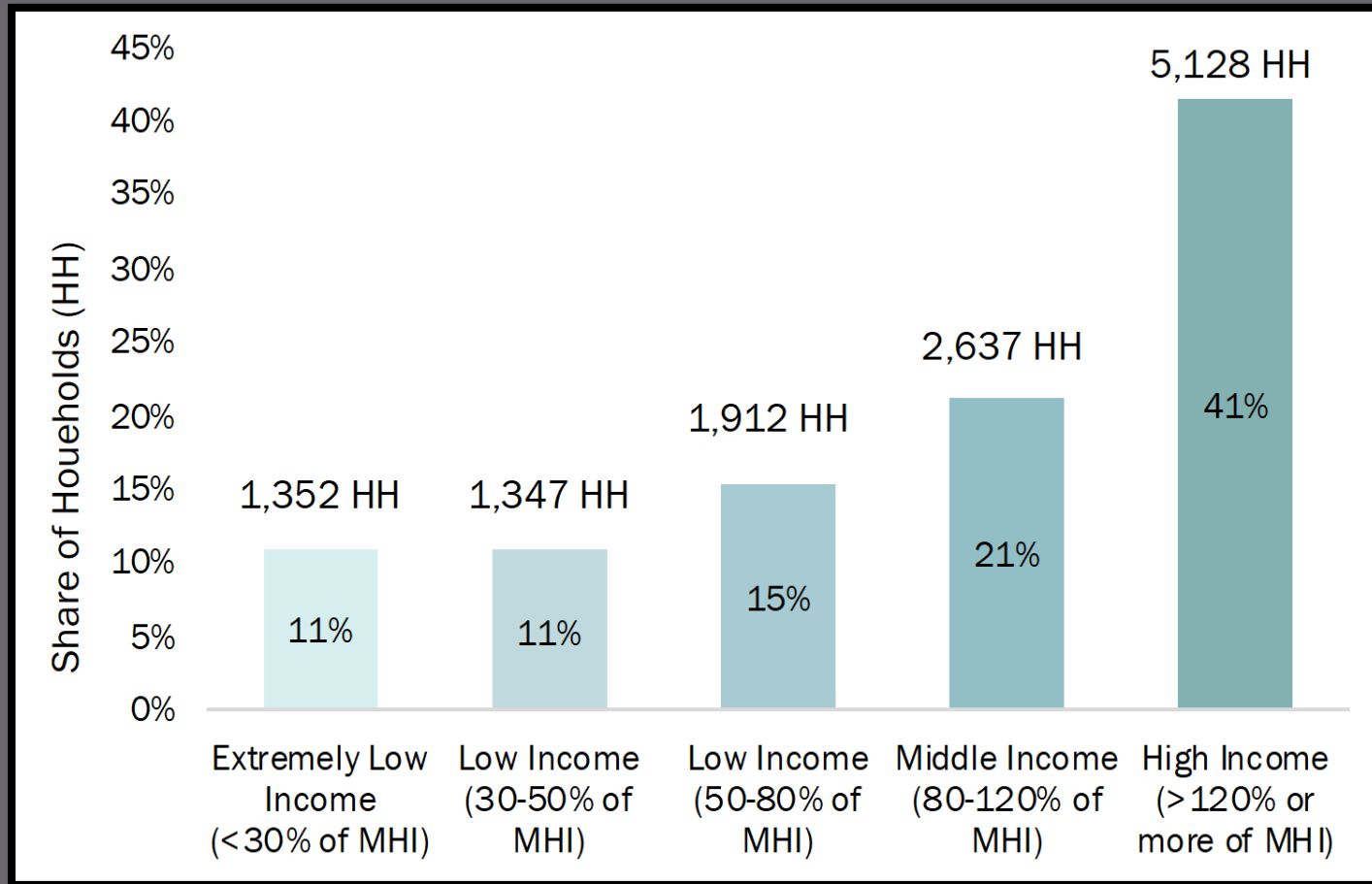


Real Estate Broker  
\$52,287

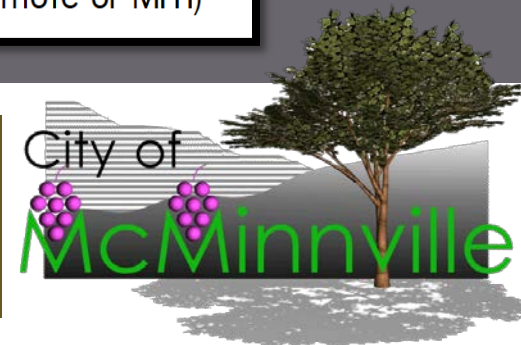


Firefighter  
\$65,904

# SHARE OF HOUSEHOLDS BY MHI, 2017



**PUBLIC INFORMATION SESSION**



# 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**

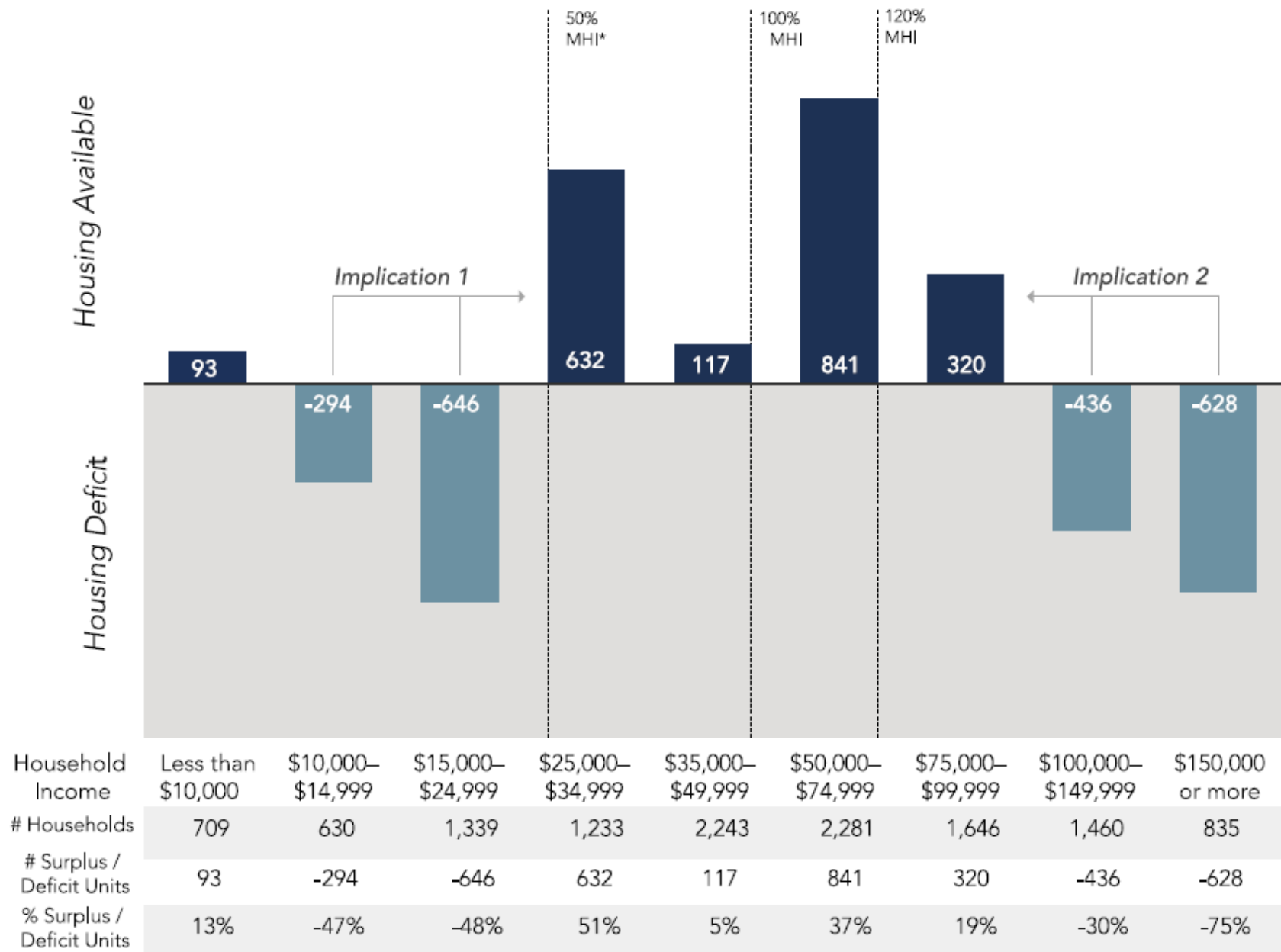
A City has 50 units on the market, and there are 100 families looking to move that city, so the supply can only accommodate 50% of the demand. Thereby the most affluent 50% can afford it.

**PUBLIC INFORMATION SESSION**



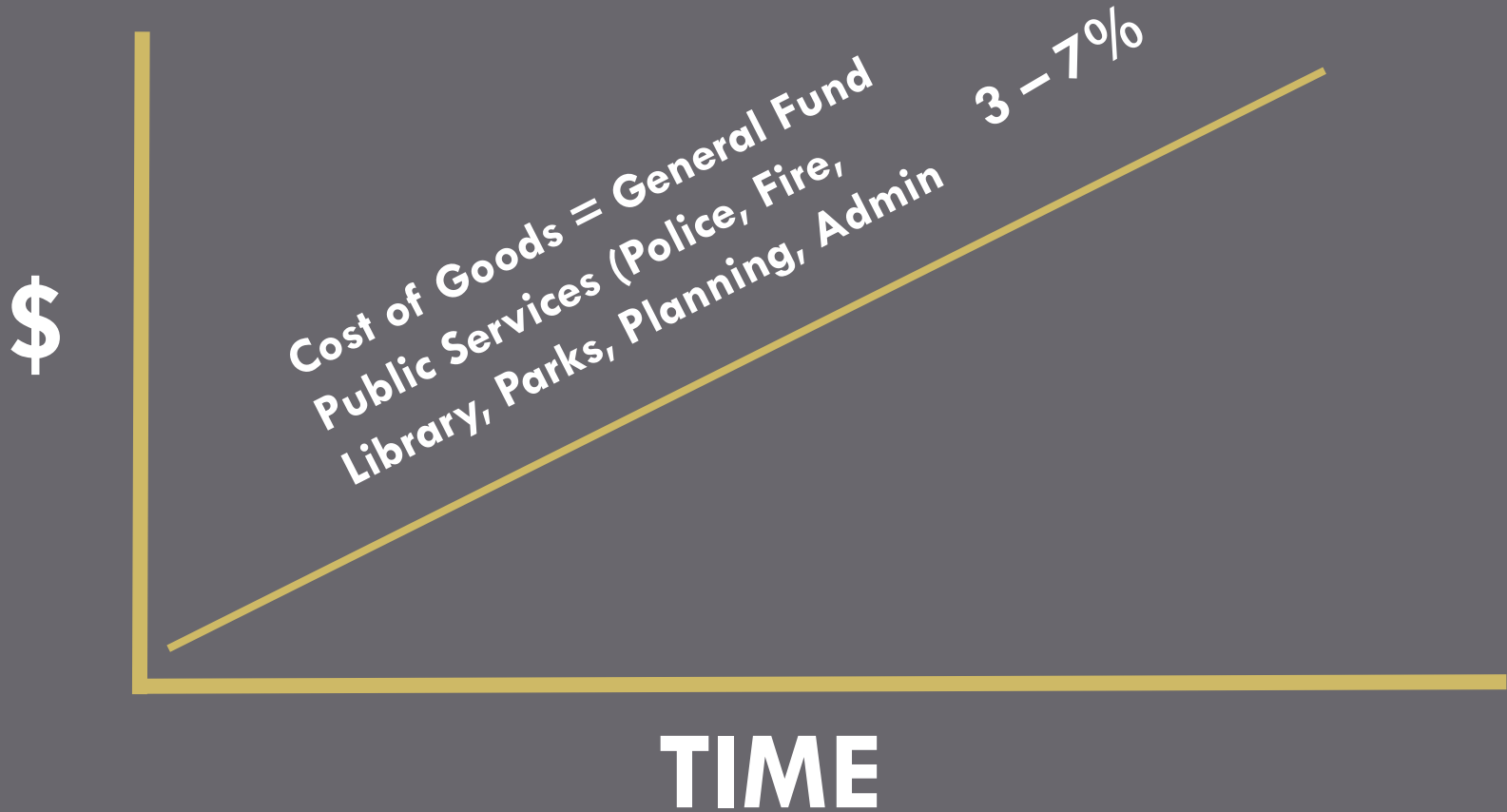
# Exhibit 71. Affordable Housing Costs and Units by Income Level, McMinnville, 2017

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



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

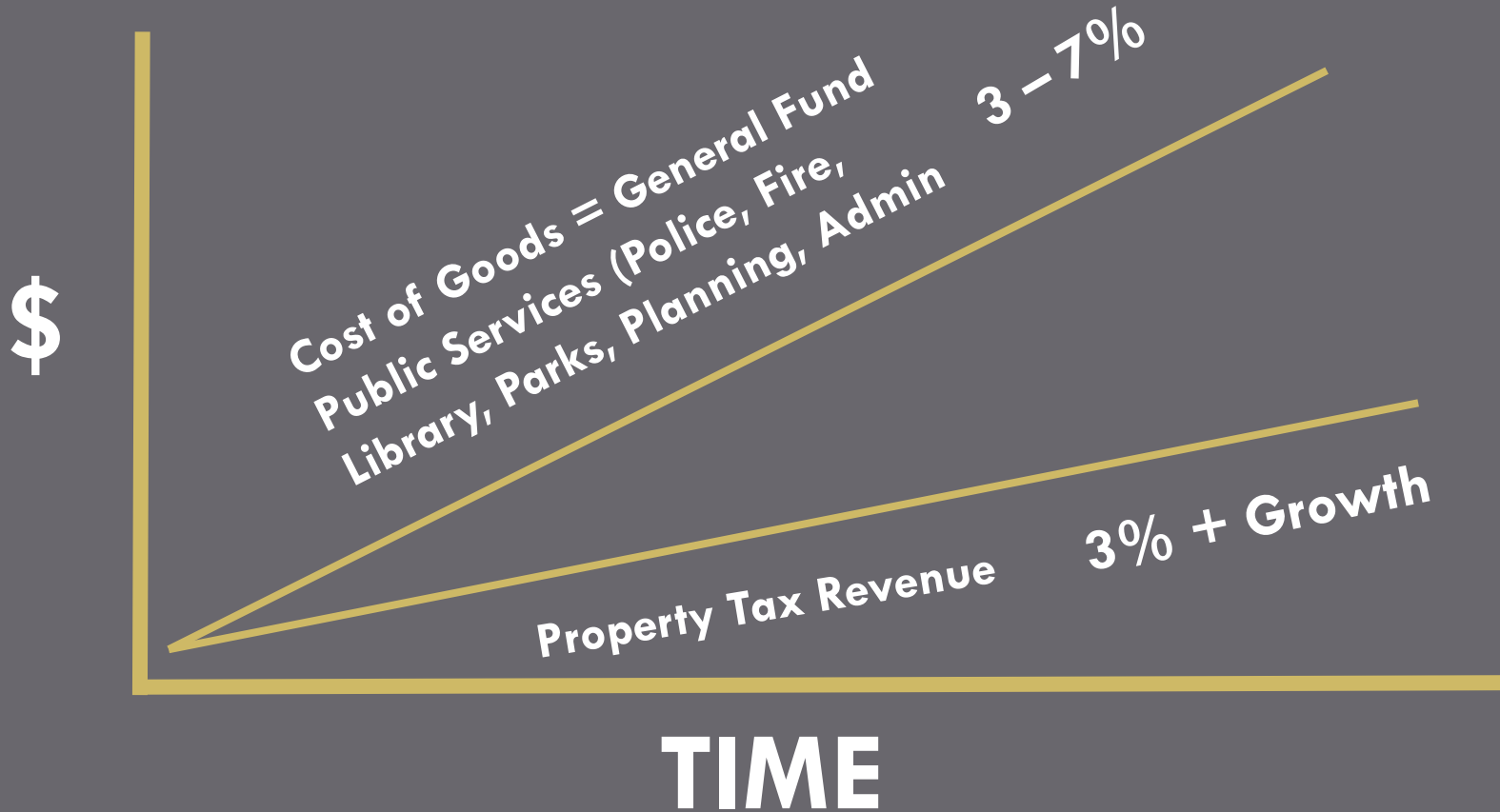
# FUNDING SERVICES



**PUBLIC INFORMATION SESSION**



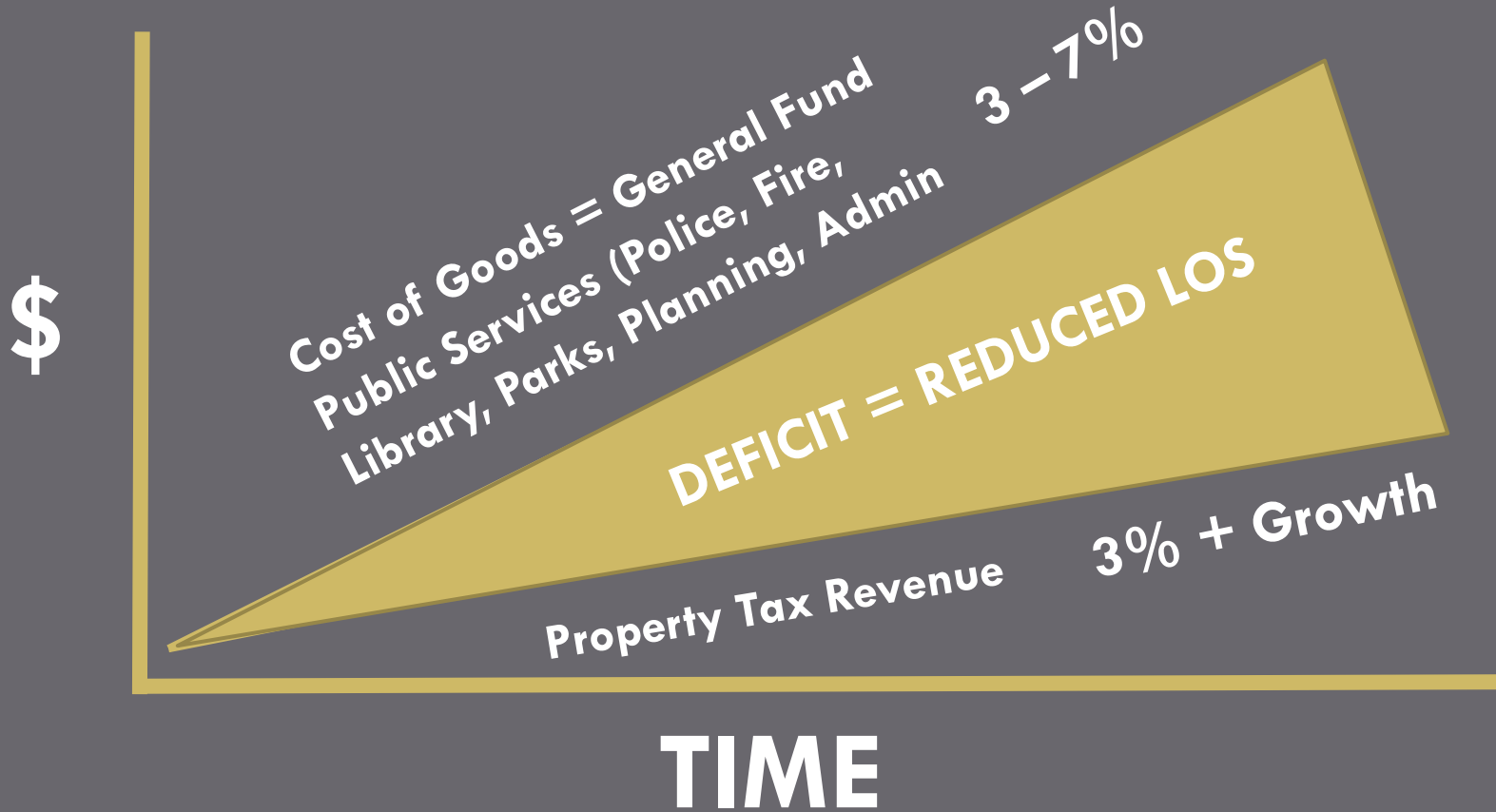
# FUNDING SERVICES



**PUBLIC INFORMATION SESSION**



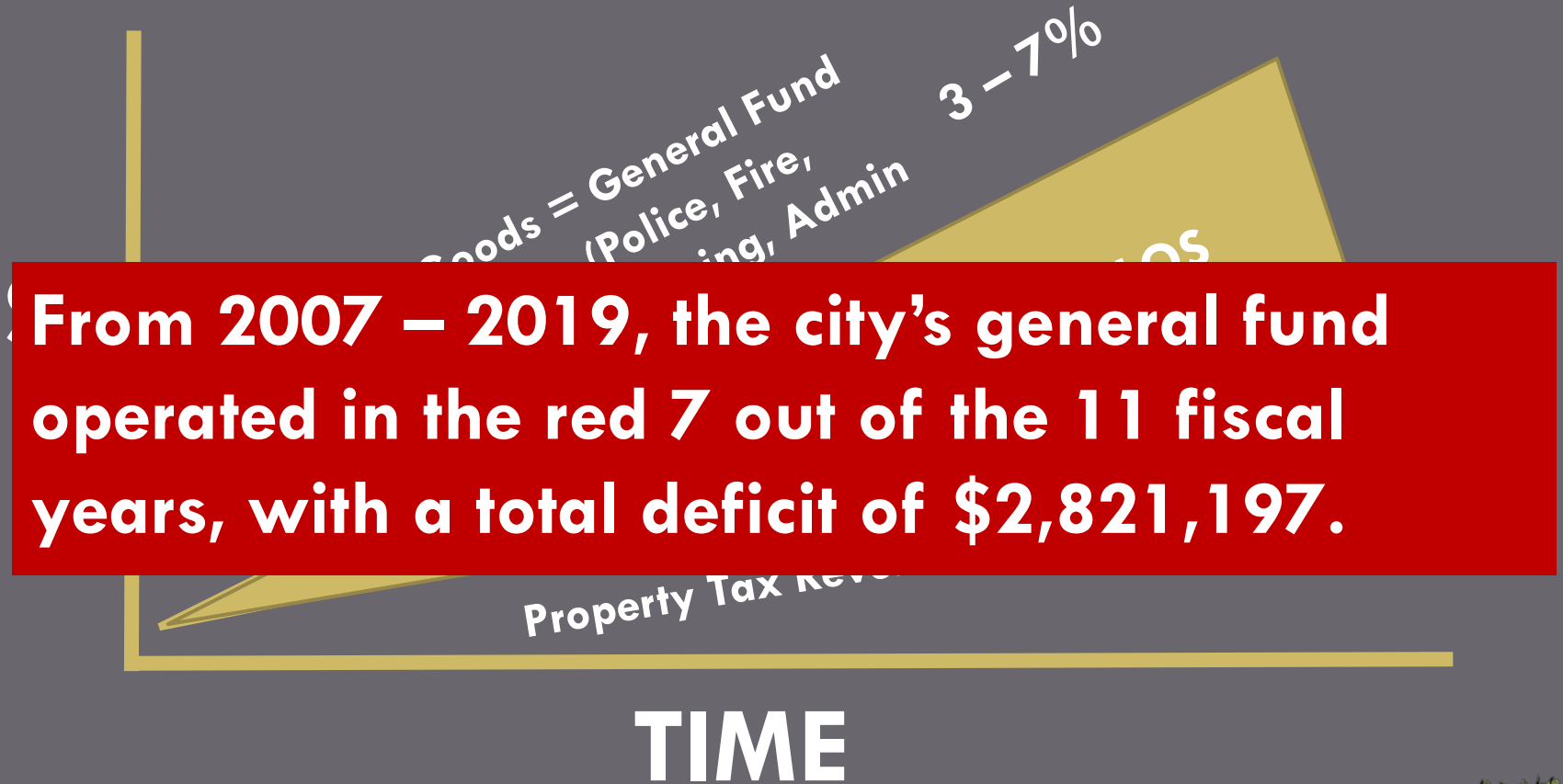
# FUNDING SERVICES



PUBLIC INFORMATION SESSION



# FUNDING SERVICES



PUBLIC INFORMATION SESSION





# FUNDING SERVICES

	General Fund Actual Current Year Tax			General Fund Actual			Deficit of Property Taxes vs Expenditures
	Revenues	\$\$ Change	% Change	Personnel Services & Materials & Services	\$\$ 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)
<b>Total Increase in \$\$</b>		<b>4,540,085</b>			<b>7,361,282</b>		<b>(2,821,197)</b> (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

---

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

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

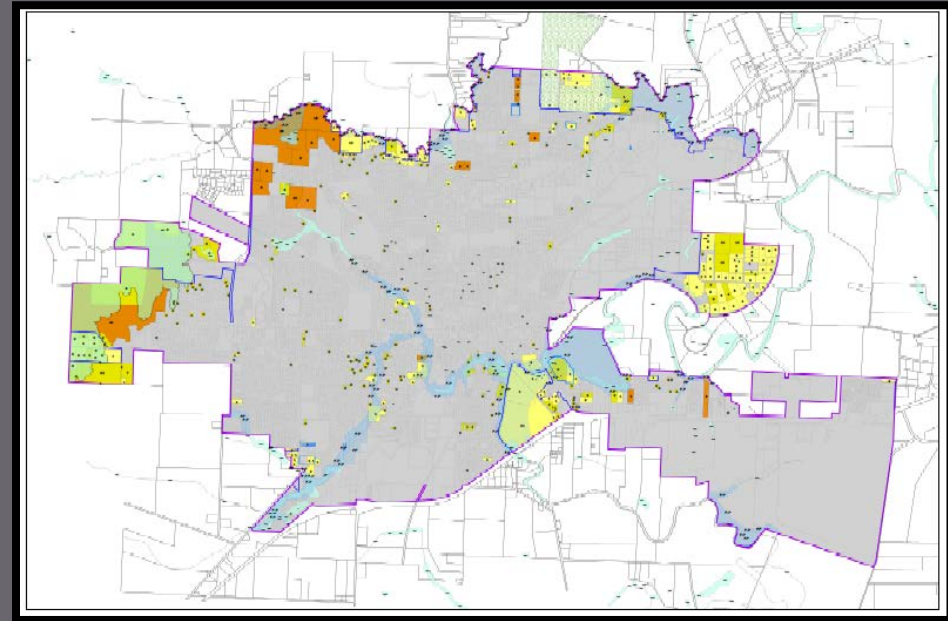
- ❑ McMinnville's growth planning has been actively challenged and appealed for 33 years.
- ❑ Last successful UGB amendment was adopted in 1981 for the planning horizon of 1980 – 2000.
- ❑ In that timeframe we have spent \$1,000,000 on this effort.

**PUBLIC INFORMATION SESSION**



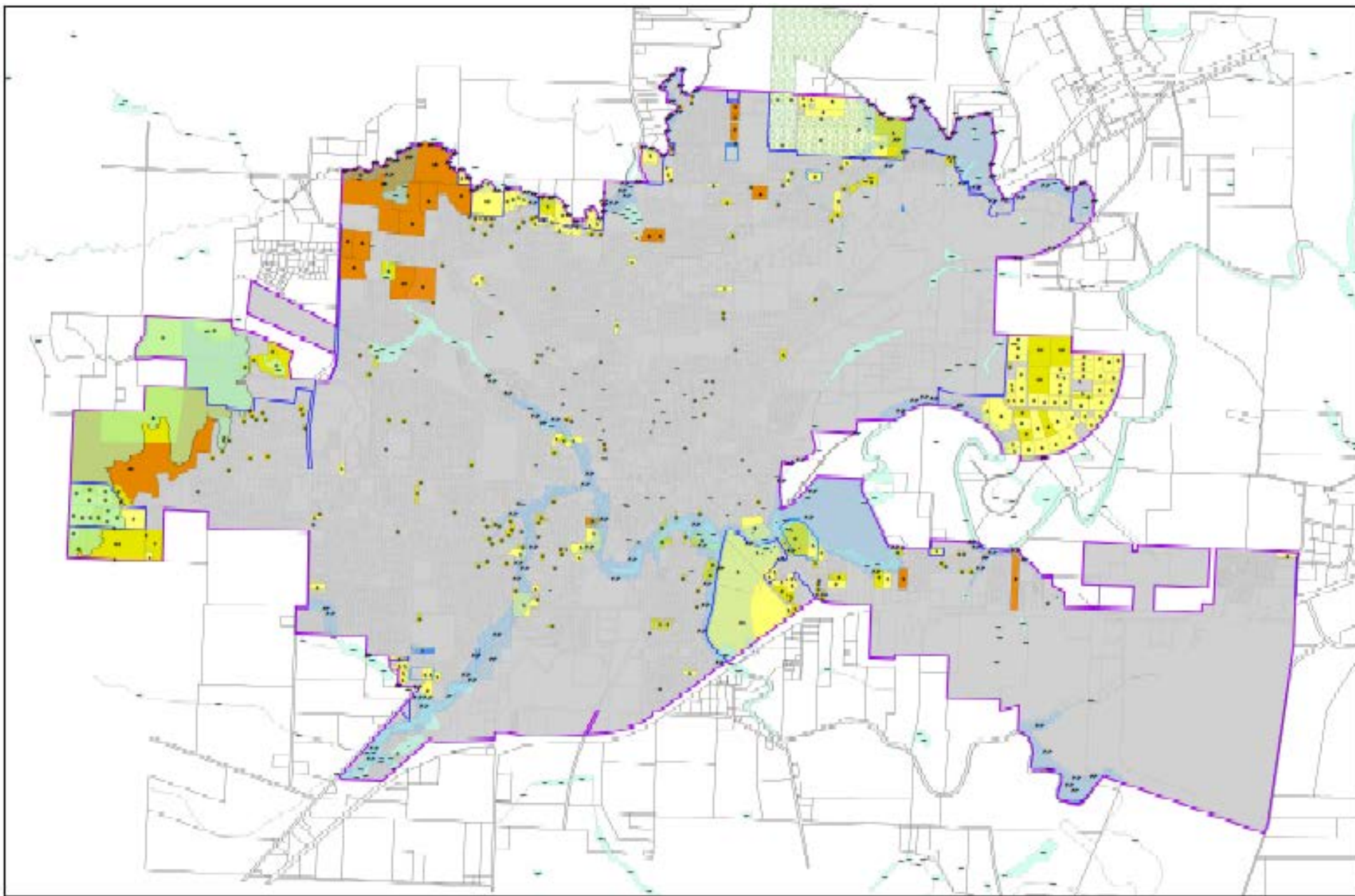
# MCMINNVILLE – CONSTRAINED LAND SUPPLY

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	



**PUBLIC INFORMATION SESSION**





# 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 . . . .

## 1981: Adopted UGB for 1980-2000 Planning Period

- 1988: Entered Periodic Review with DLCD
- 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, DLCD 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

**PUBLIC INFORMATION SESSION**



# 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.

**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.**

**PUBLIC INFORMATION SESSION**



# 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.**



**PUBLIC INFORMATION SESSION**



# 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.



**PUBLIC INFORMATION SESSION**





# GROWTH PLANNING – MCMINNVILLE, Is there a path forward?

---



# GROWTH PLANNING – MCMINNVILLE, Is there a path forward?

---





*Growing McMiner*  
**MINDFULLY**

[www.growingmcminnvillemindfully.com](http://www.growingmcminnvillemindfully.com)

**ESTABLISHING NEED HAS  
NOT BEEN THE ISSUE**

**HOW TO ACCOMMODATE  
THE NEED HAS BEEN**

**PUBLIC INFORMATION SESSION**





# Growing McMinnville MINDFULLY

## SHOULD McMINNVILLE GROW...

*Up?*

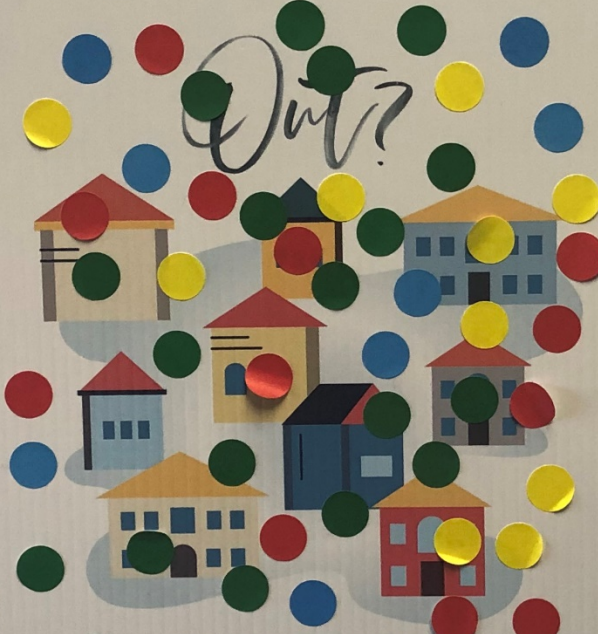


**HIGHER DENSITY  
RESIDENTIAL DEVELOPMENT**

*(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**

# 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

**PUBLIC INFORMATION SESSION**



# DECISION MAKING FILTER

## 1. DOES IT ACHIEVE SUCCESS – Reality not Monopoly

- a. Housing
- b. Economy
- c. Parks
- d. Livability
- e. Infrastructure
- f. Master planning
- g. Local Control

## 2. ACHIEVEMENT OF GOALS

## 3. COSTS

## 4. TIME

**McMINNVILLE'S GROWTH PLANNING - POTENTIAL PATHS FORWARD**

OPTION	DESCRIPTION	POTENTIAL COSTS	POTENTIAL TIMEFRAME	POTENTIAL RESULT	RISK ANALYSIS	Does it Actually Solve Need?	Costs	Time
URA/UR	Establish a 10 year URA that focuses on B&B and there is 20 year urban growth boundary (UGB)	\$1,000,000	2 - 10 years (ongoing operation)	20 year land supply with a combination of acquisition lands and vacant lands. 20 year land supply that is based upon: • Utilization and planning • Need and utilization planning • Local address need	Land/Policy impact: Historically, the URA has been a key component of the city's growth strategy. The URA has been instrumental in providing a framework for the city's growth and development. The URA has also been a key component of the city's economic development strategy.	Yes	100%	10 years
UGB	Establish a 20 year urban growth boundary	\$1,000,000	2 - 10 years (ongoing operation)	20 year land supply with a combination of acquisition lands and vacant lands. Cost address need.	Land/Policy impact: Historically, the URA has been a key component of the city's growth strategy. The URA has been instrumental in providing a framework for the city's growth and development. The URA has also been a key component of the city's economic development strategy.	Yes	100%	10 years
UGB - New	Establish a new urban growth boundary, also including other and infrastructure planning.	\$1,000,000	2 - 10 years (ongoing operation)	20 year land supply with a combination of acquisition lands, URA and other address need due to already implementation of acquisition lands. 20 year land supply that is based upon: • Utilization and planning • Need and utilization planning • Local address need	Land/Policy impact: Historically, the URA has been a key component of the city's growth strategy. The URA has been instrumental in providing a framework for the city's growth and development. The URA has also been a key component of the city's economic development strategy.	Yes	100%	10 years
UGB - Consequence	Establish a 20 year urban growth boundary, including other and infrastructure planning.	\$1,000,000	2 - 10 years (ongoing operation)	20 year land supply with most if not all acquisition lands. Additional 20 year land supply with some acquisition lands. Cost address need when 20 year land supply for growth. URA and other address need due to already implementation of acquisition lands. 20 year land supply that is based upon: • Utilization and planning • Need and utilization planning • Local address need	Land/Policy impact: Historically, the URA has been a key component of the city's growth strategy. The URA has been instrumental in providing a framework for the city's growth and development. The URA has also been a key component of the city's economic development strategy.	Yes	100%	10 years
REGIONAL PROBLEMS	Collaboration Regional business between cities to address the need for an alternative project. Strategic to URB.	\$1,000,000	2 - 10 years	20 year land supply with a combination of acquisition lands and vacant lands. Cost address need.	Land/Policy impact: Historically, the URA has been a key component of the city's growth strategy. The URA has been instrumental in providing a framework for the city's growth and development. The URA has also been a key component of the city's economic development strategy.	Yes	100%	10 years
SPB - 2025 URB Plan	Regional Councils working to establish the URB and there is a 20 year URB.	\$1,000,000	2 - 10 years	20 year land supply with a combination of acquisition lands and vacant lands. Cost address need.	Land/Policy impact: Historically, the URA has been a key component of the city's growth strategy. The URA has been instrumental in providing a framework for the city's growth and development. The URA has also been a key component of the city's economic development strategy.	Yes	100%	10 years

OPTION	DESCRIPTION	POTENTIAL COSTS	POTENTIAL TIMEFRAME	POTENTIAL RESULT	RISK ANALYSIS	Does it Actually Solve Need?	Costs	Time
REGIONAL PROBLEMS	Collaboration Regional business between cities to address the need for an alternative project. Strategic to URB.	\$1,000,000	2 - 10 years	20 year land supply with a combination of acquisition lands and vacant lands. Cost address need.	Land/Policy impact: Historically, the URA has been a key component of the city's growth strategy. The URA has been instrumental in providing a framework for the city's growth and development. The URA has also been a key component of the city's economic development strategy.	Yes	100%	10 years
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The Conceptual Population Forecast which was scheduled to be re-evaluated June 2023, is an estimated time frame and will be re-evaluated June 2026. All analysis B&B and UGA, representing 212,000 of world is based on the existing data set of population. The city was not subject of the evaluated budget and cost.

**NOTES:**

1. All URA alternatives and other options must be approved by the City and the County.
2. The UGA alternatives will serve as other options until the population forecast is updated in 2022/2023. This decision is subject to the County of Wasco.
3. The UGA population forecast is the local and is not subject to UGA. There is an annual UGA forecast "update" which will be updated every year and subject to UGA. UGA is approved by the Board of Health.
4. All options require analysis for the Transportation System Plan, Infrastructure Plan, and 2022/2023 population plan. All options will require analysis for the UGA and the local and state and federal policies. All those will be in the plan.

# PUBLIC INFORMATION SESSION



**IN JANUARY, 2020, CITY COUNCIL DIRECTED  
STAFF TO EVALUATE RESPONDING TO THE  
2012 REMAND OF THE 2003 MGMUP**

**AND . . . .**

**PREPARE FOR A LEGISLATIVE FIX AT THE SAME TIME**

**PUBLIC INFORMATION SESSION**







# MCMINNVILLE'S UGB REMAND RESPONSE:

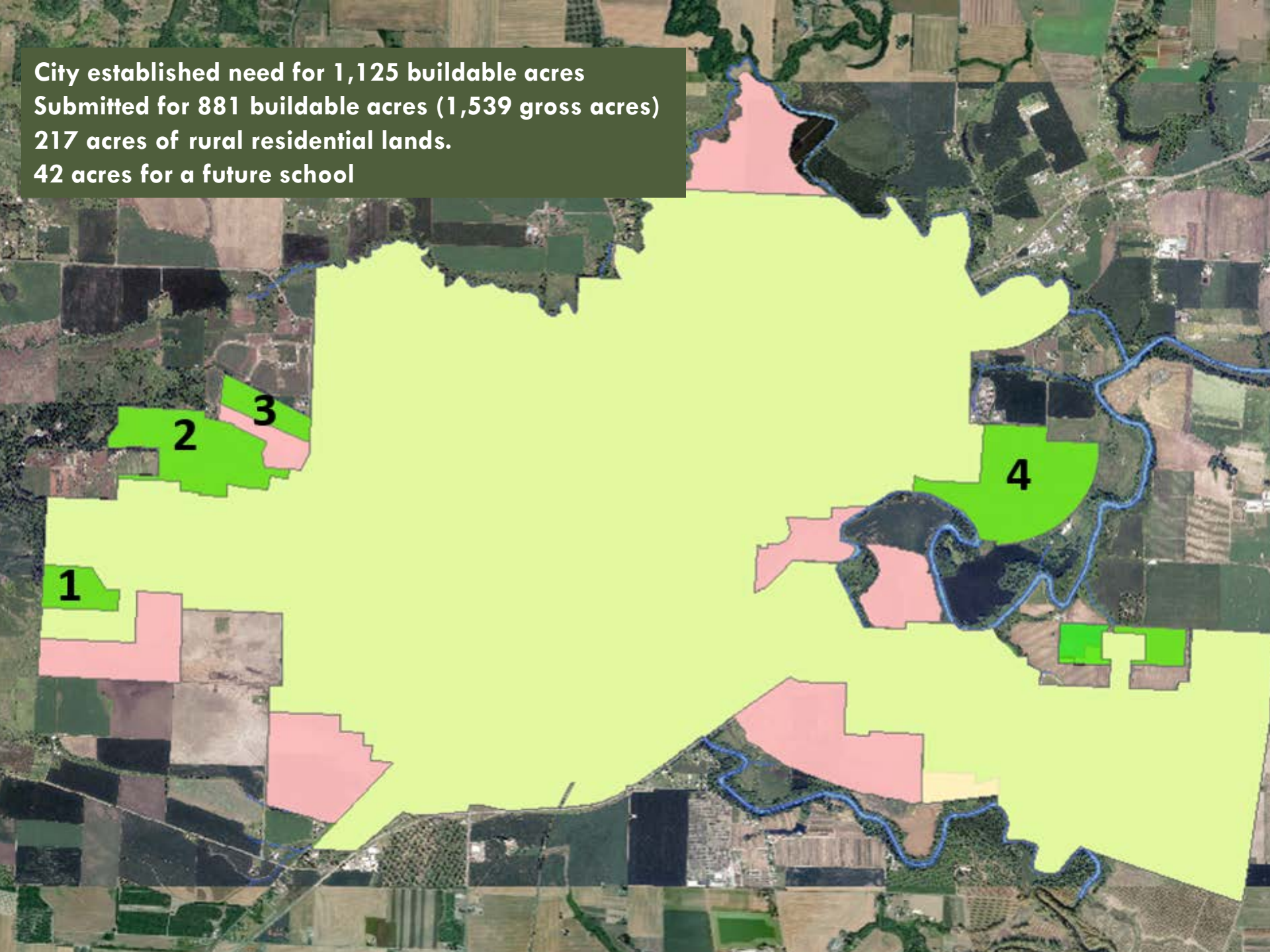
We are responding to the LCDC remand to the City of McMinnville for the MGMUP 2003-2023, first submitted in 2003 and modified in 2005.

LCDC 2012 remand based on 2011 Court of Appeals remand to LCDC.

**PUBLIC INFORMATION SESSION**

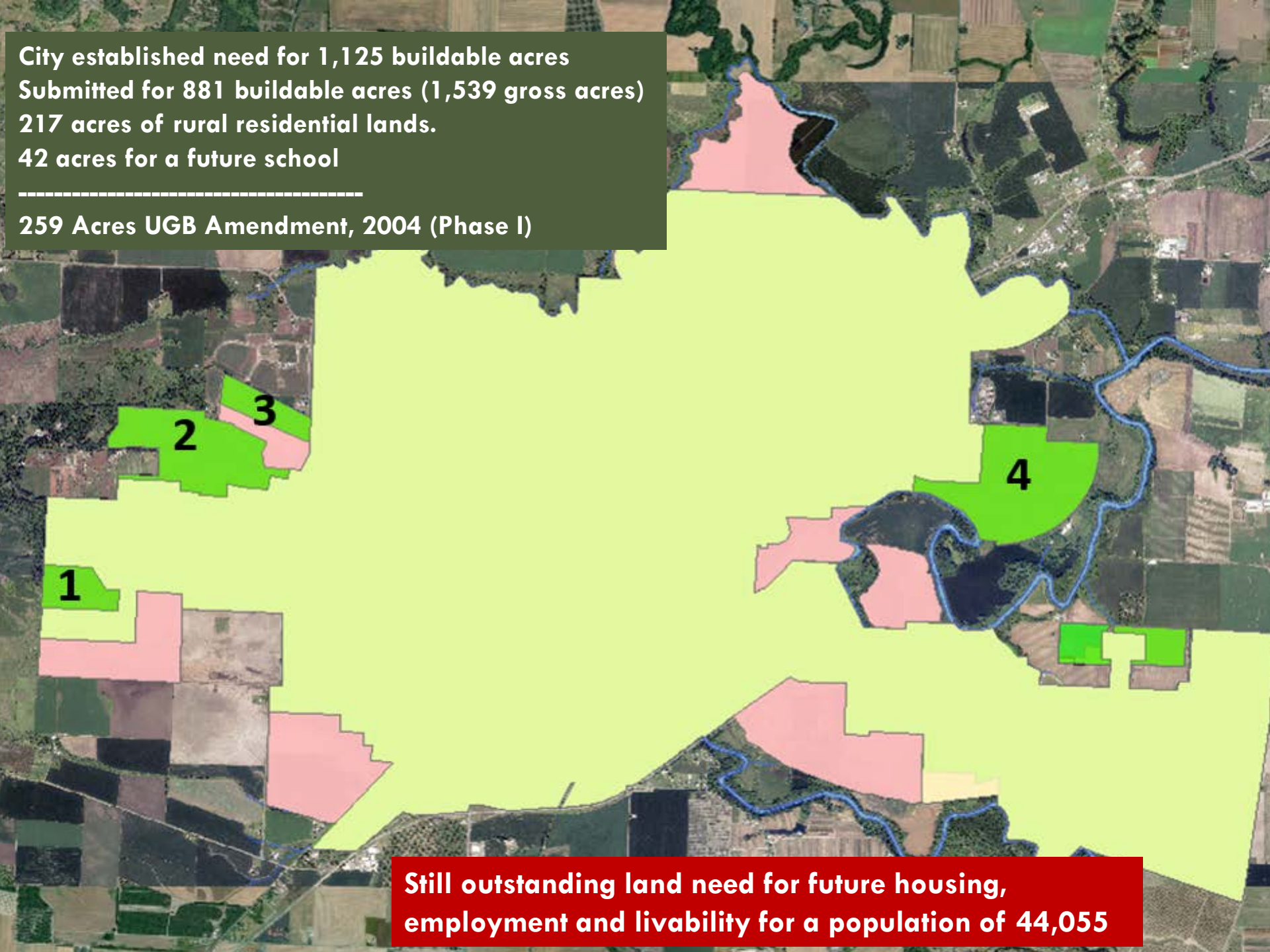


City established need for 1,125 buildable acres  
Submitted for 881 buildable acres (1,539 gross acres)  
217 acres of rural residential lands.  
42 acres for a future school



City established need for 1,125 buildable acres  
Submitted for 881 buildable acres (1,539 gross acres)  
217 acres of rural residential lands.  
42 acres for a future school

-----  
259 Acres UGB Amendment, 2004 (Phase I)



**Still outstanding land need for future housing,  
employment and livability for a population of 44,055**

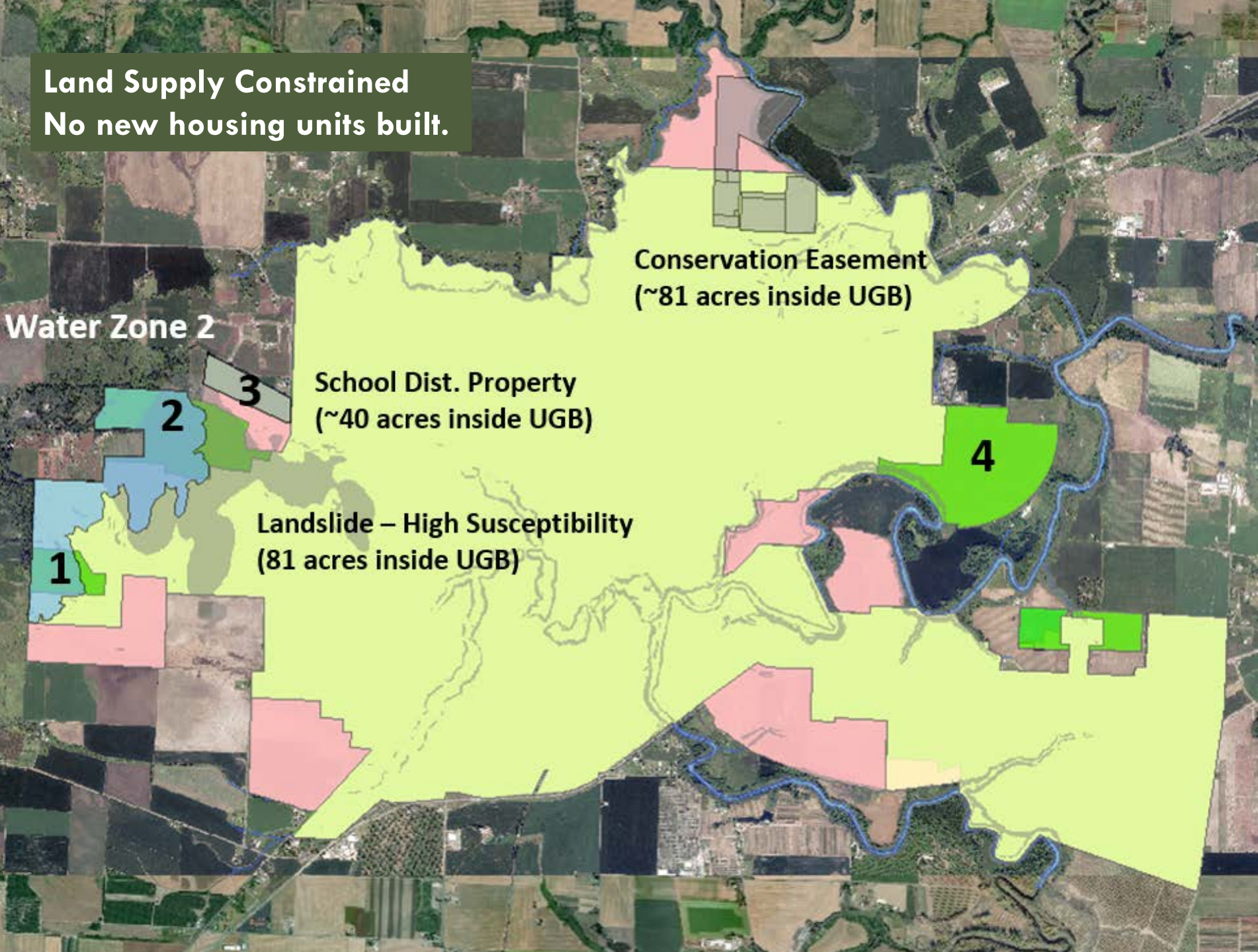
**Land Supply Constrained  
No new housing units built.**

**Water Zone 2**

**Conservation Easement  
(~81 acres inside UGB)**

**School Dist. Property  
(~40 acres inside UGB)**

**Landslide – High Susceptibility  
(81 acres inside UGB)**



**2**

**3**

**1**

**4**

# LEGAL VIABILITY

---

- **McMinnville can legally respond to LCDC's remand. (DLCD supports this interpretation).**
- **Pursuant to statutes and administrative rules in effect at the time of the submittal, 2003 - 2006.**

**PUBLIC INFORMATION SESSION**



# THE COURT'S DECISION

---

1. Petitioners argued there were three assignments of error.
2. Court ruled there was only one assignment of error.

**“The City erred in its application of ORS 197.298, and that a correct application of the law could compel a different result.”**

**ORS 197.298 = Priority of land to be included with urban growth boundary.**

**TRY AGAIN = REMAND!**

**PUBLIC INFORMATION SESSION**



# 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**

**PUBLIC INFORMATION SESSION**







**SO WE GOT TO WORK . . . .**

**PUBLIC INFORMATION SESSION**



# **McMinnville Growth Management and Urbanization Plan, 2003 – 2023 (MGMUP)**

## **MGMUP – “The Plan”**

- **Appendix A – Population and Employment Forecasts**
- **Appendix B – Buildable Lands Analysis**
- **Appendix C – Urbanization Report / Alternatives Analysis**
- **Appendix D – Comprehensive Plan Policy Amendments**
- **Appendix E – Zoning Ordinance Amendments**
- **Appendix F – Comprehensive Plan Map Amendments**
- **Appendix G – Framework Plan and Area Planning**

# McMinnville Growth Management and Urbanization Plan, 2003

Started in 1994 – Periodic Review Work Task

Community Visioning Effort, 1995– 1996= McMinnville 2020

Community Forums, 2001 – 2002 = Refinement of McMinnville 2020

## Seven Guiding Principles for McMinnville 2020 Growth Planning

1. Land Use Law. Comply with state planning requirements.
2. Historical Development Patterns. Respect existing land use and development patterns and build from them. Neighborhoods that have developed a historic scale and character should be preserved.
3. Hazards and Natural Resources. Avoid development in areas of known hazards or natural resources.
4. Physical and Topographic Boundaries. Consider the availability and cost of providing urban service to new development.
5. Density. Adopt policies that allow the market to increase densities, and push it to do so in some instances.
6. Traditional Development. Allow and encourage development that meets the principles of smart growth.
7. UGB Expansions. Contain urban expansion within natural and physical boundaries, to the extend possible.

# **McMinnville Growth Management and Urbanization Plan, 2003**

**Remand Data Set = Population Forecast,  
HNA and EOA established in 2001.**

**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 = 7,420 Employees**

*Appendix A – Population and Employment Forecasts*

*Appendix B – Buildable Lands Analysis*

# **McMinnville Growth Management and Urbanization Plan, 2003**

**Remand Data Set = Population Forecast, HNA and EOA established in 2001.**

**Planning Horizon = 2003 – 2023**

**Population Forecast in 2023 = 44,055**

**Increase in Population in Planning Horizon = 15,545    9,000 - 6,545**

**Housing Needed to Accommodate Population Growth = 6,014 Dwelling Units 3,503-2,511**

**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 = 7,420 Employees**

*Appendix A – Population and Employment Forecasts*

*Appendix B – Buildable Lands Analysis*

# STEP ONE: LAND NEED

<b>Land Need</b>	<b>Gross Buildable Acres</b>
<b>New Housing</b>	<b>537.00</b>
<b>Parks</b>	<b>314.00</b>
<b>Public Schools</b>	<b>96.00</b>
<b>Private Schools</b>	<b>1.5</b>
<b>Religious</b>	<b>47.6</b>
<b>Government</b>	<b>0.9</b>
<b>Other Public</b>	<b>25.1</b>
<b>Commercial</b>	<b>106.00</b>
<b>Industrial</b>	<b>(46.00)</b>
<b>TOTAL</b>	<b>1128.10</b>

*Appendix B: Buildable Lands Analysis based on the 2001 Housing Needs Analysis, 2001 Economic Opportunities Analysis and 2001 Buildable Lands Inventory that was amended in January, 2003.*

# LAND NEED

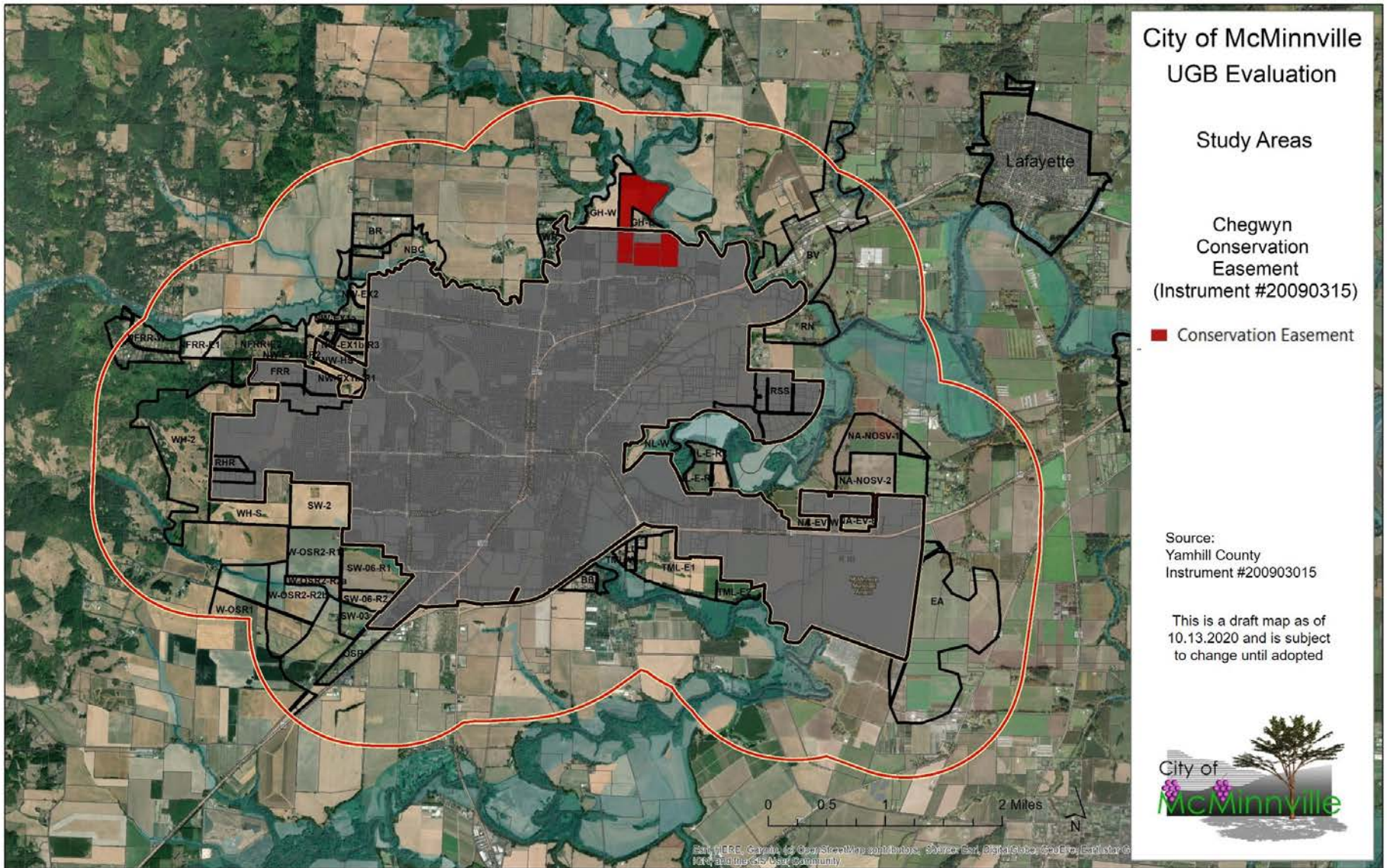
**Legal instrument  
recorded in 2008**  
(Attachment 3 to Appendix C)

<b>Land Need</b>	<b>Gross Buildable Acres</b>
New Housing	537.00
Parks	314.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Industrial	(46.00)
<b>TOTAL</b>	<b>1128.10</b>

**Add 81.00 Acres for Chegwyn  
Conservation Easement**

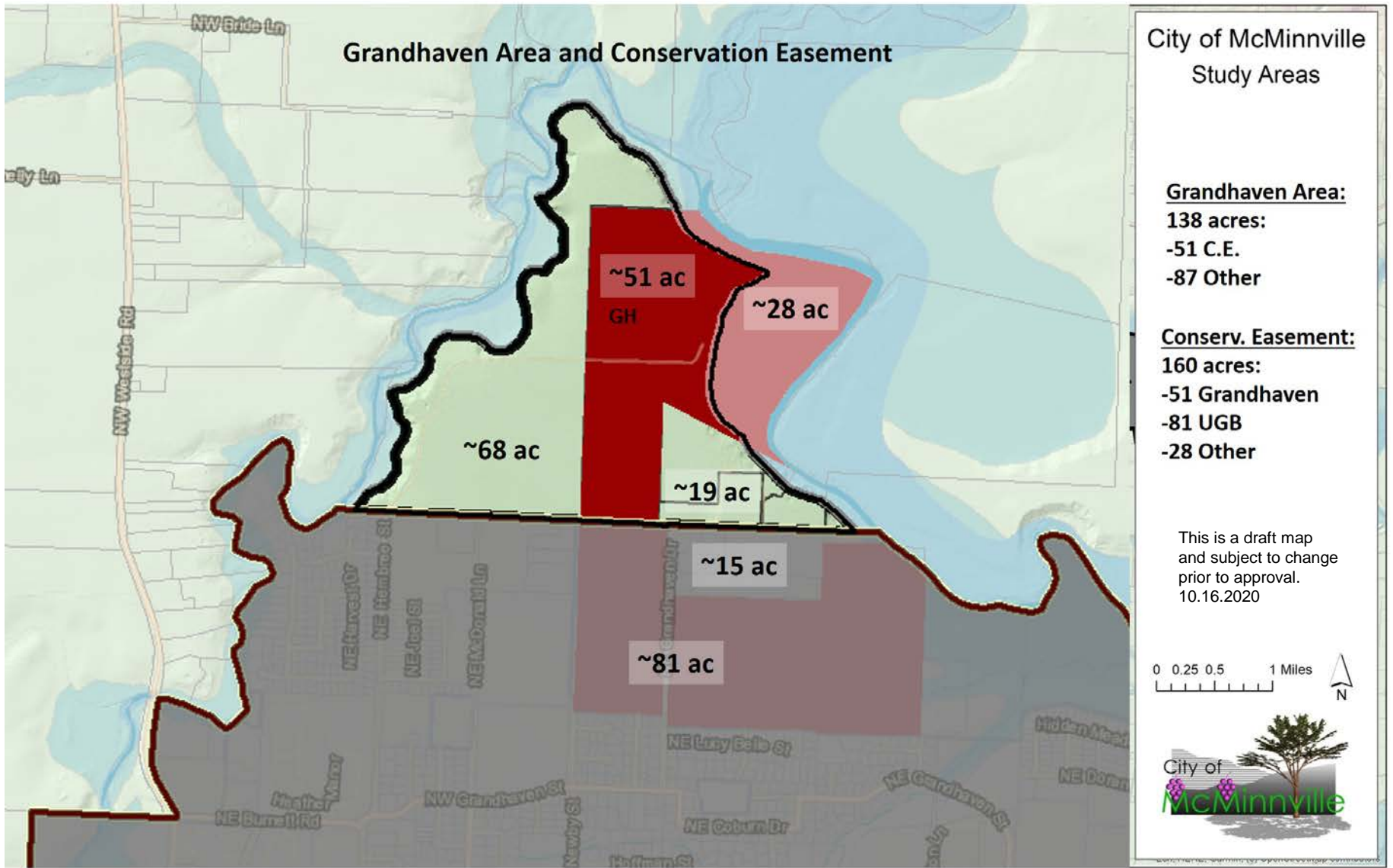
**Subtract 60.00 Acres for Joe Dancer  
Park North**

**City Council  
decision made in  
2004 in response to  
DLCD Remand**  
(Remand Legal Record)



*Amendment to Appendix B: Buildable Land Needs Analysis*





# LAND NEED

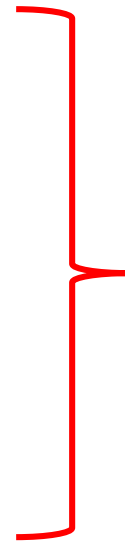
<b>Land Need</b>	<b>Gross Buildable Acres</b>
<b>New Housing</b>	<b>618.00</b>
<b>Parks</b>	<b>254.00</b>
<b>Public Schools</b>	<b>96.00</b>
<b>Private Schools</b>	<b>1.5</b>
<b>Religious</b>	<b>47.6</b>
<b>Government</b>	<b>0.9</b>
<b>Other Public</b>	<b>25.1</b>
<b>Commercial</b>	<b>106.00</b>
<b>Industrial</b>	<b>(46.00)</b>
<b>TOTAL</b>	<b>1149.10</b>

**Add 81.00 Acres for Chegwyn Conservation Easement**

**Subtract 60.00 Acres for Joe Dancer Park North**

# LAND NEED

Land Need	Gross Buildable Acres
New Housing	618.00
Parks	254.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Industrial	(46.00)
<b>TOTAL</b>	<b>1149.10</b>



**RESIDENTIAL =  
1043.10 ACRES**

# LAND NEED

Land Need	Gross Buildable Acres
Residential	1,043.10
Commercial	106.00
Industrial	(46.00)
<b>TOTAL</b>	<b>1,149.10</b>
Land-Use Efficiencies	-225.00
<b>REVISED TOTAL</b>	<b>924.10</b>

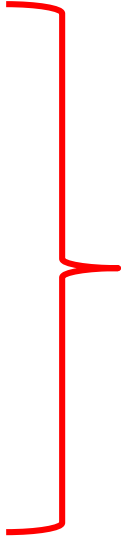
**Housing Land-Use Efficiencies  
Inside Existing UGB = (225 Acres)**

**Deduct from total.**

*2020 Remand Update: Reaffirmed housing land-use efficiencies with analysis. Technical Memo #11, Attachment #2 to Appendix C.*

# LAND NEED – Phase I and II

Land Need	Gross Buildable Acres
New Housing	393.00
Parks	254.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Industrial	(46.00)
<b>REVISED TOTAL</b>	<b>924.10</b>



**RESIDENTIAL =  
818.10 ACRES**

# LAND NEED

<b>Land Need</b>	<b>Gross Buildable Acres</b>
<b>Residential</b>	<b>818.10</b>
<b>Commercial</b>	<b>106.00</b>
<b>Industrial</b>	<b>(46.00)</b>
<b>TOTAL</b>	<b>924.10</b>
<b>Land-Use Efficiencies</b>	<b>-259.00</b>
<b>REVISED TOTAL</b>	<b>665.10</b>

**Phase 1 UGB Amendment:**

**217 Residential Acres**

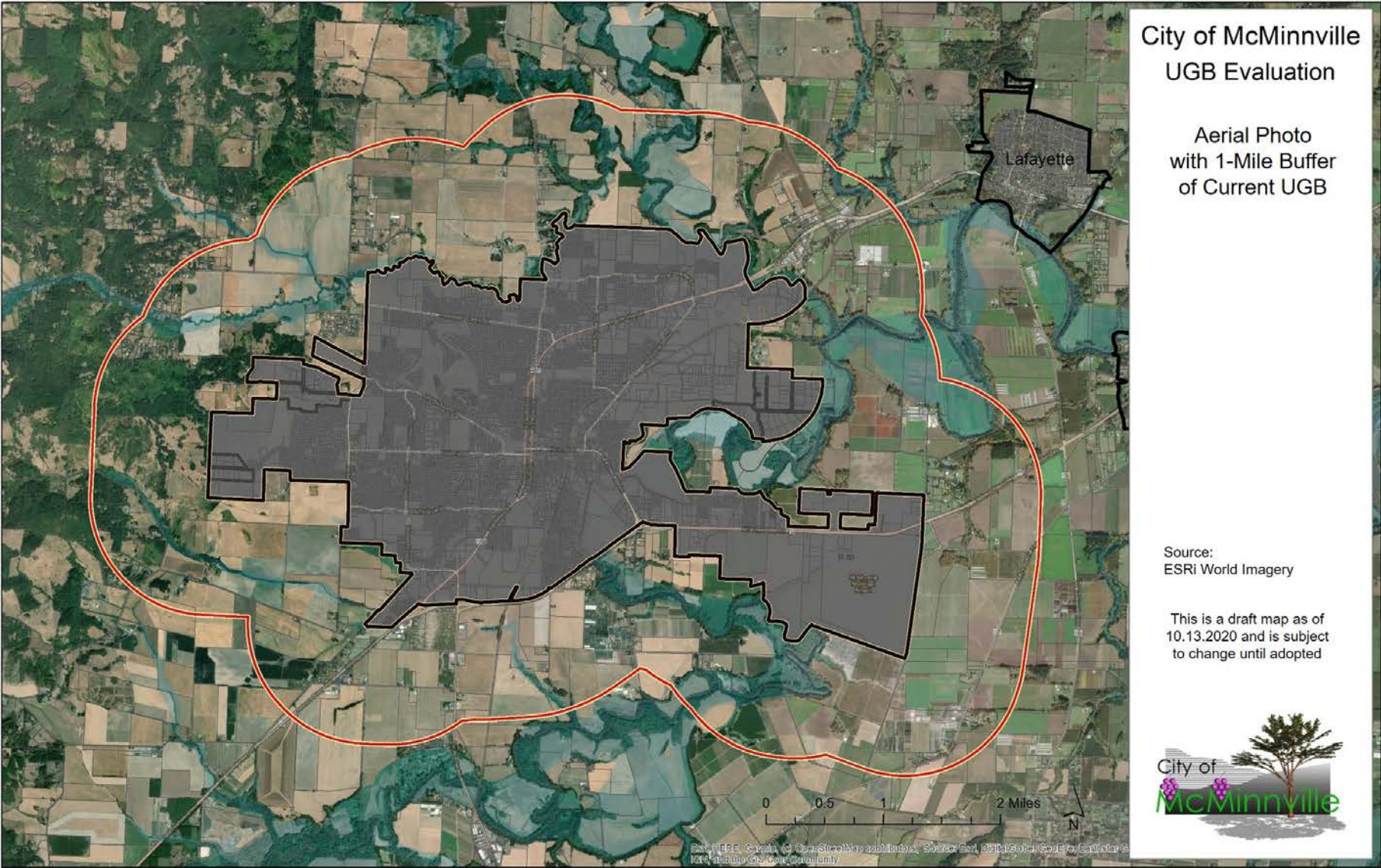
**42 Public Schools Acres**

**Deduct from Total**

# LAND NEED – Phase II

<b>Land Need</b>	<b>Gross Buildable Acres</b>
<b>Residential</b>	<b>559.10</b>
<b>Commercial</b>	<b>106.00</b>
<b>Industrial</b>	<b>(46.00)</b>
<b>TOTAL</b>	<b>665.10</b>

# STEP TWO: DETERMINE CANDIDATE LANDS



City of McMinnville  
UGB Evaluation

Aerial Photo  
with 1-Mile Buffer  
of Current UGB

Source:  
ESRI World Imagery

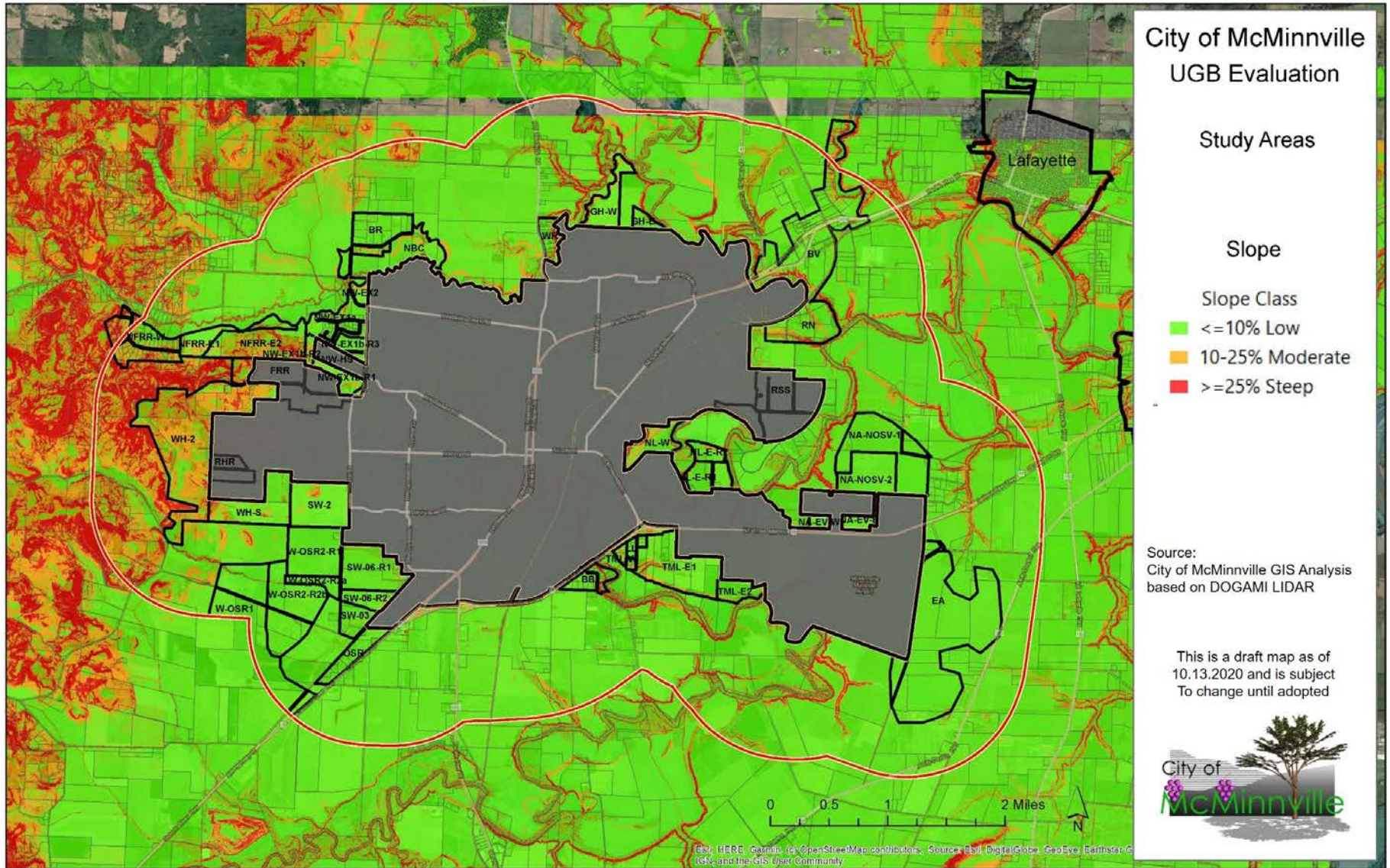
This is a draft map as of  
10.13.2020 and is subject  
to change until adopted







# WHAT IS BUILDABLE



## City of McMinnville UGB Evaluation

### Study Areas

### Slope

- Slope Class
- <=10% Low
  - 10-25% Moderate
  - >=25% Steep

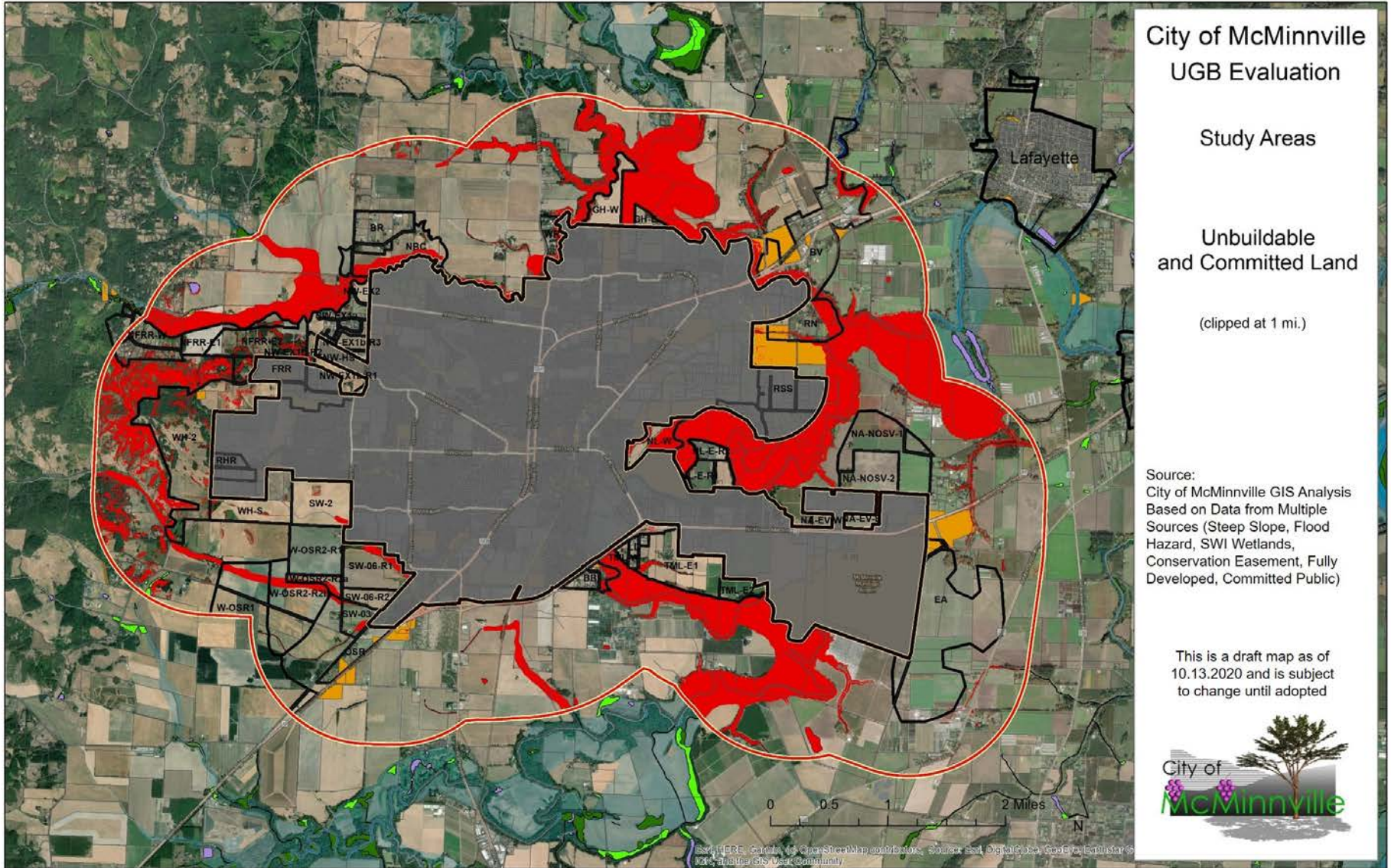
Source:  
City of McMinnville GIS Analysis  
based on DOGAMI LIDAR

This is a draft map as of  
10.13.2020 and is subject  
To change until adopted



Esri, HERE, DeLorme, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar (IGN), and the GIS User Community

# WHAT IS BUILDABLE



## City of McMinnville UGB Evaluation

Study Areas

Unbuildable  
and Committed Land

(clipped at 1 mi.)

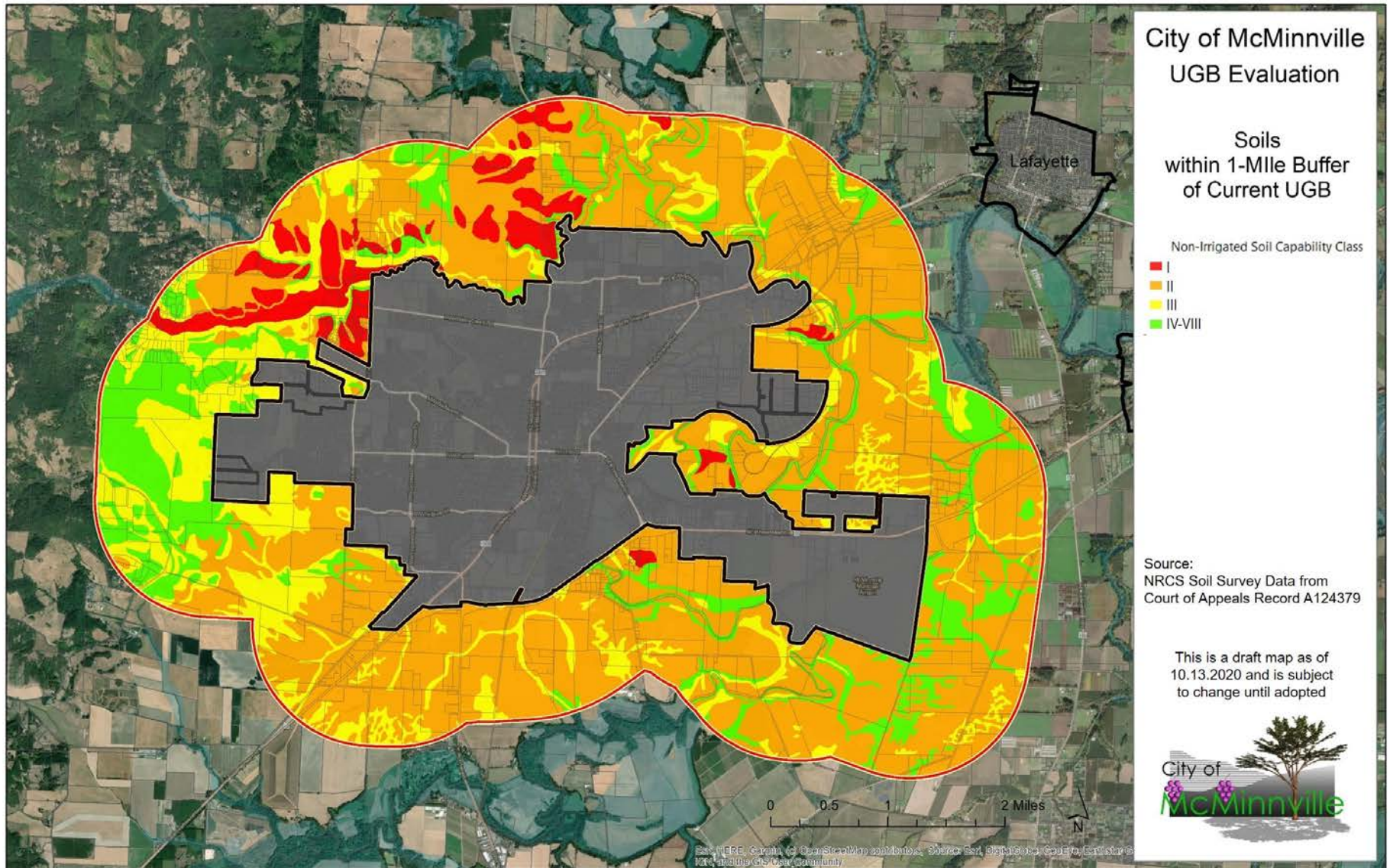
Source:  
City of McMinnville GIS Analysis  
Based on Data from Multiple  
Sources (Steep Slope, Flood  
Hazard, SWI Wetlands,  
Conservation Easement, Fully  
Developed, Committed Public)

This is a draft map as of  
10.13.2020 and is subject  
to change until adopted

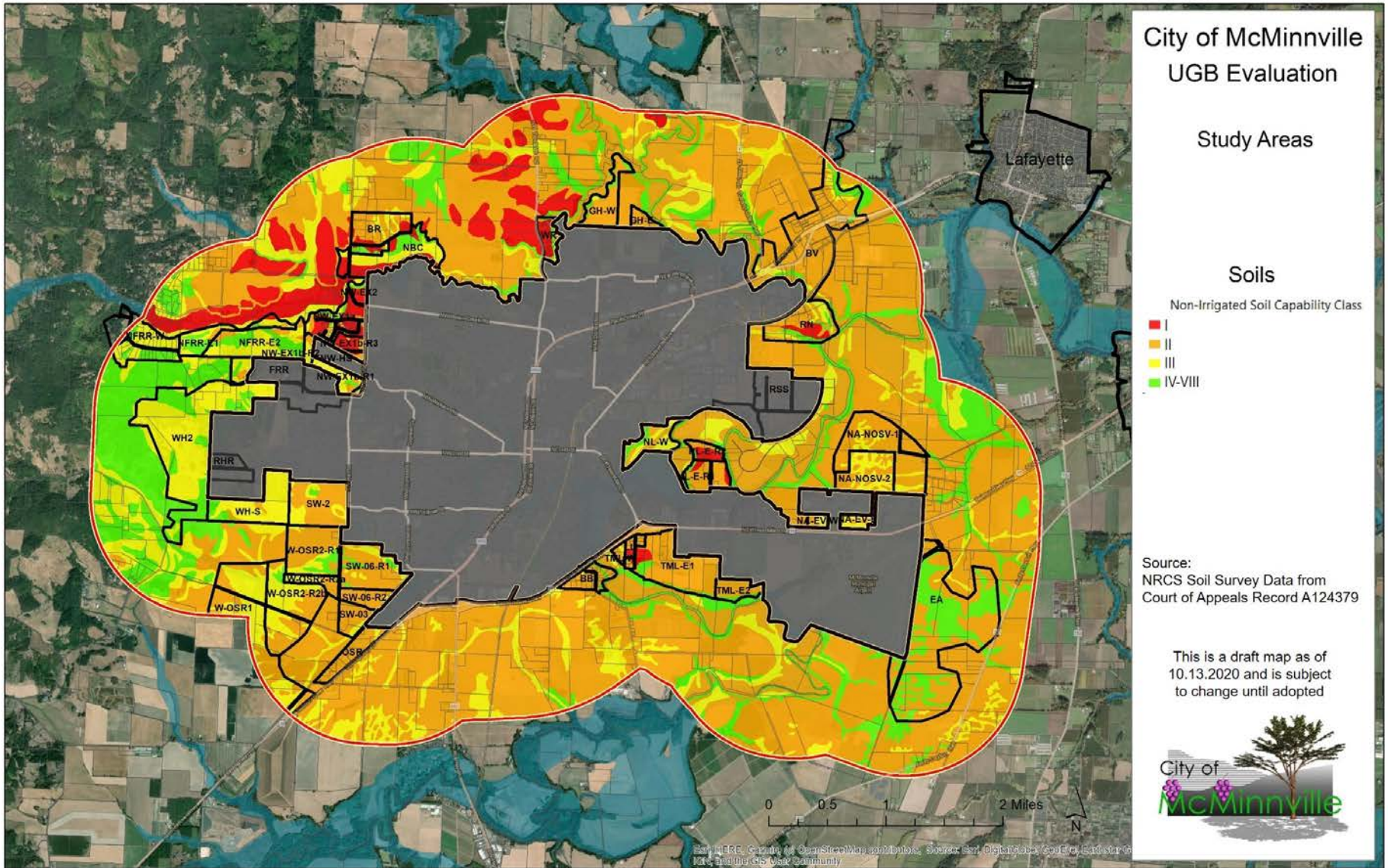


Map HERE: City of McMinnville GIS Analysis. Source and Digital Data: Google Earth Pro 2020 and the City of McMinnville.

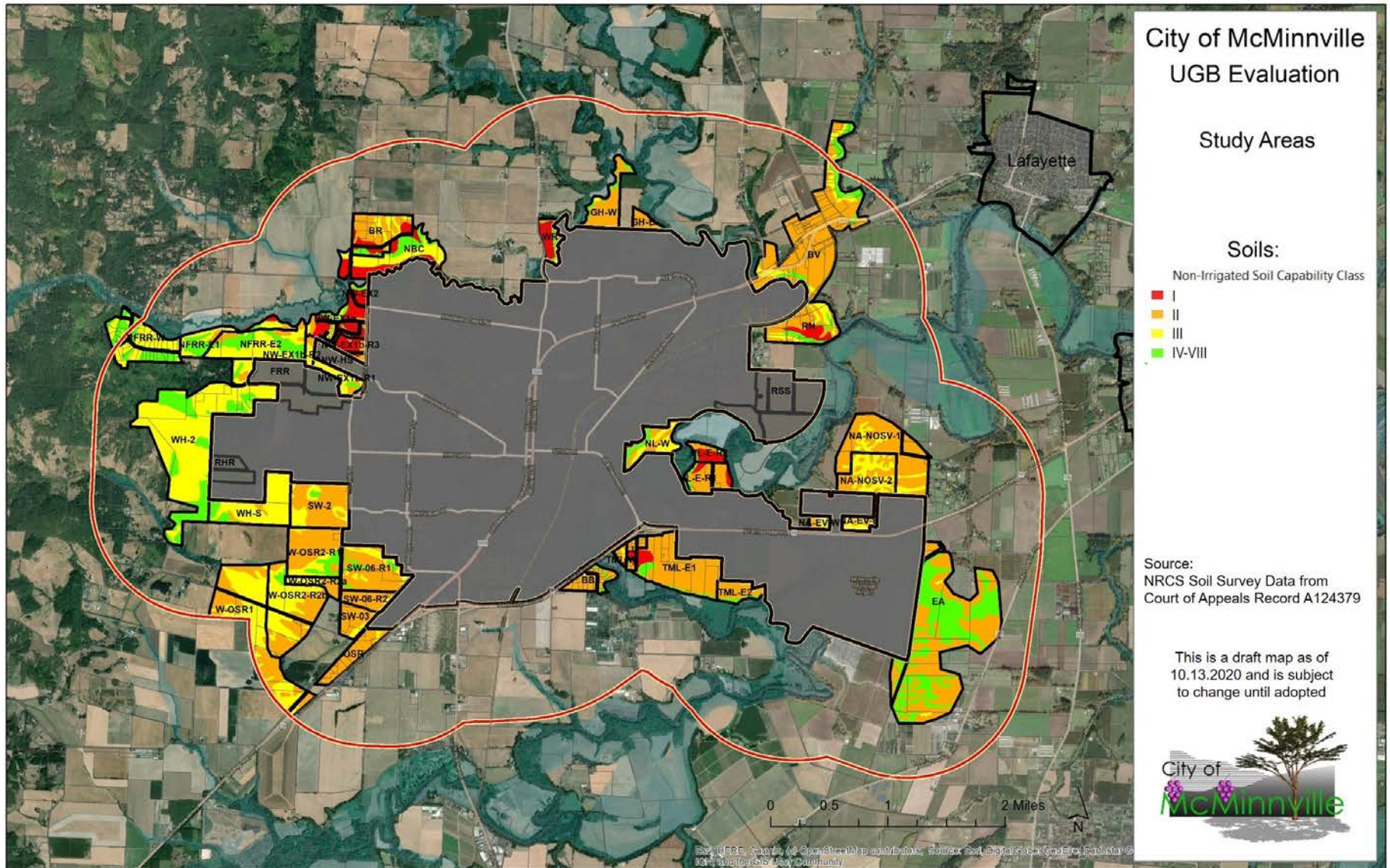
# IDENTIFYING STUDY AREAS



# IDENTIFYING STUDY AREAS



# IDENTIFYING STUDY AREAS



# **STEP THREE: EVALUATE THE LAND**

## **Evaluate Study Areas for Adequacy and Suitability**

**Developed 18 Screening Criteria with approximately 50 Different Data Sets**

**Wastewater Engineering**

**Wastewater Costs**

**Water Engineering**

**Water Costs**

**Transportation Engineering**

**Transportation Costs**

**Urban Integration**

**Commercial Suitability**

**Housing Suitability**

**Development Capacity**

**Distance to Services**

**Park, Schools, Other Public Amenities**

**Hazard Risks**

**Natural Resources**

**Soil Priority**

**High Value Farmland**

**Agricultural Adjacency**

**Type of Nearby Agricultural Use**

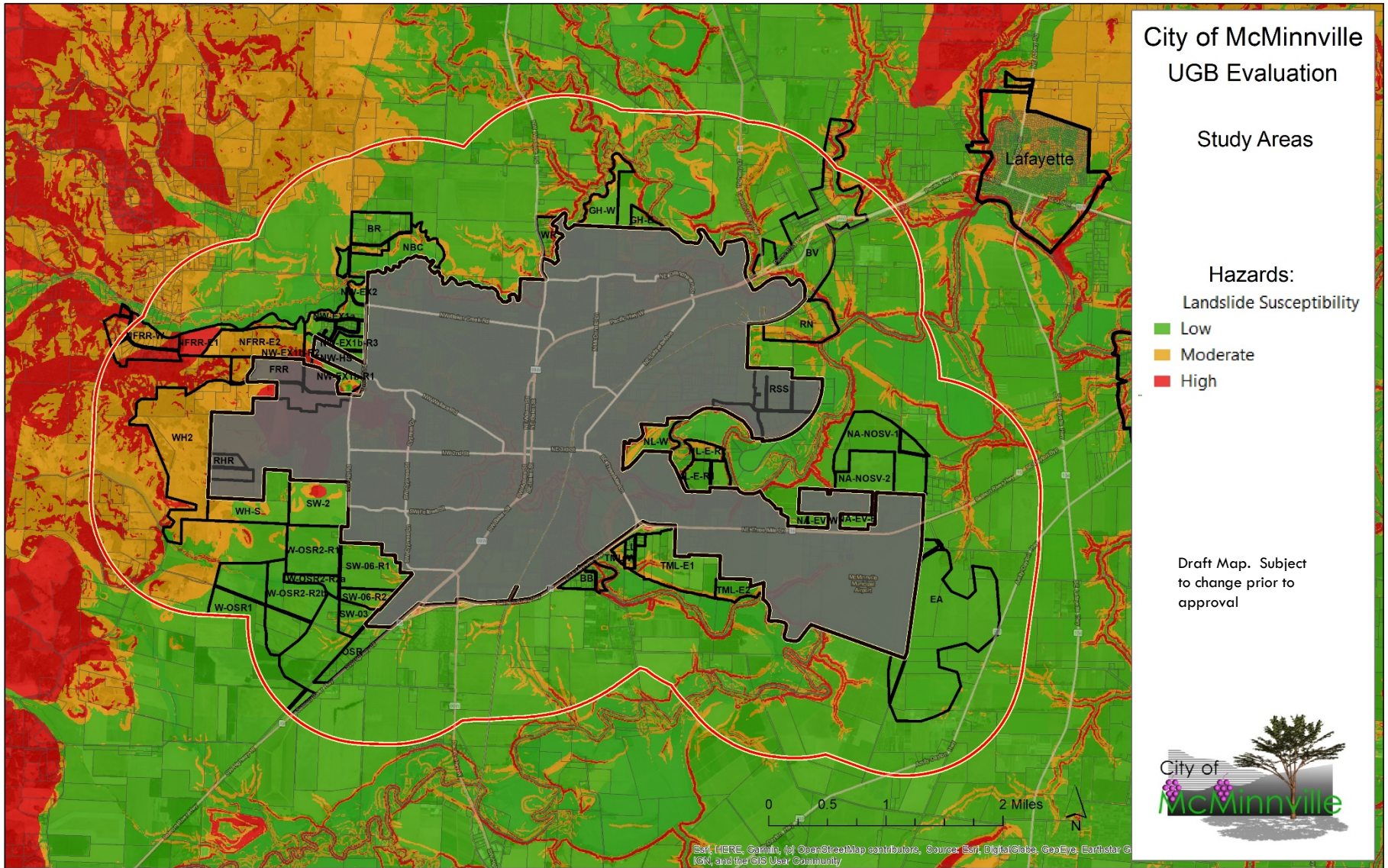
<b>Hazard Risk</b>													
						Moderate Constraints on Buildable Land							
Study Area	Total Acres	Flood	>25% slope	Unbuildable	Rating	High Landslide Risk		Rating	High Liquefaction Risk		Rating	Composite Rating	
<i>Exception Areas</i>				%		Acres	%		Acres	%			
Lawson Lane (LL)	18.1	0.2	0.1	1.7%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
Old Sheridan Road (OSR)	54.5	0.2	0.1	0.6%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
N-Fox Ridge - West (N-FR)	116.3	0.0	23.3	20.0%	2	54.2	46.6%	1	3.6	3.1%	3	2.00	
Booth Bend Road (BR)	40.2	10.0	5.1	37.6%	2	6.4	15.9%	2	0.0	0.0%	3	2.33	
Brentano Lane (BL)	91.8	0.0	0.2	0.2%	3	0	0.0%	3	0.0	0.0%	3	3.00	
Westside Lane (WL)	35.4	8.3	5.7	39.5%	2	6.1	17.2%	2	0.0	0.0%	3	2.33	
Subtotal	356.3	18.7	34.5			66.7			3.6				
<i>Resource Areas</i>													
N of Old Stone	279.0	0.0	0.0	0.0%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
NA-EV	40.2	0.0	0.2	0.5%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
Three Mile Lane East	201.7	3.5	7.7	5.6%	3	11.3	5.6%	3	0.0	0.0%	3	3.00	
Three Mile Lane West	9.0	0.0	0.0	0.0%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
Norton Lane East	81.5	0.0	6.8	8.3%	3	8.0	9.8%	3	0.0	0.0%	3	3.00	
Norton Lane West	61.4	35.9	7.7	71.1%	1	9.7	15.8%	2	0.0	0.0%	3	2.00	
SW - 06	158.0	16.7	0.8	11.1%	2	0.0	0.0%	3	0.0	0.0%	3	2.67	
SW-03	41.9	3.8	0.0	8.9%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
SW II	120.1	3.6	1.7	4.4%	3	8.5	7.1%	3	0.0	0.0%	3	3.00	
W of Old Sheridan-1	231.4	16.7	1.7	8.0%	3	0.2	0.1%	3	205.4	88.8%	1	1.00	
W of Old Sheridan-2	313.8	27.3	1.2	9.1%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
West Hills-South	122.3	0.0	3.7	3.0%	3	0.5	0.4%	3	0.0	0.0%	3	3.00	
West Hills-2	431.9	3.8	44.4	11.2%	2	24.4	5.6%	3	0.0	0.0%	3	2.67	
N of Fox Ridge-East	189.1	0.0	17.5	9.3%	3	48.2	25.5%	2	22.4	11.8%	2	1.00	
NW-Ext 1a (Northern)	78.2	0.0	1.6	2.0%	3	0.7	0.9%	3	0.0	0.0%	3	3.00	
NW-Ext 1b (Southern)	72.5	0.0	1.4	1.9%	3	15.1	20.8%	2	0.0	0.0%	3	2.67	
NW-Ext 2	15.5	0.0	0.4	2.6%	3	0.4	2.6%	3	0.0	0.0%	3	3.00	
Grandhaven-E	19.5	0.0	1.9	9.7%	3	2.5	12.8%	2	0.0	0.0%	3	2.67	
Grandhaven-W	67.9	0.0	7.6	11.2%	2	8.6	12.7%	2	0.0	0.0%	3	2.33	
Airport East (EA)	493.4	0.0	0.5	0.1%	3	0.0	0.0%	3	0.0	0.0%	3	3.00	
North of Baker Creek (NB)	118.7	39.2	4.3	36.6%	2	1.7	1.4%	3	0.0	0.0%	3	2.67	
Subtotal	3146.9	150.5	111.1			139.8			227.8				
	Rating												
High Risk	1	>40%											
Medium Risk	2	10-40%											
Low Risk	3	<10%											
Composite Rating	average rating unless high hazard present over 50% of study area, then composite = 1												



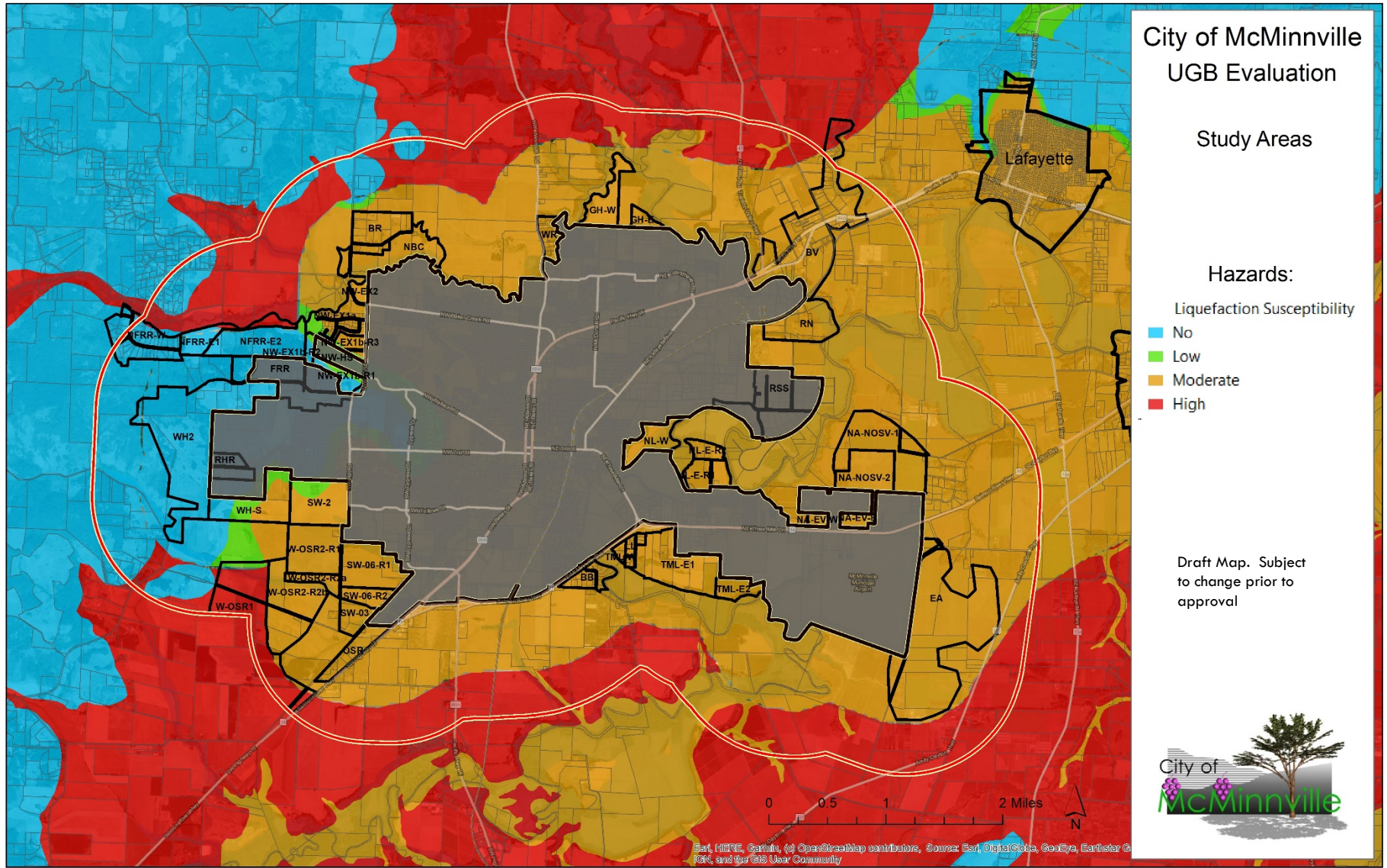




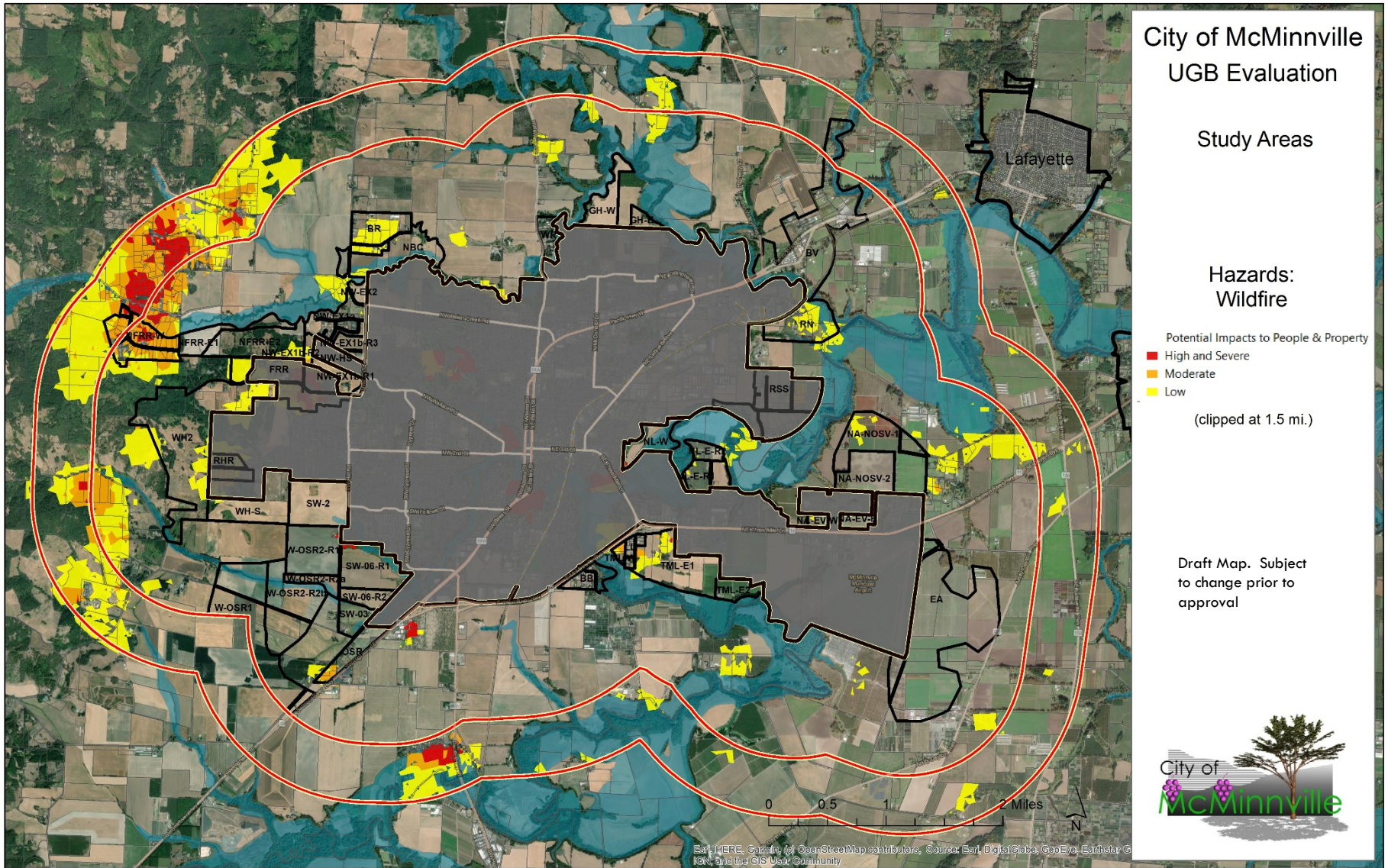
# HAZARDS: LANDSLIDES



# HAZARDS: LIQUEFACTION

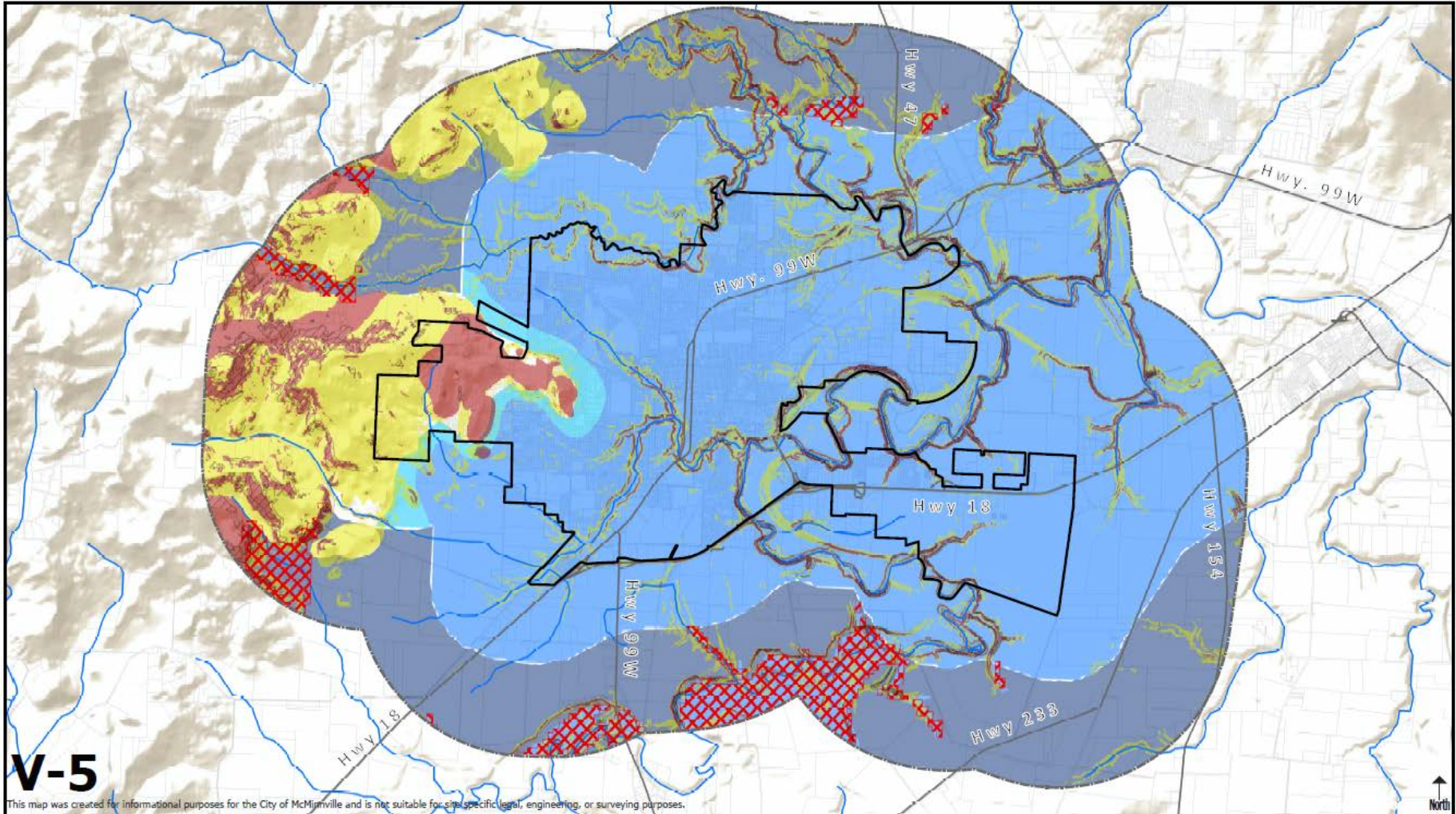


# HAZARDS: WILDFIRE



# HAZARDS: COMPOSITE MAP

Draft Map. Subject to change prior to approval



This map was created for informational purposes for the City of McMinnville and is not suitable for site-specific legal, engineering, or surveying purposes.

## McMinnville Composite Map: Landslide, Liquefaction, Subduction Shaking & Steep Slopes

- |                       |                          |                                   |                  |
|-----------------------|--------------------------|-----------------------------------|------------------|
| <b>Landslide Risk</b> | <b>Liquefaction Risk</b> | Severe Shaking                    | Tax Lots         |
| Moderate Risk         | Low Risk                 | Steep Slopes (>25%)               | Major Roads      |
| High Risk             | Moderate Risk            | McMinnville Urban Growth Boundary | Rivers & Streams |
|                       | High Risk                | Study Area (1.5 Miles)            |                  |

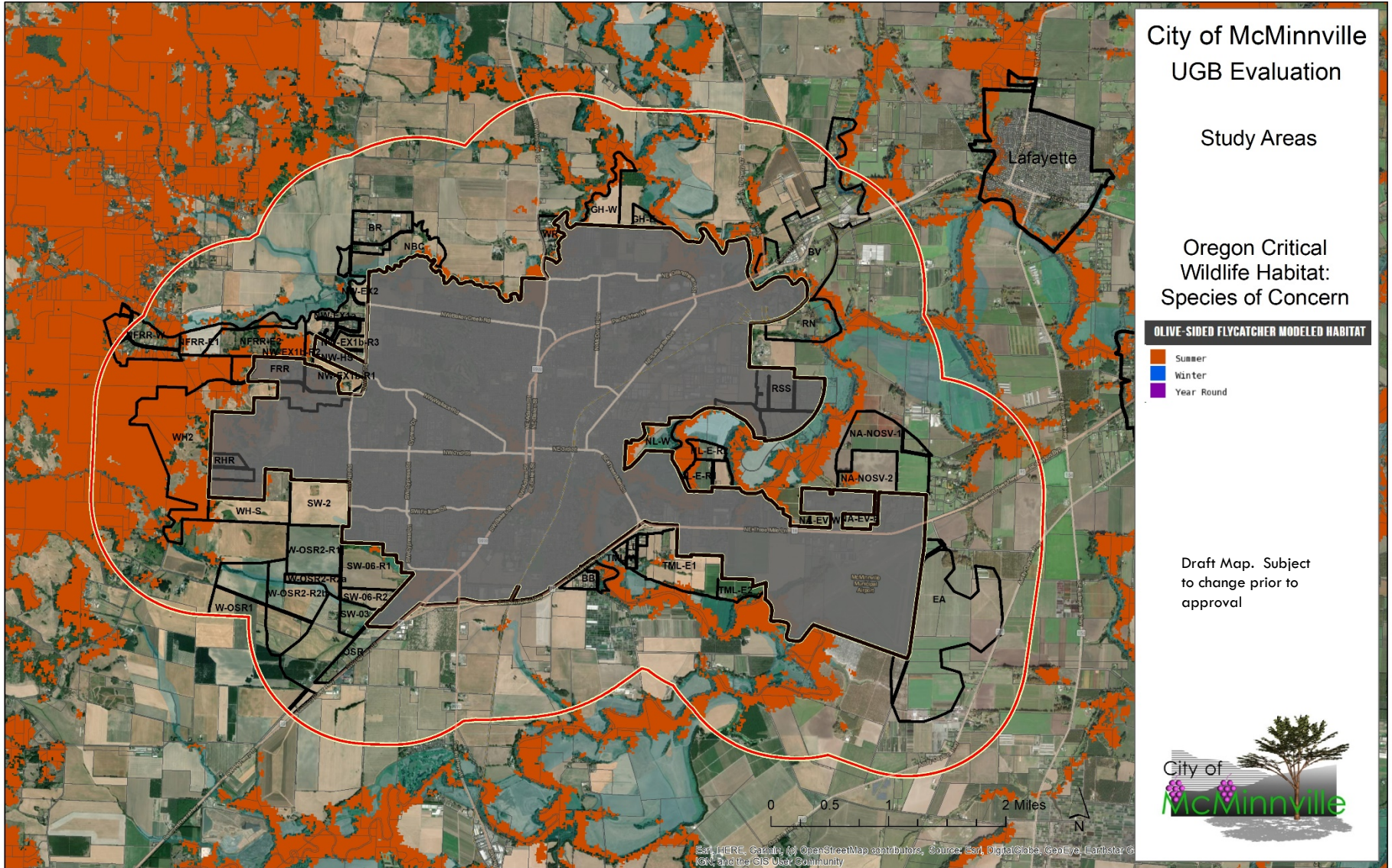
Miles 0 0.25 0.5 1 1.5 2

Created by Winterbrook Planning in coordination with the City of McMinnville



Last Revised: June 29, 2020

# WILDLIFE HABITAT



City of McMinnville  
UGB Evaluation

Study Areas

Oregon Critical  
Wildlife Habitat:  
Species of Concern

**OLIVE-SIDED FLYCATCHER MODELED HABITAT**

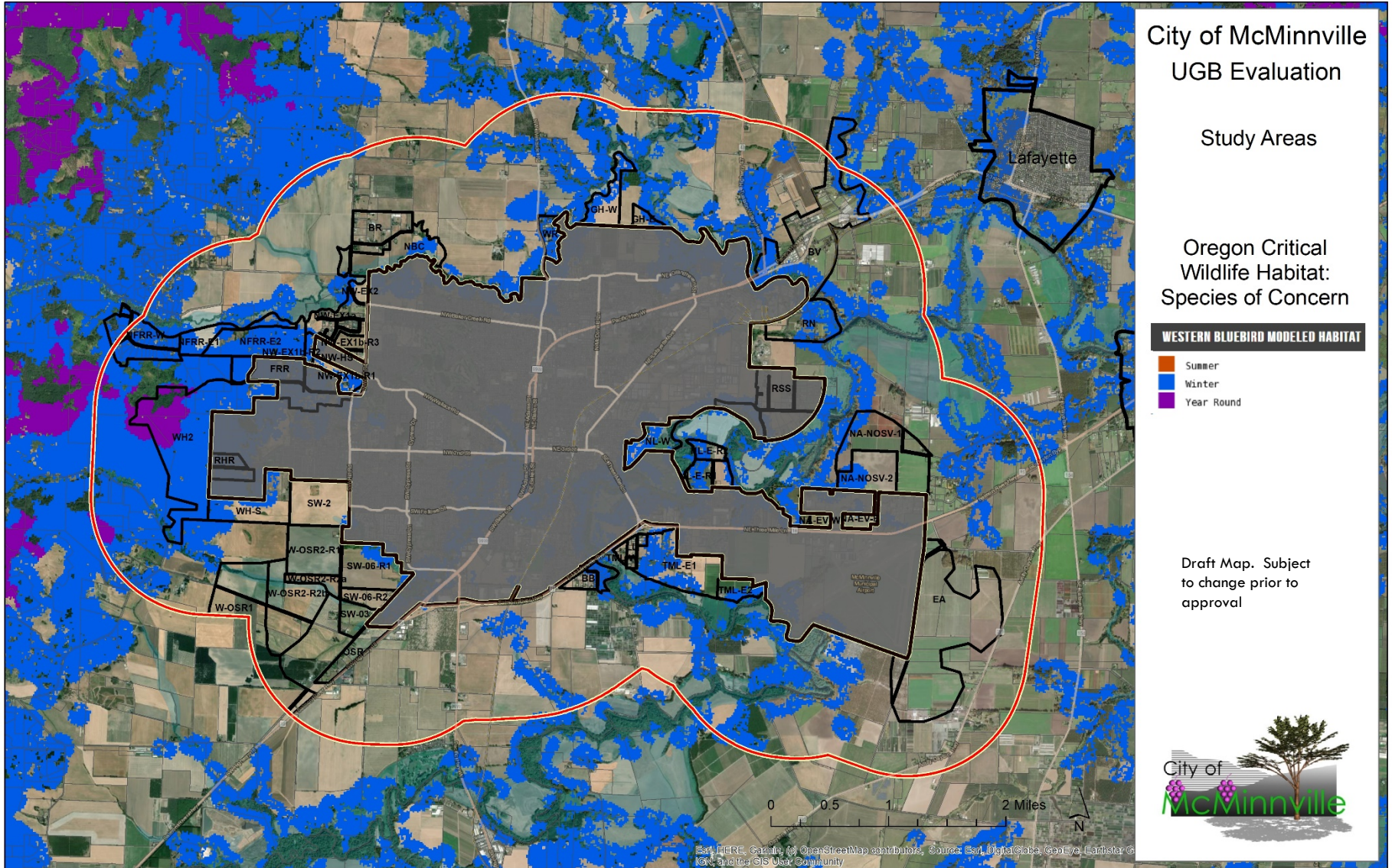
- Summer
- Winter
- Year Round

Draft Map. Subject  
to change prior to  
approval



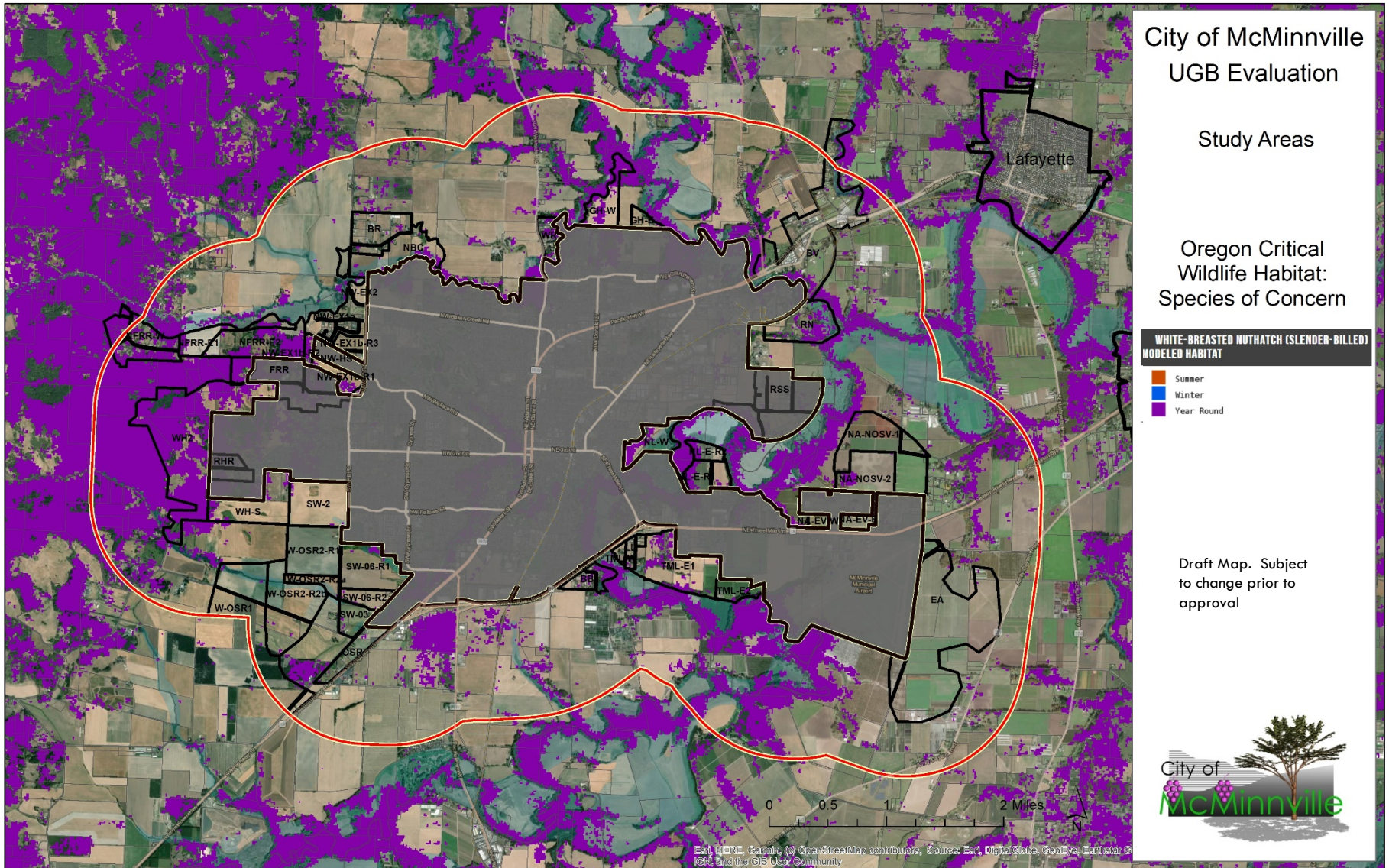
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# WILDLIFE HABITAT



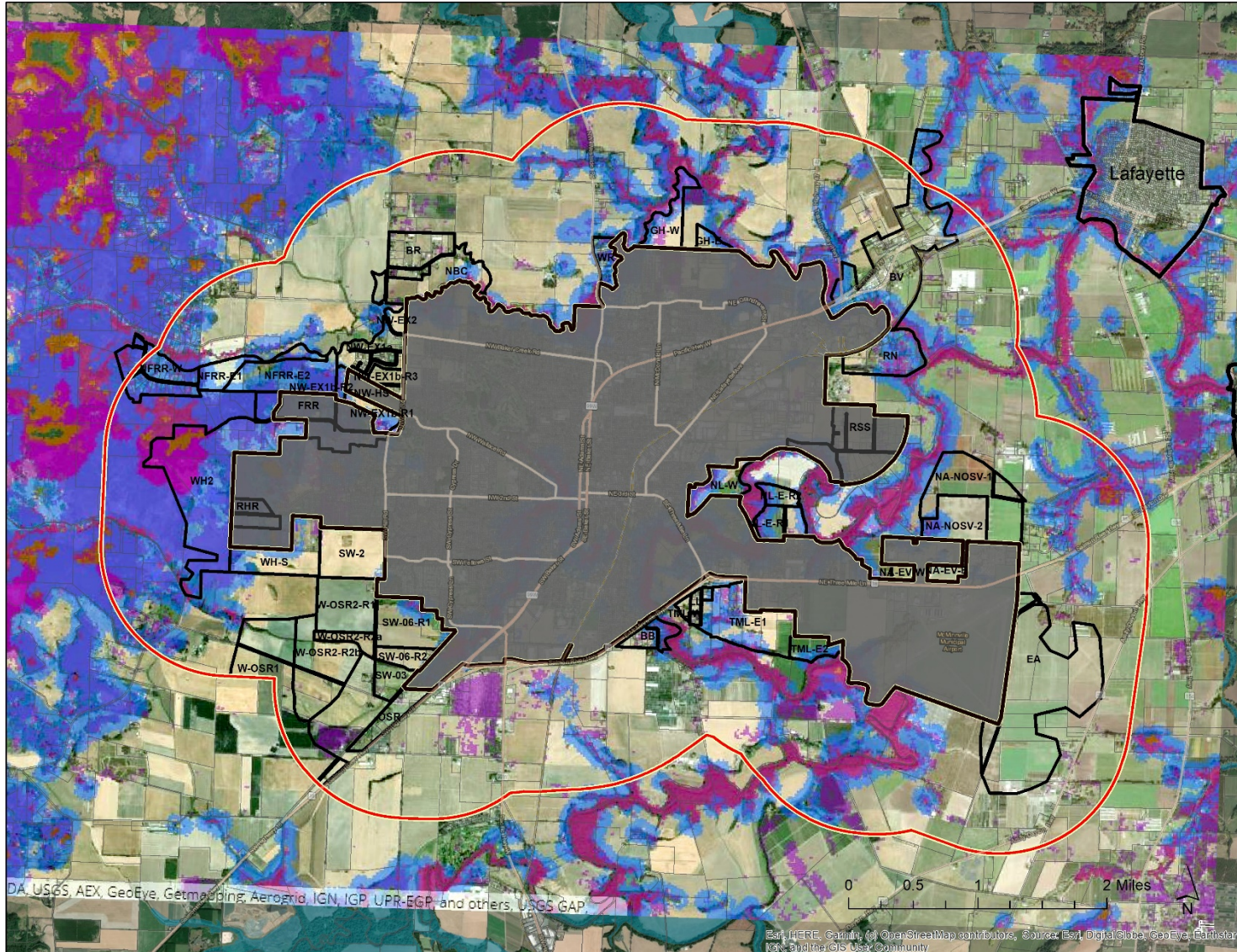


# WILDLIFE HABITAT



Map: HERE, Esri, DeLorme, © OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar © IGN, and the GIS User community

# WILDLIFE HABITAT



## City of McMinnville UGB Evaluation

### Study Areas

### Oregon Critical Wildlife Habitat: Species of Concern

#### WESTERN BLUEBIRD MODELED HABITAT

- Summer
- Winter
- Year Round

#### WHITE-BREASTED NUTHATCH (SLENDER-BILLED) MODELED HABITAT

- Summer
- Winter
- Year Round

#### OLIVE-SIDED FLYCATCHER MODELED HABITAT

- Summer
- Winter
- Year Round

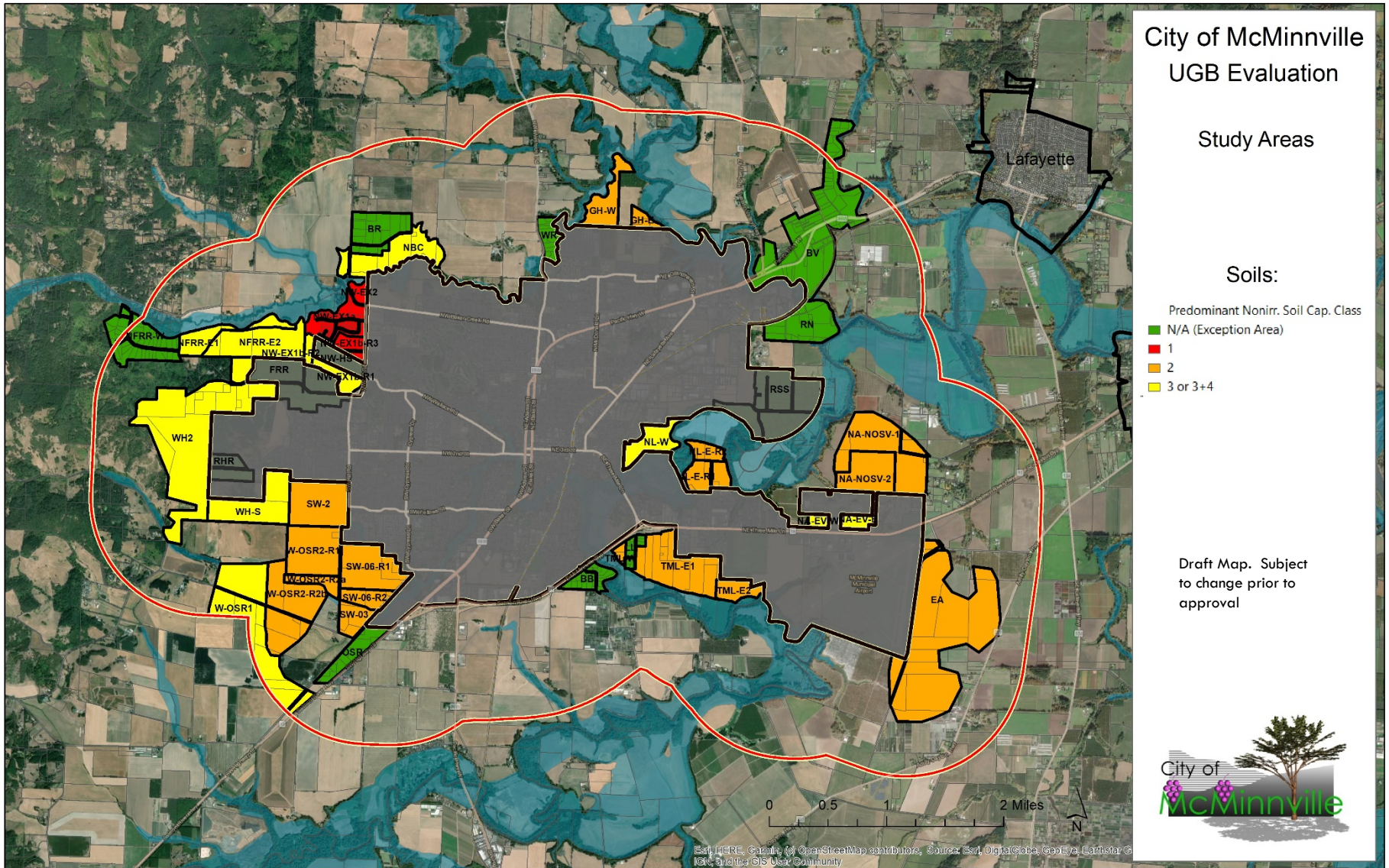
Draft Map. Subject  
to change prior to  
approval



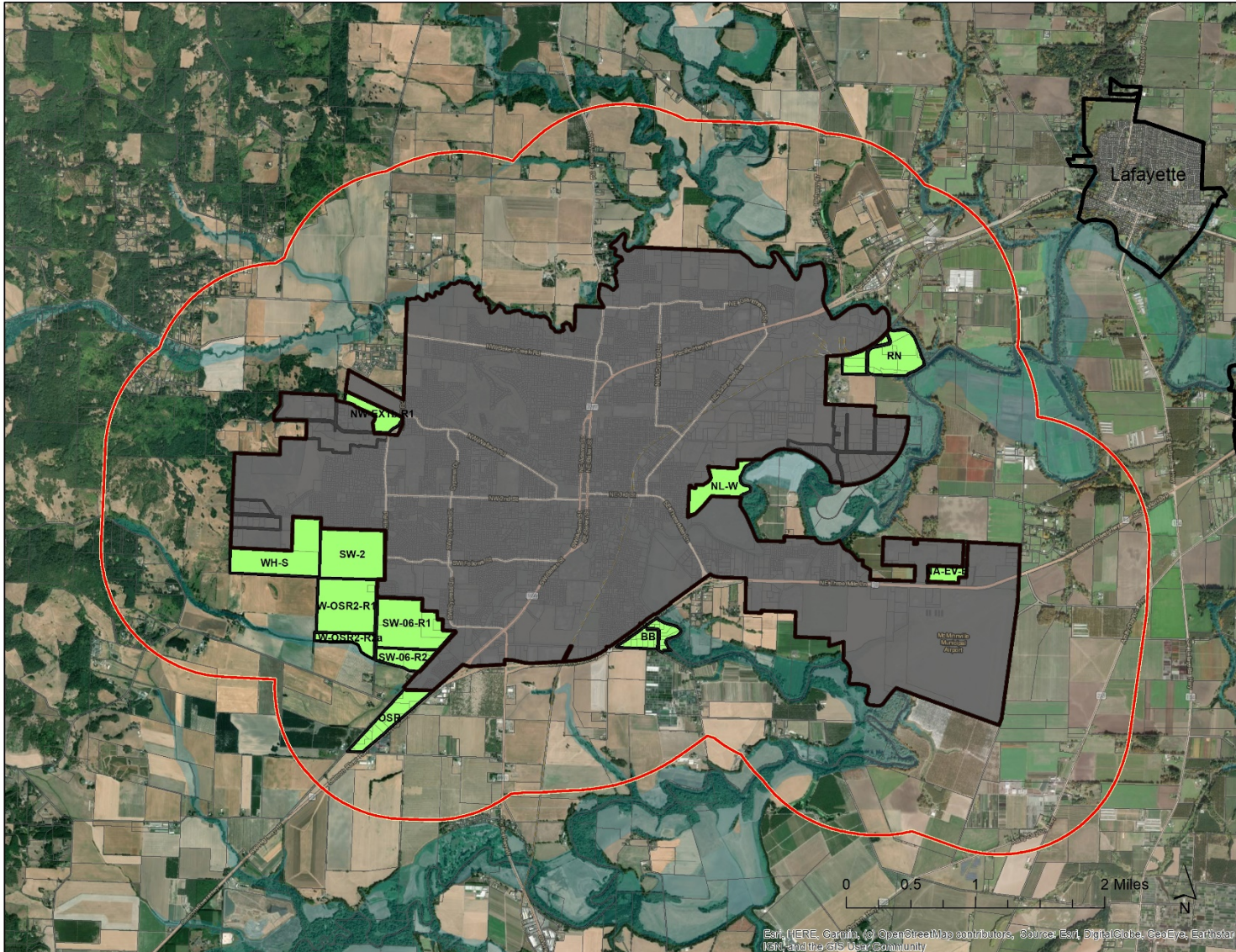
DA, USGS, AEX, GeoEye, Getmapping, AeroGRID, IGN, IGP, UPR-EGP, and others, USGS GAP

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# APPLYING THE PRIORITY SOILS ANALYSIS



# UGB AMENDMENT



## City of McMinnville UGB Evaluation

Draft UGB  
Proposal

662.40  
Gross  
Buildable  
Acres

862.40  
Gross Acres

This is a draft map as of  
10.13.2020 and is subject  
to change until adopted



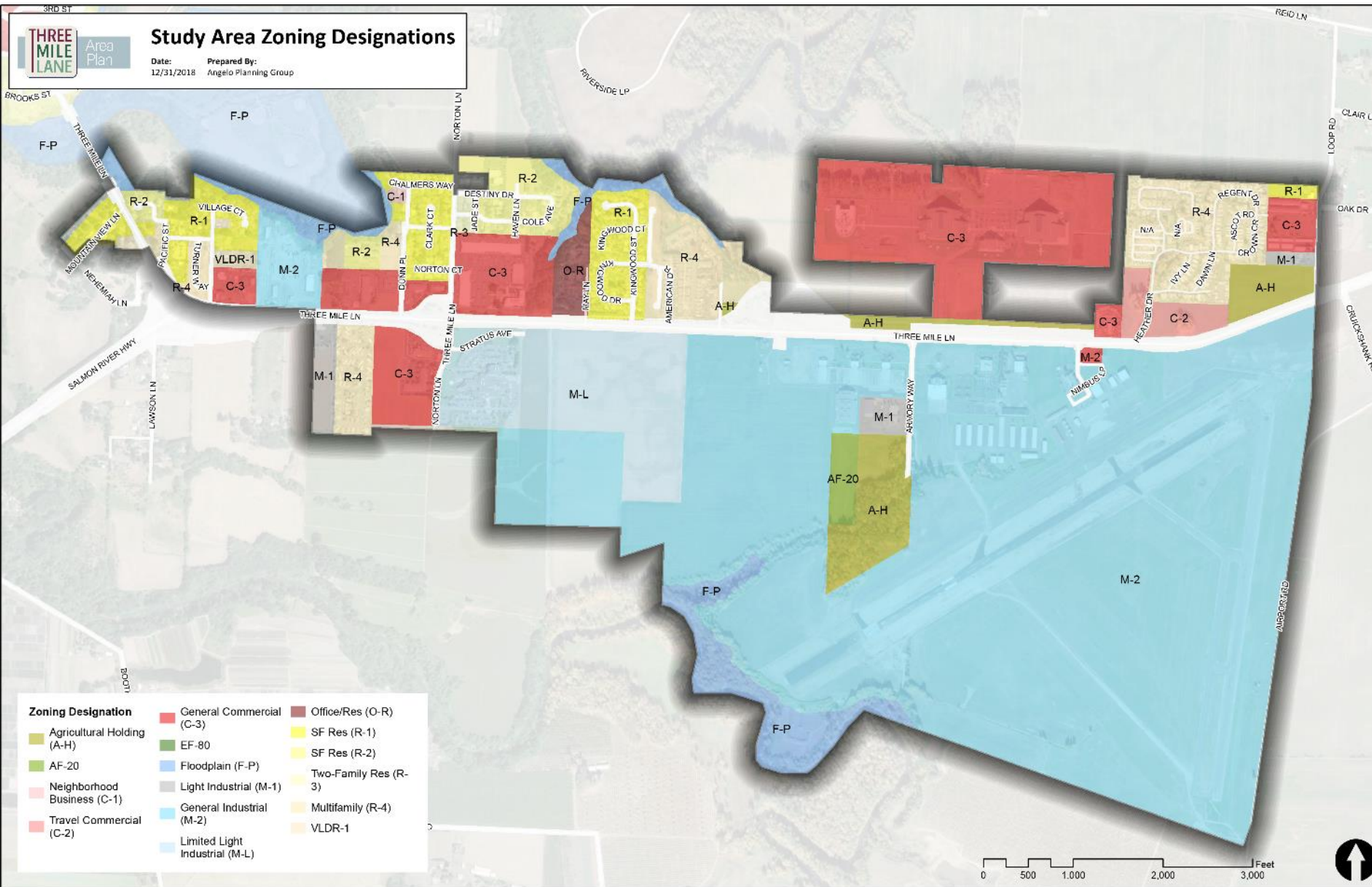
Esri, HERE, Garmin, © OpenStreetMap contributors, © Source: Esri, DigitalGlobe, GeoEye, Earthstar G  
IS, and the GIS User Community



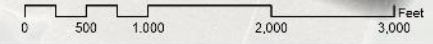
Area Plan

# Study Area Zoning Designations

Date: 12/31/2018  
Prepared By: Angelo Planning Group



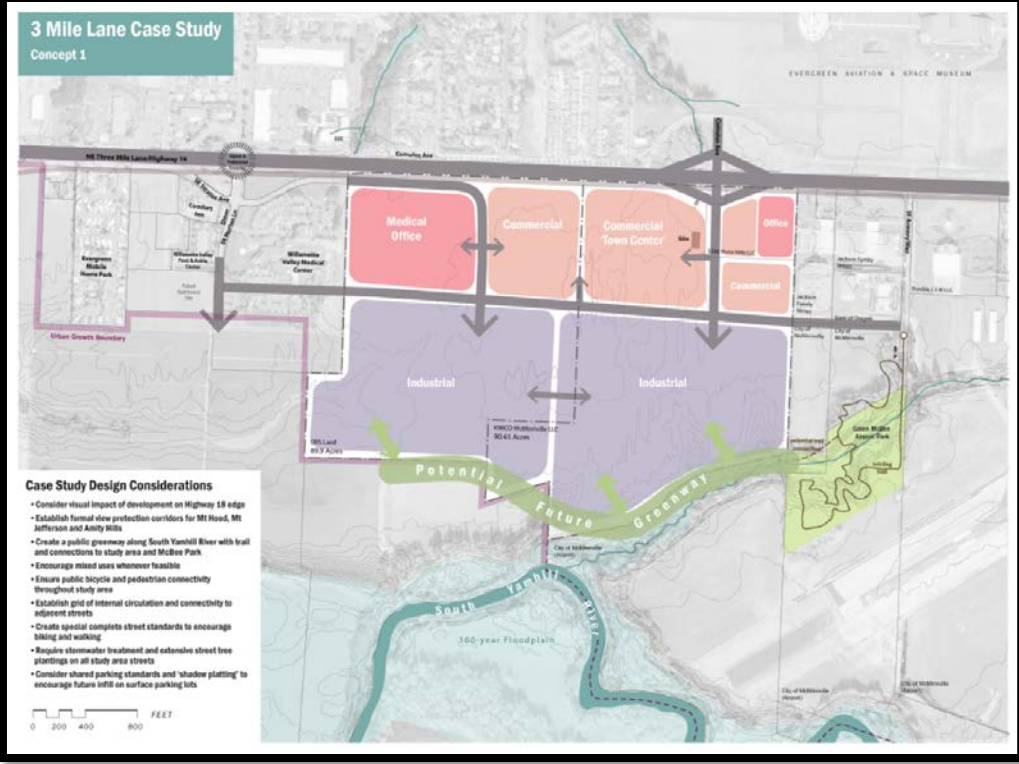
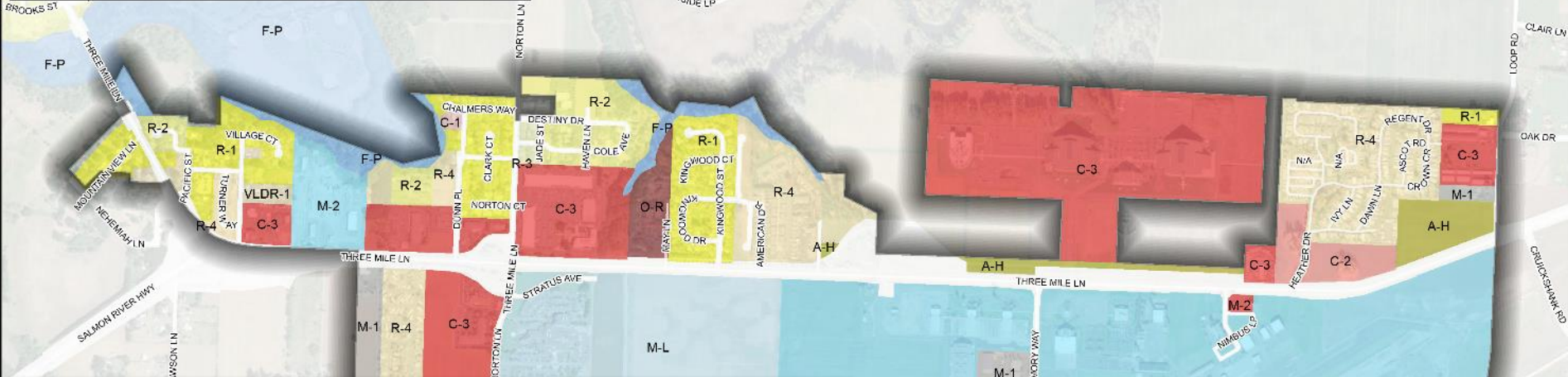
Zoning Designation	
<span style="color: red;">■</span> General Commercial (C-3)	<span style="color: brown;">■</span> Office/Res (O-R)
<span style="color: olive;">■</span> Agricultural Holding (A-H)	<span style="color: yellow;">■</span> SF Res (R-1)
<span style="color: green;">■</span> AF-20	<span style="color: yellow;">■</span> SF Res (R-2)
<span style="color: lightblue;">■</span> Neighborhood Business (C-1)	<span style="color: yellow;">■</span> Two-Family Res (R-3)
<span style="color: pink;">■</span> Travel Commercial (C-2)	<span style="color: yellow;">■</span> Multifamily (R-4)
<span style="color: lightblue;">■</span> Floodplain (F-P)	<span style="color: yellow;">■</span> VLDR-1
<span style="color: lightblue;">■</span> Light Industrial (M-1)	
<span style="color: lightblue;">■</span> General Industrial (M-2)	
<span style="color: lightblue;">■</span> Limited Light Industrial (M-L)	



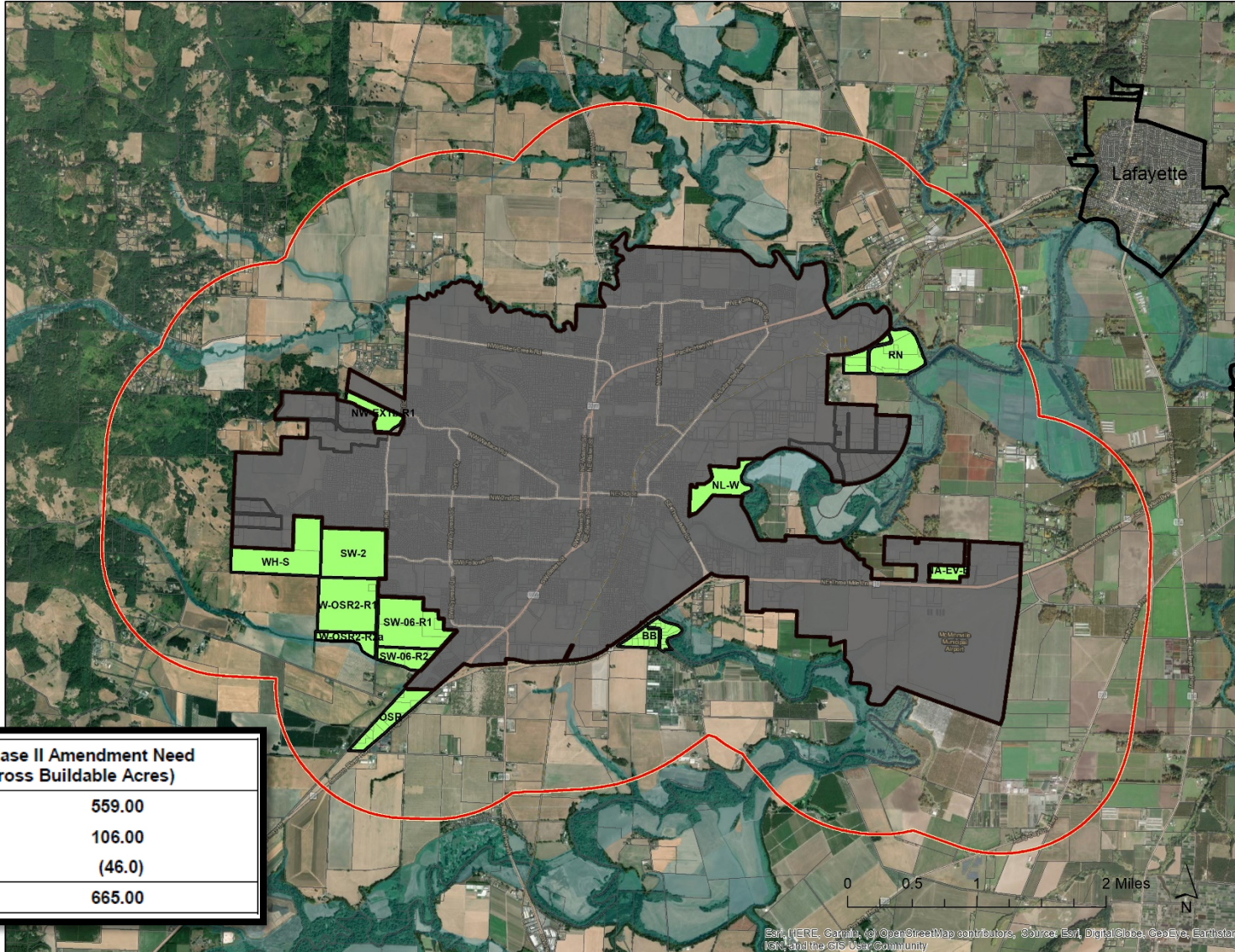
**THREE MILE LANE** Area Plan

# Study Area Zoning Designations

Date: 12/31/2018 Prepared By: Angelo Planning Group



# UGB AMENDMENT



City of McMinnville  
UGB Evaluation

Draft UGB  
Proposal

662.40  
Gross  
Buildable  
Acres

862.40  
Gross Acres

This is a draft map as of  
10.13.2020 and is subject  
to change until adopted

**Phase II Amendment Need  
(Gross Buildable Acres)**

559.00
106.00
(46.0)
665.00



# UGB AMENDMENT

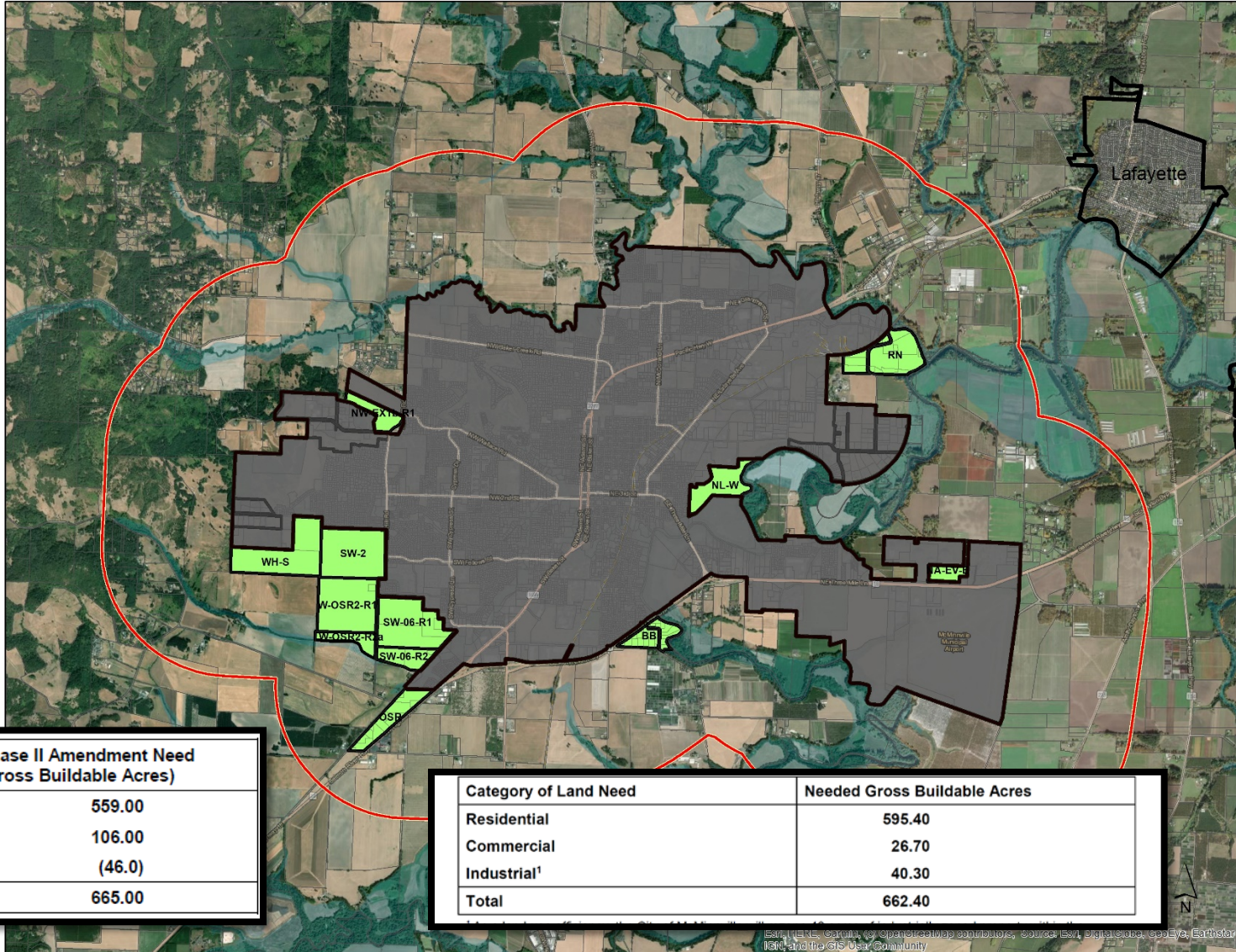
## City of McMinnville UGB Evaluation

Draft UGB  
Proposal

662.40  
Gross  
Buildable  
Acres

862.40  
Gross Acres

This is a draft map as of  
10.13.2020 and is subject  
to change until adopted



Phase II Amendment Need (Gross Buildable Acres)
559.00
106.00
(46.0)
665.00

Category of Land Need	Needed Gross Buildable Acres
Residential	595.40
Commercial	26.70
Industrial <sup>1</sup>	40.30
<b>Total</b>	<b>662.40</b>

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# MEETING THE NEED FOR 44,055 PEOPLE

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
Industrial <sup>1</sup>		(46.0)
<b>Total</b>	<b>259.00</b>	<b>665.00</b>

Category of Land Need	Needed Gross Buildable Acres
Residential	854.20
Commercial	26.7
Industrial <sup>1</sup>	40.3
<b>Total</b>	<b>921.20</b>

<sup>1</sup> As a land-use efficiency, the City of McMinnville will rezone 40 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

Draft UGB  
Proposal

Showing  
Phases 1&2

Resource Areas:  
Non-Irrigated Soil Capability Class

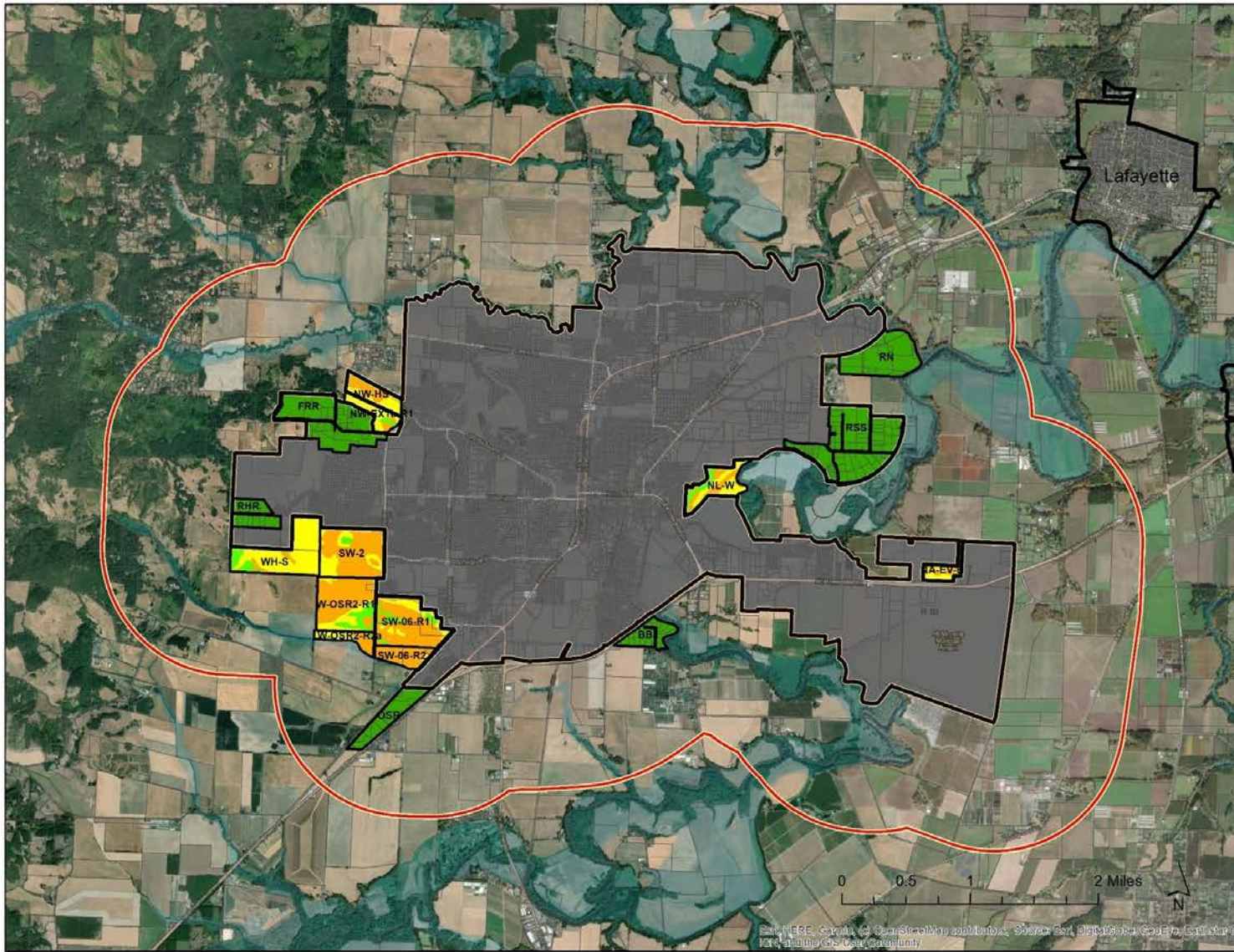
- I
- II
- III
- IV-VIII

Exception Areas:  
Exception Areas

Source:  
NRCS Soil Survey Data from  
Court of Appeals Record A124379  
(for Resource Areas)

Yamhill County Zoning  
(for Exception Areas)

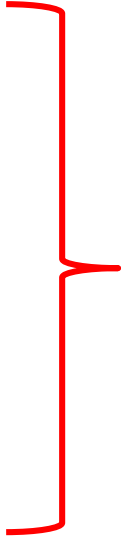
This is a draft map as of  
10.13.2020 and is subject  
to change until adopted



Base Map: City of McMinnville. Source: NRCS Soil Survey Data from Court of Appeals Record A124379 and Yamhill County Zoning.

# LAND NEED – Phase I and II

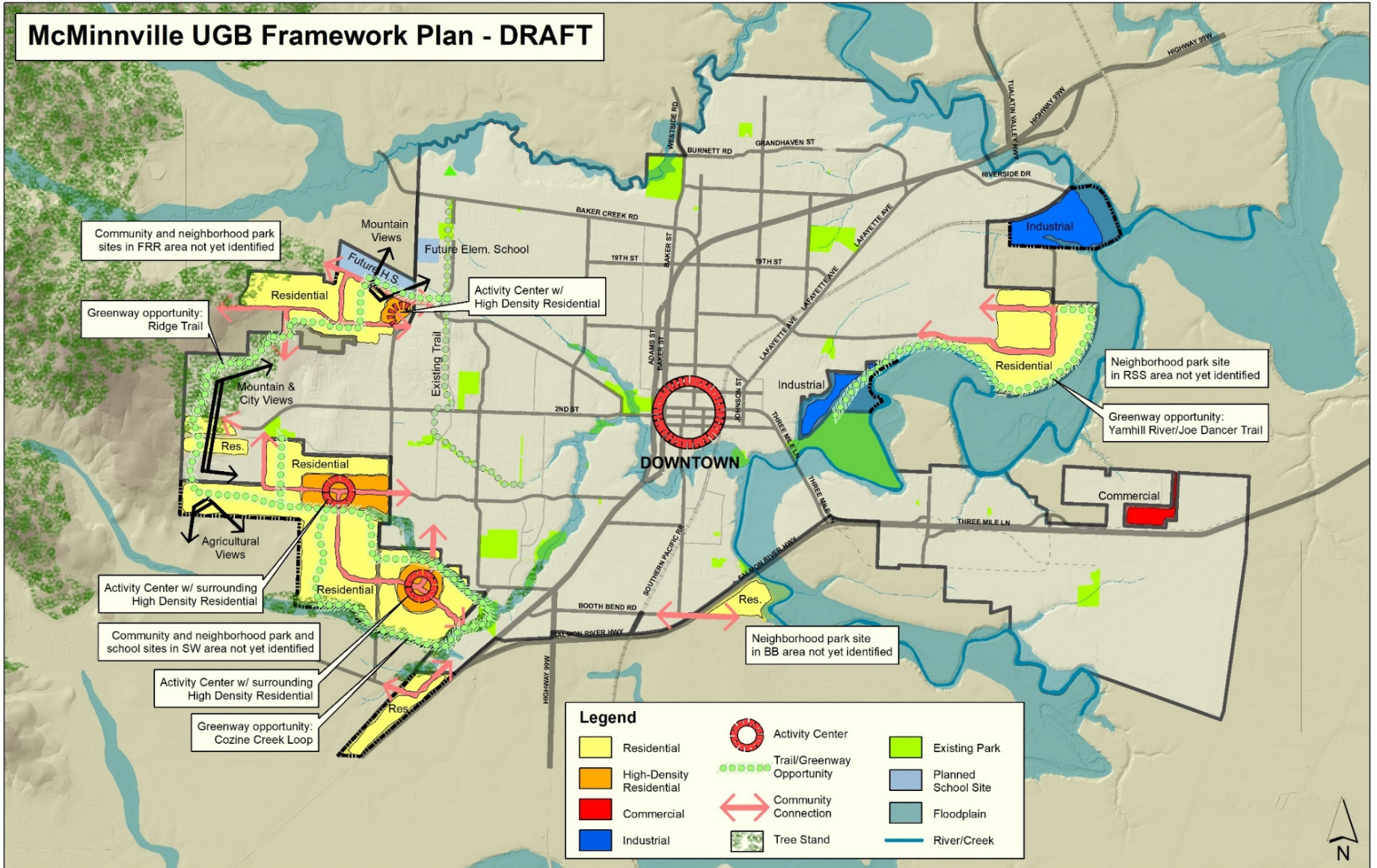
Land Need	Gross Buildable Acres
New Housing	393.00
Parks	254.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Industrial	(46.00)
<b>REVISED TOTAL</b>	<b>924.10</b>



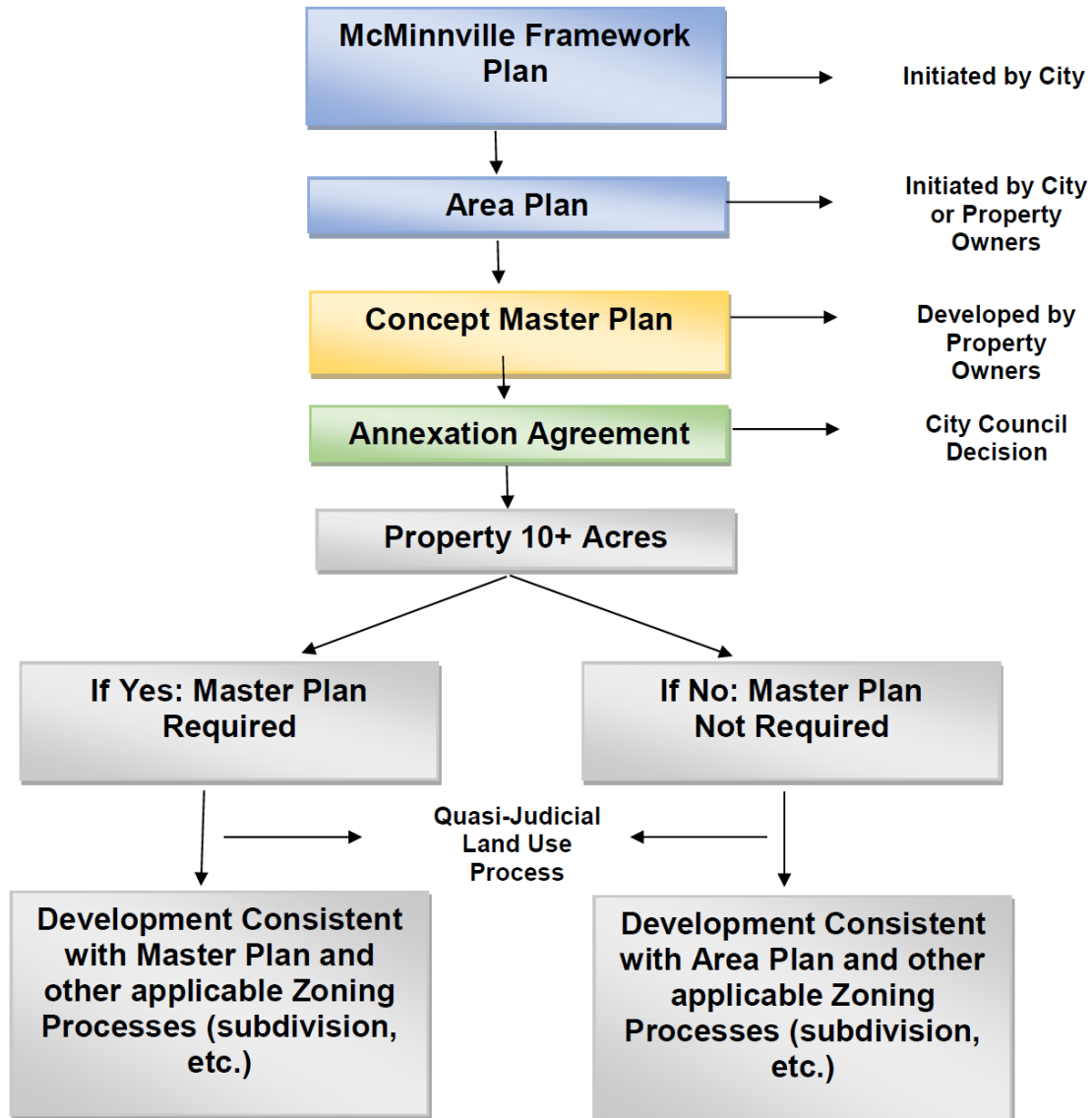
**RESIDENTIAL =  
818.10 ACRES**

# FRAMEWORK PLAN AND AREA PLANNING

## McMinnville UGB Framework Plan - DRAFT

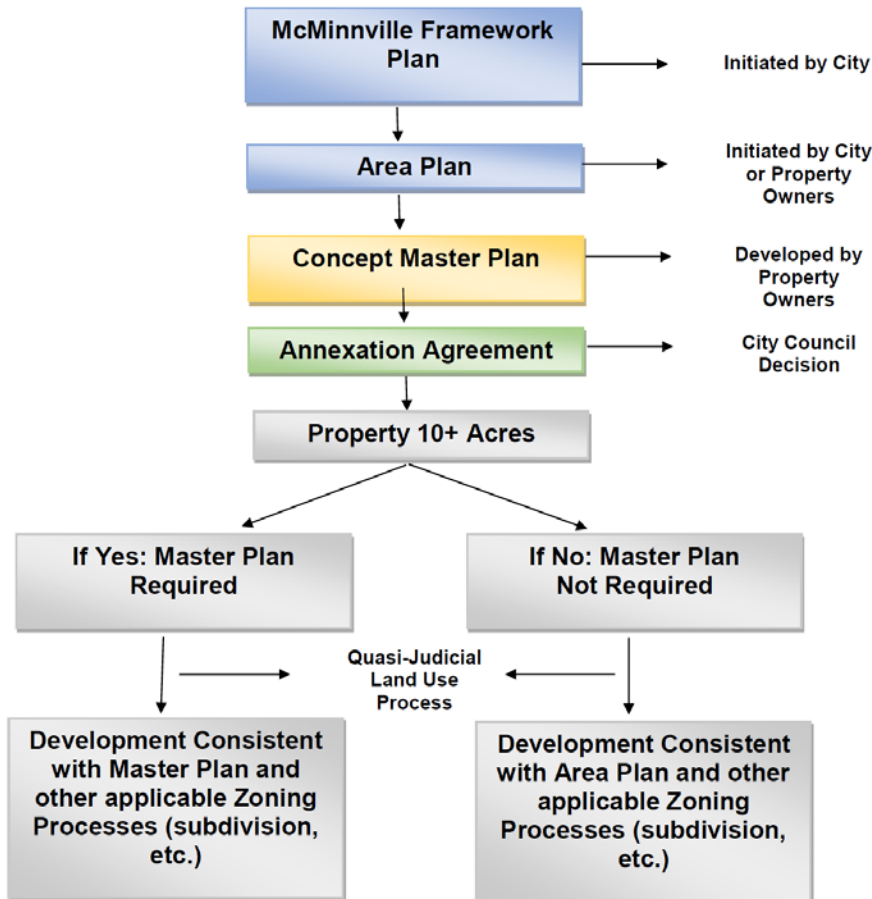


# UGB Expansion Area Planning Process

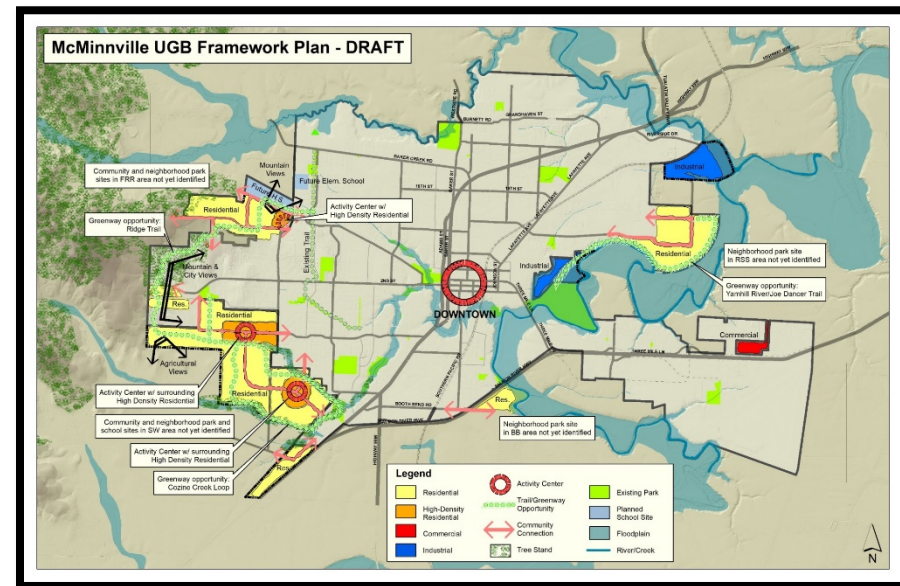


# FRAMEWORK PLAN AND AREA PLANNING

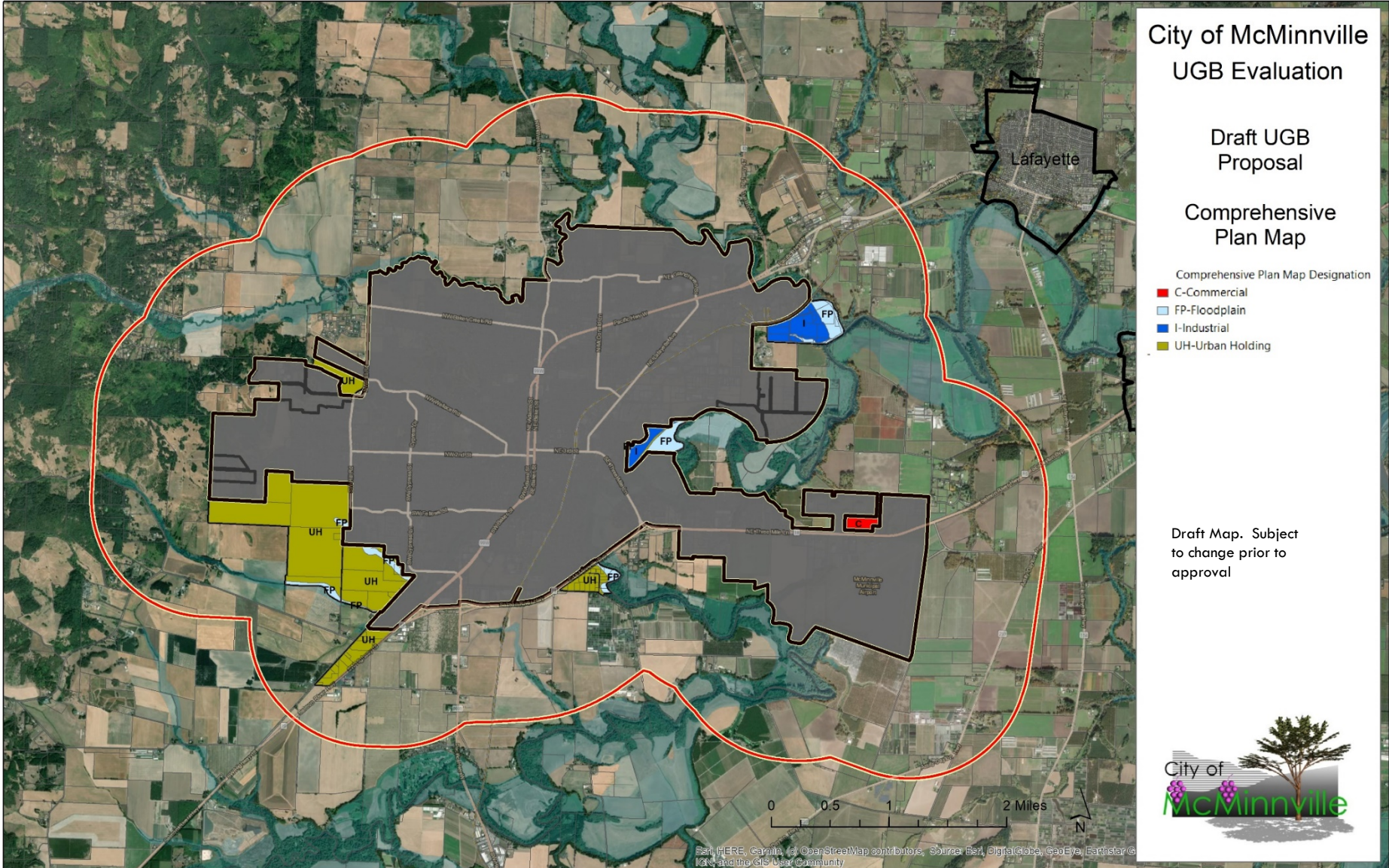
## UGB Expansion Area Planning Process



- 1) Southwest Area
- 2) Fox Ridge Road
- 3) Riverside South
- 4) Redmond Hill Road
- 5) Booth Bend Road
- 6) Riverside North



# PROPOSED UGB AMENDMENT



## City of McMinnville UGB Evaluation

Draft UGB  
Proposal

Comprehensive  
Plan Map

Comprehensive Plan Map Designation

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

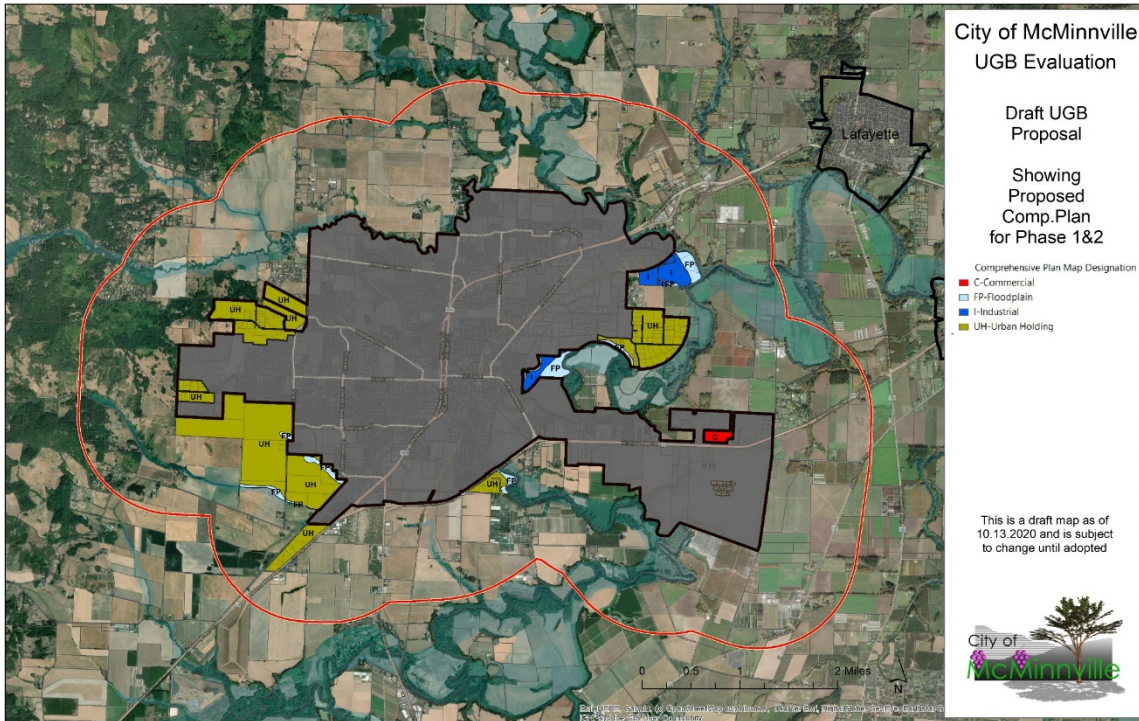
Draft Map. Subject  
to change prior to  
approval



Esri, HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar/IGN, and the GIS User Community

# COMPREHENSIVE PLAN MAP AMENDMENT

Comprehensive Plan Designation	Phase I	Phase II	Gross Buildable Acres (to satisfy land need)
Urban Holding	259.00	595.40	854.40
Commercial		26.70	26.70
Industrial <sup>1</sup>		40.30	40.30
<b>Total</b>	<b>259.00</b>	<b>662.40</b>	<b>921.40</b>



**921.40 gross buildable acres**

**To serve a future population of 44, 055 people.**

**Approximately 2,511 dwelling units, 254 acres of park land, 106 acres of employment land, and 121 acres of other public and semi-public uses.**



# PUTTING IT ALL IN PERSPECTIVE



**PUBLIC INFORMATION SESSION**



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

<b>Priority Lands Classification</b>	<b>% of Overall UGB Area</b>
<b>Exception Areas</b>	<b>44.4 %</b>
<b>Class IV – VI Soils</b>	<b>8.1%</b>
<b>Class III Soils</b>	<b>19.4%</b>
<b>Class II Soils</b>	<b>28%</b>

- 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).

# NEXT STEPS: PUBLIC ENGAGEMENT AND PUBLIC HEARINGS

<b>Date</b>	<b>Event</b>	<b>Time</b>
<b>October 14</b>	Chamber of Commerce	12:00-1:00 pm
<b>October 16</b>	1000 Friends, Friends of Yamhill County*	2:00-3:00 pm
<b>October 21</b>	Rotary	12:00-1:00 pm
<b>November 4</b>	Kiwanis	12:00-1:00 pm
<b>November 11</b>	Public Information Session**	6:30-8:00 pm
<b>November 13</b>	Public Information Session**	2:00-3:30 pm
<b>November 17</b>	Public Information Session**	6:30-8:00 pm
<b>November 23</b>	Public Information Session**	8:00-9:00 am
<b>December 1</b>	Council Public Hearing	6:00 pm
<b>December 2</b>	Council Public Hearing	6:00 pm
<b>December 3</b>	Council Public Hearing and First Reading	6:00 pm
<b>December 8</b>	Council Second Reading if needed	7:00 pm
<b>December 10 or 17</b>	Yamhill County Board of Commissioners Meeting	10:00 am

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# FREQUENTLY ASKED QUESTIONS

- 1) What happens if we choose not to amend our UGB?
- 2) Why does the plan talk about 44,000 by 2023 when our population currently is 34,000?
- 3) What does this mean for the property owners who are impacted by the UGB?
- 4) Do people with property in the city's UGB have to annex into the City?
- 5) What is the best way to communicate my thoughts with the City Council?
- 6) When do you expect this proposed UGB land to come into the city and be developed?

# GROWTH PLANNING – MCMINNVILLE, Moving Forward Mindfully

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**For more information:**

**Heather Richards**

**[Heather.Richards@mcminnvilleoregon.gov](mailto:Heather.Richards@mcminnvilleoregon.gov)**

**PUBLIC INFORMATION SESSION**





*Growing McMinnville*  
**MINDFULLY**

[www.growingmcminnvillemindfully.com](http://www.growingmcminnvillemindfully.com)