



Growing McMinnville
MINDFULLY

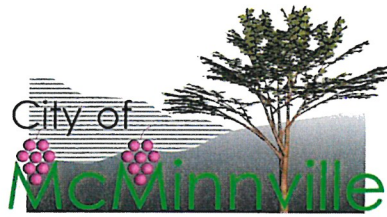
**McMinnville Growth Management and
Urbanization Plan, 2003 – 2023**

City of McMinnville
Remand Order 12-WKTASK-001814

PUBLIC TESTIMONY

December, 2020

Attachment 3



SPECIAL CALLED PUBLIC HEARING MEETING

DECEMBER 1, 2020

Please sign in if you would like to provide testimony on the 2003 UGB Remand Project for the City of McMinnville.

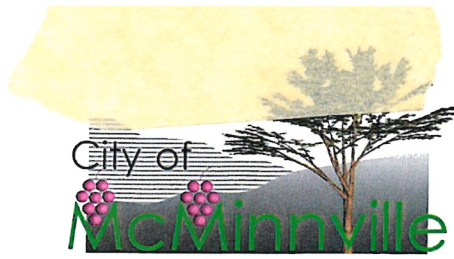
PUBLIC TESTIMONY ON

2003 UGB REMAND PROJECT

NAME, ADDRESS, E-MAIL & PHONE – PLEASE PRINT

via zoom Ezra Hammer, Home builders Association of metro, ezrah@hba.pdx.com
via zoom Sid Friedman, Friends of Yamhill County, PO Box 3083, sidf@vclink.com 503-662-1076

Lined area for providing names, addresses, e-mails, and phone numbers.



SPECIAL CALLED PUBLIC HEARING MEETING

DECEMBER 1, 2020

Please sign in if you would like to provide testimony on the 2003 UGB Remand Project for the City of McMinnville.

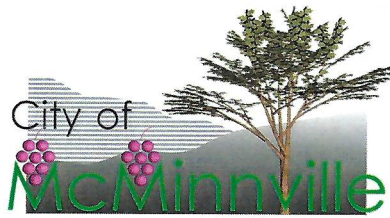
PUBLIC TESTIMONY ON

2003 UGB REMAND PROJECT

NAME, ADDRESS, E-MAIL & PHONE – PLEASE PRINT

*AL + Janne Ashcroft 2280 Redmond Hill RD 503-422-9509
aeashcroft@hotmail.com*

Lined area for additional public testimony entries.



SPECIAL CALLED PUBLIC HEARING MEETING
DECEMBER 2, 2020

*Please sign in if you would like to provide testimony on the 2003 UGB Remand Project for the **City of McMinnville**.*

PUBLIC TESTIMONY ON

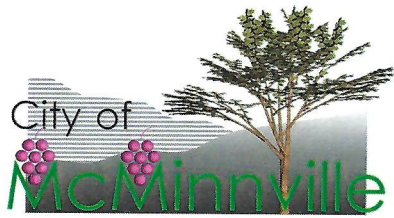
2003 UGB REMAND PROJECT

NAME, ADDRESS, E-MAIL & PHONE – PLEASE
PRINT

in person
does
registration

JOE RIVERA, 7135 RED PRAIRIE RD, SHARIDAN OR 503-437-2143
(20901 CALEB PAYNE RD, McMinnville)
ARC100@LIVE.COM

Blank lined area for additional public testimony entries.



SPECIAL CALLED PUBLIC HEARING MEETING

DECEMBER 3, 2020

Please sign in if you would like to provide testimony on the 2003 UGB Remand Project for the **City of McMinnville**.

PUBLIC TESTIMONY ON

2003 UGB REMAND PROJECT

NAME, ADDRESS, E-MAIL & PHONE – PLEASE PRINT

- via zoom Mark Davis, 652 SE Washington St. 97128, Mark@livingthetruth.com, 503-583-5774
 - via zoom R. Scott Trent, 5423 Bow Canyon Way ^{Medidan} ID 83642, rstrent208@gmail.com ²⁰⁸⁻²⁵⁸⁻³⁰⁰² Trent Family Trust
 - in person Donnie Mason, 20901 Caleb Payne Rd 97128, masondonnie99@yahoo.com, 971-267-0808
rep 1000 friends of OR
 - via zoom Alexis Biddle, 454 Willamette St. Eugene OR 97401, Alexis@friends.org
 - via zoom Barbara Boyer, 12255 Boyer Rd 97128, Soil n water conservation district
 - via zoom Davis S. Wall, P.O. Box 756 Newberg, davidandsuewall@sbcglobal.net, 408-287-6838
 - via zoom Ramsey McPhillips, 1300 SW ~~main~~ McPhillips rd 97128
 - via zoom ~~Patricia~~ Lea Trent, 3587 S veranda way ^{Boise} ID 83706
 - via zoom John F Porter II, PO Box 453 97128, ^{Union Lodge #3 Mac} 235 NE Third St ^{home:} 340 NE Hill St, Sheridan OR, 360-589-8692
 - in person Steve Langer 4025 NE Arnold Lane McMinnville OR 97128
 - via zoom Susanne Beukema, 1164 NW ~~Arnold~~ Sunrise Court 97128 ^{Sarah Lynch}
 - via zoom Debbie Robertson, 2964 SW Redmond Hill Rd 97128, sarah-lynch05@yahoo.com
-
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City Council

November 13, 2020

McMinnville, Oregon 97128

I am concerned with the proposed Urban Growth Development (UGB) plan due to increased traffic. It is my opinion that our current transportation system is inadequate thus impacting our neighborhoods. The McMinnville Transportation System Plan (TSP) should be updated prior to any land acquisition. Prior to any construction being approved new road construction and/or improvements should be completed. I own a house at 1886 NW Wallace Rd that is fairly close to the proposed UGB. Any new construction built in the proposed UGB should be planned in a way that there is not additional traffic in the adjacent residential neighborhoods. Wallace Rd is designated as a minor collector and **should not be amended to increase traffic flow**. In summary please consider the following:

- Update the TSP prior to land acquisition
- Prior to additional housing units being approved in the UGB, complete road and traffic improvements
- My address is within a very nice residential area on NW Wallace Rd. Any new construction should not impact traffic on Wallace Rd
- NW Wallace Rd is consider a "minor collector" and that designation should not be changed

The council should not put the desires of land developers over the quality of life of the citizens of McMinnville. We want to keep the quality and livability of our neighborhoods intact and not suffer due to any impact of the proposed developments.

Sincerely,


Morris Eagleman

1886 NW Wallace Rd.

McMinnville, Oregon 97128

From: [Ruby Troncin](#)
To: [Heather Richards](#)
Subject: Urban Growth Boundary Amendment
Date: Thursday, November 19, 2020 12:25:53 PM

This message originated outside of the City of McMinnville.

Dear Ms. Richards,
I received the notice that MCMinnville would like to Update it's UGB.

Although I am unable to attend the Public Hearing December 1, 2020, I would like to express my opinion regarding this issue.

I whole hardily support this effort to expand McMinnville's UGB for the following reasons:

1. Many properties just outside the UGB are on wells and septic tanks, with health and safety issues such as aging septics which could ultimately seep into the ground water and water wells that are contaminated with agricultural wastes and natural occurring metals and minerals such as arsenic and sulfur.
2. With a growing population, exasperated by climate change making southern climates glowingly uninhabitable, allowing further housing development could alleviate the over crowding and rising land prices MCMinnville and other areas are experiencing.
3. With additional developable lands available, McMinnville would be able to expand its variety and diversity of housing availability which would make it a more equitable and accessible city such as quality mobile home and rv parks, multi generational housing, mixed use and specialized housing such as expanding houses for the elderly and even affordable housing reducing the problems of homelessness.

I strongly recommend the City Council vote for this Amendment, which could have a myriad of possibilities for our City.

Sincerely,
Ruby F Troncin
971-237-3150

Sent from my iPhone



Jennifer M. Bragar
Attorney
Admitted in Oregon, Washington,
and California
jbragar@tomasilegal.com

121 SW Morrison St, Suite 1850
Portland, Oregon 97204
Tel 503-894-9900
Fax 971-544-7236
www.tomasilegal.com

November 23, 2020

BY EMAIL and ORIGINAL TO FOLLOW BY FIRST-CLASS MAIL

Mayor Hill and Council Members
c/o Heather Richards
230 NE Second Street
McMinnville, OR 97128

Re: McMinnville Growth Management and Urbanization Plan 2003 UGB Remand –
Support for Proposed Expansion Area

Dear Mayor Hill and Council Members:

This office represents AWT, LLC ("AWT"), the owner of property located at 2700 Redmond Hill Road, McMinnville, Oregon 97128 (the "AWT property"). The AWT property is located within the West Hills South labelled property on the Draft UGB Proposal Map, designated WH-S. *See* Attachment 1. AWT requests that the City add AWT to the notice list for the notice of decision that results from these proceedings. Please accept the below arguments in support of this amendment to McMinnville's Urban Growth Boundary ("UGB"), and include this letter in the record.

The remand record supports the City of McMinnville's need to expand its UGB. During the January 22, 2020 City Council Work Session the McMinnville Planning Department presented data showing that McMinnville has a deficit of 1050 homes, a lack of low and moderate income housing options, and a lack of employment opportunity as a result of housing scarcity. The challenge is that McMinnville has a deficit of developable land for housing. Expanding McMinnville's UGB as proposed by this amendment will help to alleviate these problems.

The Planning Department's analysis supports the inclusion of the WH-S identified land and the AWT property in the proposed UGB expansion. Rather, the WH-S identified land does not have any high resource Class I soils that should be protected. The WH-S identified land is composed of predominantly Class III soils and the AWT property only contains lower quality Class III soils, making this land a higher priority for inclusion into the UGB. In addition, WH-S identified land is not susceptible to landslides and is not constrained by steep slopes that would inhibit the ability to develop higher density housing. Further, WH-S identified land is not in a high liquefaction risk zone. As a result, the Planning Department found that WH-S identified land scored well when reviewing the Goal 14 factors.

The WH-S identified land and the AWT property are bordered by property already incorporated into the UGB making it a natural choice for inclusion in the UGB expansion. Thus, the WH-S identified land was included in all the possible UGB expansion maps presented to the City Council on September 16, 2020 because it is part of a natural transition for expansion, as well as containing the site characteristics described above. AWT agrees and requests that the City maintain inclusion of the AWT property in the expansion of McMinnville's UGB.

Based on the foregoing information and the established need for land to develop housing in McMinnville, AWT respectfully requests that the City Council approve the UGB Amendment for the McMinnville Growth Management and Urbanization Plan. Thank you for your consideration of these materials.

Sincerely,



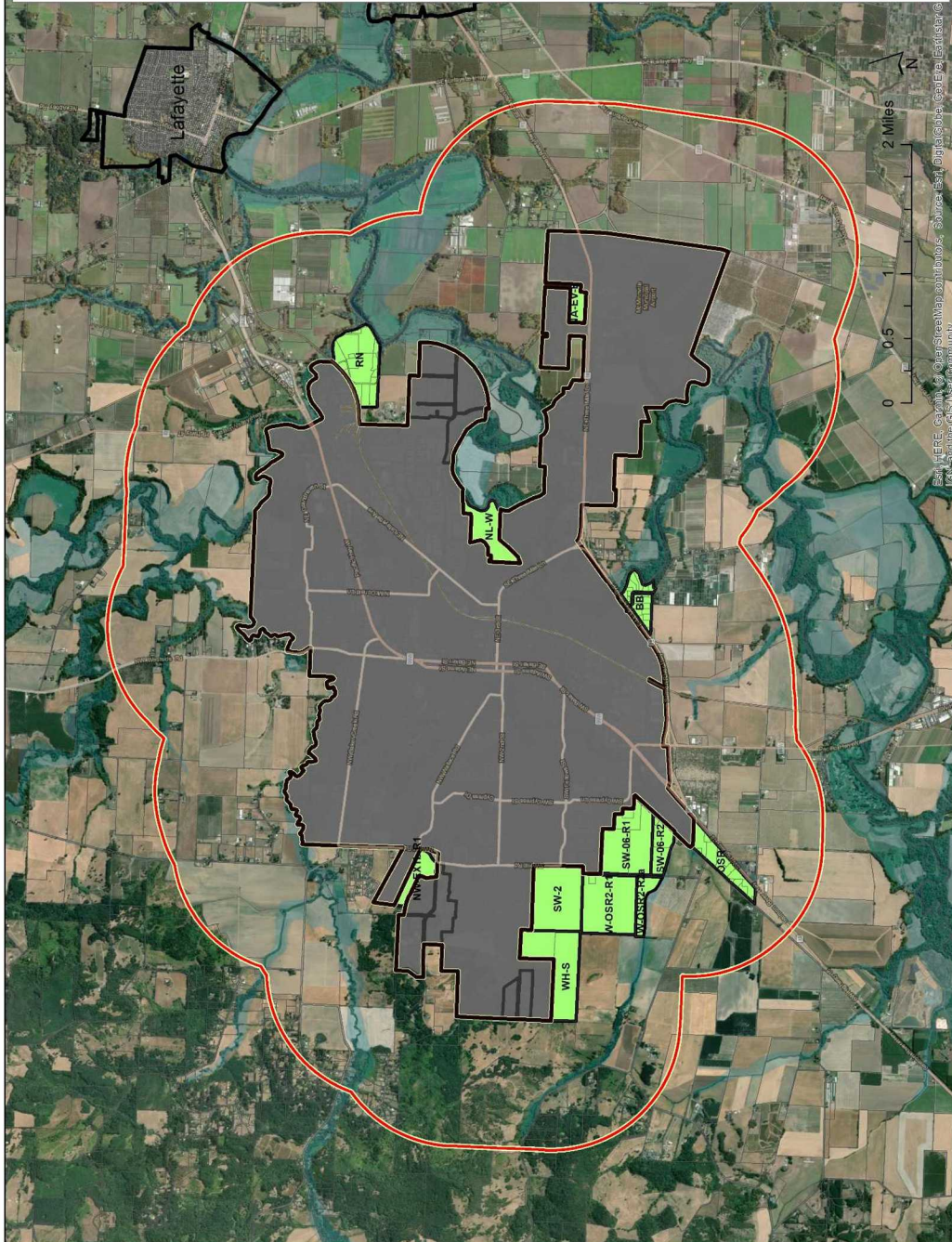
Jennifer M. Bragar

Enclosure

cc: client (by email)
Claudia Cisneros, City Recorder (by email)
Tom Schauer, Senior Planner (by email)

City of McMinnville
UGB Evaluation

Draft UGB
Proposal



ESRI, HERE, Garmin, OpenStreetMap contributors, Swatch Box, DigitalGlobe, GeoEye, Earthstar ©

November 23, 2020

Heather Richards, Planning Director
231 NE 5th
McMinnville, OR 97128

RECEIVED

NOV 25 2020

COMMUNITY DEVELOPMENT
CENTER

Dear Ms. Richards:

I attended one of the on-line information meetings regarding the current urban growth boundary efforts. Below are my comments regarding these efforts.

McMinnville has no new industry, yet the city is building hundreds of new housing units. Where are these people working? The logical conclusion is they are commuters to the Salem and Portland metropolitan areas. I do not support becoming a bedroom community for these cities. This influx of people will permanently alter McMinnville's small town lifestyle.

In addition, the current housing development status quo of large tracts of cookie cutter two—story houses does nothing to provide charm to any neighborhood or city. A total lack of variety in style and size is inappropriate in our charming town.

One of the arguments you made during the information session is the need for affordable housing. Unless the local laws and codes are changed to guarantee low-income housing as a part of any city expansion, the gentrification of McMinnville will continue.

The expansion of the urban growth boundary is all about money. It should be about quality of community.

Sincerely,



KARI MOSER
2256 SW Redmond Hill Rd.
McMinnville, OR 97128

Cc: Mayor Scott Hill

From: [FRICKE Daniel L](#)
To: [Heather Richards](#)
Cc: [DJ Heffernan](#)
Subject: McMinnville UGB Amendment
Date: Wednesday, November 25, 2020 8:54:25 AM

This message originated outside of the City of McMinnville.

Heather/DJ –

Thank you for meeting with me to describe the city's process for consideration of expanding the urban growth boundary, especially related to the proposed expansion area southwest of the city limits. I have reviewed the December 1 staff report and the proposed ordinance. At this point, ODOT staff has no objection to the proposed UGB amendment with the understanding that the city is not required to address compliance with the requirements of the Transportation Planning Rule (TPR - OAR 660-012) at this time. We are supportive of the city's proposed approach to addressing future zoning and land use using the area plan/master plan process when future land uses can be more accurately considered in a TPR-compliant transportation analysis. ODOT staff are available to assist the city and/or future developers in scoping and review of a transportation impact analysis (TIA) to support the future zoning actions that will be needed to address TPR compliance.

Feel free to contact me if you have questions or need additional information. We look forward to working with the city to implement provisions of the TPR to address these future land use actions.

Dan Fricke, Senior Transportation Planner

ODOT Region 2

455 Airport Road SE, Building B

Salem, OR 97301-5395

Ph: 503-986-2663 C: 503-507-0391

E-mail: daniel.l.fricke@odot.state.or.us

November 28, 2020

Re: Proposed Urban Growth Boundary Amendment for the McMinnville Growth Management and Urbanization Plan

Dear Mayor Hill and members of the City Council,

I write to strongly endorse the UGB Amendment currently before you.

I was a member of the Project Advisory Committee for the McMinnville Buildable Lands Inventory, Housing Needs Analysis, and Housing Strategy, which in 2018 and 2019 supported the City staff's and consultant's extensive analysis of the housing challenges facing the city. As a current member of the Planning Commission, I know that almost every decision we make is influenced by the strain on McMinnville's limited housing and available residential land.

While the need for additional housing, especially affordable housing, is almost universally acknowledged, a path to expansion of the UGB has not been clear.

I commend the City Council for pursuing a response to the 2003 remand as a solution to this dilemma, and Planning Department leadership and staff for their truly exquisite work on the proposed UGB amendment. The staff's analysis is comprehensive and well-reasoned throughout, and Planning Director Richards has wisely built consensus with various stakeholders, vastly increasing the City's chances of success.

I urge you to approve the UGB Amendment. Thank you for your leadership on this very important issue.

Best regards,

Susan Dirks
McMinnville

November 29, 2020

McMinnville City Counsel

Re: Testimony regarding the Urban Growth Boundary Amendment, Docket G 6-20

Counselors,

The Urban Growth Boundary proposal under consideration is an important milestone for McMinnville. As such, it needs to set a high standard for the quality of growth being planned. There is no doubt that McMinnville must expand and there seems little challenge to that notion. What is equally as important is maintaining McMinnville's character. The density goals set by the proposal are the most significant compromise of that desire. The primary argument, walkable neighborhoods, and the associated attributes, are the reason many folks move to large urban centers. Folks that have stayed in McMinnville have chosen a suburban lifestyle. I do not care to see the city come to me.

Accepting that a high-density plan will likely be approved, the city leadership must assume the responsibility to maintain the character of the city. McMinnville must, as part of moving forward with this plan, establish minimum neighborhood design standards for development that the community is comfortable with.

It is easy to see what not to do. Closely spaced housing of uniform shape and size, as we find on Hill Road does not meet this standard. A variety of shapes and sizes would serve better. Narrow streets with inadequate off-street parking is already prevalent in McMinnville and is problematic for traffic flow and safety. Automobiles will continue to be necessary whether there is a corner market in a neighborhood or not. Adequate off-street parking needs to be planned. Apartment buildings must be kept to a minimum. Duplexes have served McMinnville well and should continue to have a significant role in development. And transitions must be prioritized. It is unfair to persons who have carefully selected their own properties with a desire for lack of crowding, to be faced with apartment buildings across the street.

Many factors influence the notion of McMinnville's character, and are likely somewhat subjective. Most importantly, a continued conversation with the citizens of McMinnville should occur at every stage of approval for new or renewed development. AND they should be listened to. This has not been apparent recently, particularly with the new development north of Baker Creek Road. The push of developers and allowance under rules does not, by itself, make a plan good for McMinnville. Every effort must be made, in every instance, to assure that development reinforces, and does not detract from, the character of McMinnville.

Thank you,

Steve Leonard

Fox Ridge Road
McMinnville, Oregon

Mark Davis
652 SE Washington Street
McMinnville, OR 97128

November 30, 2020

McMinnville City Council
230 NE Second Street
McMinnville, OR 97128

Dear Mayor Hill and Members of the Council:

Please place these comments in the record for the UGB expansion hearings being held on December 1, 2 and 3. I am pleased to see this process reaching what appears to me to be a reasonable conclusion, given its litigious past. While I have no opinion about which lands should or should not be included in the new boundary, I believe the proposal makes a good faith effort to comply with the law and uses what appear to be reasonably objective standards for identifying the lands for inclusion.

I am disappointed, however, to see the executive summary confuse the role of citizens in the development of the plan. The 2003 plan described as “very progressive for its time” was a direct result of citizen input that dramatically improved a poor initial effort. Referring to the same citizens later as “plagued by opposition” misrepresents their role in the process.

The original proposal contained in a March 1996 ‘UGB “Quick Reference” Sheet’ (attached separately) cited planning work by MLP Associates and Winterowd Planning Services to claim that by 2020 we would need to plan for 46,435 residents occupying an additional 1865 acres (2.91 square miles) of buildable land. The need they found was for 1702 acres of large-lot R-1 subdivisions and 34 acres of R-4 land typically used for affordable housing.

Goal One of the Oregon land use system is citizen participation and this proposal generated plenty of that. Many citizens saw this plan as a recipe for suburban sprawl, more traffic and higher taxes. Affordable housing providers felt that the plan basically ignored the need for more land for affordable housing.

Years of citizens’ input, legal wrangling and DLCD intervention ultimately led to the adoption of the 2003 plan under remand here that originally called for adding 881 acres of buildable land (1.38 square miles) to serve a population of 44,055 in 2023. Now it appears likely we won’t reach that population figure until at least 10 years later, so we are really approving a 30-year UGB expansion.

As has been pointed out repeatedly recently, the exception areas have not urbanized as planned, so perhaps this is a justification for overstating the need for land. It strikes me that this sort of rationalization is fraught with subjectivity and probably not legal. It is

the sort of thing that could have been negotiated and, in my opinion, settled twenty years ago without hundreds of thousands of dollars of legal costs.

As much as I might care about all this past history, it is really not relevant beyond what it might teach us when we start on the next expansion. What is now important are the ordinance and comprehensive plan changes proposed to implement the 2003 plan before you. Below are my thoughts on these matters:

Neighborhood Activity Centers: I thought these were the best part of the 2003 plan and am glad to see them being revised for inclusion in this proposal. Yet I think their implementation is going to be challenging. The commercial property (theoretically the center of the NAC) is realistically the last property developed because their customer base is the people living nearby. In Baker Creek North this commercial site became a lightning rod for opposition, causing the Council to put restrictions on it that make it even less likely to succeed. There needs to be some careful consideration of how to plan the Neighborhood Activity Centers so they are successful.

One thing absent from the plan's graphic but clearly needed near these centers are public parks. These should also be adjacent to the high density housing so that there are nearby places to play for those residents. In some places the parks could also provide a buffer between housing types of differing densities.

R-5 (High Density) Housing: I strongly support the inclusion of the R-5 zone. The current R-4 zone has failed to provide sufficient land for apartments, leaving developers to pay higher prices for commercial land for apartments. While it is not necessarily bad to site some apartments near commercial operations (especially on the upper stories), there needs to be some land designated for apartments in the residential areas that can be developed without long NIMBY battles. I would also favor clearer definitions of buffering requirements (fencing and/or landscaping) so this cannot be contested during public hearings.

The success of this plan depends on developing a significant number of affordable housing units, which often means apartments. There are enough financial hurdles to building these projects without compounding the problem with a lack of clearly designated sites and the need for variances that invite costly protracted battles at the Planning Commission.

Park Land: Table 10 on page 61 of the plan shows we are going to create 254 acres of parks for the residents occupying 312 acres of new residences. If you think the ratio of park land to residential land is out of whack, you are correct. The park land figure is based on an idealized number in the expired 1999 Parks Plan that we have never come close to achieving. Thus, we are going to be building parks for the next ten years to make up for our failures to construct needed parks for the past twenty years.

If this has any chance of happening (and I wonder why the next 10 years should be different than the past 20 years), it is critical that we protect land for this accelerated park construction project. The proposed Park Zone is needed to do just that.

Still, we need to do more. We should have started on a new Parks Plan 2 years ago, and all we seem to be getting here is a vague promise to work on it within the next few years. Further, the Parks Bond measure is paid off in the next year, and all the talk I have heard indicates that bonding capacity is going to be needed for whatever comes out of the MacPac planning process. It strikes me as a little disingenuous to approve a UGB plan calling for construction of 254 acres of parks without a current Parks Plan or a funding mechanism to get those parks constructed.

While you are amending the Comprehensive Plan to implement this plan, I would like to suggest that you amend Policy 163.05, a misguided attempt to site parks only on buildable land. Had we had such a policy earlier, City Park would never have been developed. I would suggest changing the first sentence to read (added text underlined): “The City of McMinnville shall locate permanent facilities like restrooms in future community and neighborhood parks above the boundary of the 100-year floodplain.” Having a creek run through a park is a great asset, not something to be prohibited.

Conclusion: Despite the reservations that I and I am sure many others have about particular parts of this plan, I think the time has come to move forward as a community and support its implementation. While it has no legal bearing on the implementation, it would be a good gesture on the Council’s part to include language acknowledging how the plan was improved by citizen participation in the process and drop the “opposition” language.

Some observers (unfortunately including the editorial board of the local paper) have tried to describe this process in binary terms of winners and losers like it was an election. I think we have all learned something in the last 25 years that changed how we viewed this City’s future, and it had little to do with the technical, legal points in the plan and how the courts ruled on them.

As we move ahead, I look forward to providing detailed comments on these and other issues involved in making this a great community for everyone. Thank you for taking the time to read and consider these comments.

Sincerely,

//S//

Mark Davis

UGB "QUICK REFERENCE" SHEET

The following is intended to be utilized as a "quick reference" sheet regarding the figures represented in the Land Use Needs Analysis and Buildable Lands Inventory study.

UNITS OF MEASURE:

- One acre = 43,560 square feet
- One square mile = 640 acres

POPULATION:

- 1995 McMinnville population = 22,140
- Average annual historic growth rate in McMinnville = 3.1 percent. This was arrived at by averaging the city's annual population changes over 20 years (1973-1993).
- Assumption: It is reasonable to think that the average growth rate which occurred over the last 20 years will likely continue in the future.
- The application of the city's 3.1 percent historic growth rate through the year 2020 yields a population projection of 46,435 (the 1994 population of 20,995 was used as the base figure for the projection).

EXISTING BOUNDARIES:

- There are currently about 9 square miles within the McMinnville city limits.
- There are currently about 11 square miles within the McMinnville UGB.
- UGB study area = 21.7 square miles

METHODS: The following benchmarks were used to project residential land needs:

- Average household size = 2.4 persons per household
- Base assumption of residential density = 5 units per gross acre.
- Residential land use need projections incorporate a 25 percent allocation for rights-of-way and utilities, a 90 percent land use efficiency factor (that is, that actual development densities will be 90 percent of maximum allowable densities), and a 5 percent vacancy rate.

LAND AVAILABILITY AND NEED FIGURES:

- There are about three miles (specifically, 2.91 square miles) of vacant, developable land remaining within the UGB.
- Of those three square miles, two are outside the current city limits and one is comprised of vacant land and infill properties within the city limits.
- As indicated below, there is a deficit of 1,865 acres within the current UGB as relates to the city's ability to meet projected land use needs through the year 2020.
- The table below has been excerpted from the Phase I report:

Table 4-6. Comparison of Demonstrated Land Use Needs and Vacant Buildable Lands Available to Meet Identified Needs Within the McMinnville UGB, 1995

Plan Designation / Zoning District	Needed Buildable Acreage to Meet Year 2020 Growth Needs	Vacant, Buildable Land Supplied Within Current UGB	Surplus or <Deficit>
County Residential		802 (Unincorporated)	802
City R-1	1,702 Acres	517 Acres	<1,185>
City R-2	664 Acres	51 Acres	<613>
City R-3	183 Acres	34 Acres	<149>
City R-4	34 Acres	17 Acres	<17>
Residential Sub-Total	2,583 Acres	1,421 Acres	<1,162 Acres>
Commercial	381 Acres	103 Acres	<278 Acres>
Industrial	426 Acres	148 Acres	<278 Acres>
Industrial (Alternative Sites)	200 Acres (2 100 Acre Sites)	100 Acres (Part of Miller Property)	<100 Acres>
Mixed Use	- 0 -	118	118
Public	292 Acres	128 Acres	<164 Acres>
Total	3,882 Acres	2,017 Acres	<1,865 Acres>

Source: MLP Associates, Winterowd Planning Services, 1995.

SUMMARY:

The population of McMinnville is projected to **slightly more than double** by the year 2020 (an increase of 109.9 percent beyond today's population).

In sum, this means that while McMinnville's population is projected to slightly more than double by the year 2020, it is proposed that the UGB be expanded by about three square miles (specifically, 2.91 square miles) resulting in a UGB increase of approximately 27 percent.

SUMMARY (cont.):

In McMinnville, land which is within the 100 year floodplain or located on slopes greater than 20 percent may not be developed. Additionally, wetland areas may not be developed without permit approval and an off-site mitigation agreement by the Oregon Division of State Lands in conjunction with the City of McMinnville.

Therefore, in order to mitigate the effects of unbuildable lands upon the future buildable land inventory, it is estimated that up to one additional square mile might need to be added to the total land use need. This would adjust the UGB expansion area from three to four square miles. Such an adjustment cannot be predetermined and will be decided upon incrementally over time as the UGB Steering Committee analyzes individual parcels for potential inclusion.

November 28, 2020

Ms. Heather Richards
Yamhill County Planning Department
231 Fifth Street
McMinnville, OR 97128

Re: G 6-20 Urban Growth Boundary Amendment Proposal

Greetings Ms. Richards,

I am submitting this letter in support of the proposed above referenced amendment and kindly request to have it entered into the public record on this matter. Please consider the following information on Docket Number G 6-20 (Urban Growth Boundary Amendment) and the potential impact this action would have on our family property. The Trent family has owned properties located on SW Old Sheridan Road for nearly 100 years. These properties were originally purchased by my great grandfather, James S. Trent, in the early 1920's. Some properties were deeded to his children, including my grandfather Walter Lee Trent and eventually my father, James Robert Trent.

While other land owned by my great grandfather was deeded to other children, and eventually sold by heirs, these two properties remain in the Trent family located on the north side of SW Old Sheridan Road across from the Old Grange. These properties are identified as follows: 1695 SW Old Sheridan Road (Sec 30 T4S R4W 1400) comprised of 49.84 acres and 1721 SW Old Sheridan Road (Sec 30 T4S R4W 1300) comprised of .16 acres for a total of 50.00 acres of land.

The Trent family has observed properties being developed directly south on Old Sheridan Road over the past 20 years. However, past attempts to have our properties included in the urban growth boundary were vigorously opposed by the 1000 Friends of Oregon organization. While building directly across the road has continued for many years, we have been prohibited from considering alternative uses for this land.

There are some very good reasons to include our 50 acres in the proposed urban growth boundary amendment. First and foremost, as already identified, McMinnville needs to have additional lands to annex into the city for future development. Land included in Phase 1 of the MGMUP was substantially less than what was required to meet the City's identified need for housing, employment and livability needs. Additionally, services (water, sewer, etc.) are already in place to support the past development south of SW Old Sheridan Road and would make inclusion of our land affordable and logical given services are already located nearby. Finally, given the rapid growth McMinnville is currently experiencing, we believe our property should be considered for additional potential uses. The need to bring additional land into the City has already been identified by land use studies. We strongly agree with this conclusion.

Thank you for the opportunity to submit this information for your consideration.

Kind regards,

R. Scott Trent
5423 Bow Canyon Way
Meridian, ID 83642
208-258-3002
Rstrent208@gmail.com

From: [Jennifer Wood](#)
To: [Heather Richards](#)
Subject: Urban Growth Testimony
Date: Monday, November 30, 2020 2:43:51 PM

This message originated outside of the City of McMinnville.

We are writing to implore City Council to NOT expand the urban growth boundary to any area of urban holding in the area of Redmond Hill Road nor ANY other area in McMinnville.

Development of these farm areas will be detrimental to all citizens of McMinnville.

-We do not have enough room in our schools for additional students. Just last year after adding all those houses near Hill/Baker Creek, the school bus drove right by my students because it was too full.

-We do not have places for additional residents to shop. Our stores are all very crowded and losing JC Pennys has put even a bigger strain on limited resources.

-In the area of Redmond Hill Rd we already have huge runoff problems, with many having to install expensive sump pumps since we over developed the surrounding area.

-The UH area in question is full of beauty and wildlife, as well as a hill that is sacred to Native Americans.

-People choose to live in McMinnville because of the natural beauty and open spaces.

-Our city is not an urban town, we can't support thousands of more residents with the limited shopping and recreation available.

-We can not put the builders' wants ahead of what is best for the environment and the citizens of McMinnville.

Do NOT expand the urban growth boundary. Put the environment and citizens first.

Thank You,

Aaron and Jennifer Wood

McMinnville Industrial Promotions, Inc.

P.O. Box 328
McMinnville, Oregon 97128

November 30, 2020

To Whom It May Concern:

McMinnville Industrial Promotions, Inc. ("MIP") is pleased to present its written comments for the public record related to the 2003 Urban Growth Boundary ("UGB") Remand Project. The Board of Directors of MIP has followed the development of this project closely, and it appreciates the hard work and thoughtful approach City staff has taken to address various concerns and interest groups.

MIP was incorporated in 1953 in response to the closure of two large manufacturers in the area and a slowdown in the timber industry. Local business and professional leaders pledged time and resources to attract new businesses to McMinnville and diversify its economic base. MIP has never lost sight of its original mission and special corporate purpose- to foster, encourage, promote, and improve the industrial, commercial, and physical development of the City of McMinnville. MIP continues to support local business and works to attract new industries that strengthen the community as a whole—those that provide long term economic stability to the area and living wage opportunities to residents.

MIP advocates for a robust industrial lands inventory. This ensures the flexibility to foster an attractive business climate, positioning McMinnville's businesses for modern development and investment. As the City grows, McMinnville should remain both a great place to live in addition to offering economic opportunity. As such, MIP remains a proponent of protecting industrial zoning and planned inventory expansions of buildable industrial lands.

Current zoning constrains more than half of the available industrially-zoned land on two large parcels (177 acres) located on the Three Mile Lane corridor. ODOT improvement requirements has made the development of these two large parcels prohibitive for industrial businesses. The significant cost barriers for site readiness and planning has resulted in the unintentional impact that industrial development be limited to small sites located in the core industrial area, approximately 146 buildable acres total. This more realistic number does not fulfill the City's projected needs of industrial land of approximately 153 acres by year 2041 and 329 acres by year 2067 as determined by the City of McMinnville's Economic Opportunities Analysis and Urbanization Report (Phase 2).

Due to the foregoing facts, MIP is in favor of the City's proposal to rezone approximately 35-40 acres of industrial lands to commercial uses (along Three Mile Lane), provided that more suitable land is brought into the UGB for the lost industrial acreage. Implementation of public improvements needed for the development of the area are simply more feasible for a commercial buyer. Once the road frontage and commercial uses are developed, the remaining industrial-zoned acreage on these two parcels is opened for more cost effective and practical industrial development.

MIP also supports the determination to include an additional 36.3 acres of buildable land in the Riverside North area. This ensures there is no net decrease of industrially-zoned lands, which are imperative for future economic development goals. Additionally, it allows for McMinnville to sustain an assortment of small, medium, and large-sized parcels in its industrial lands inventory. Maintaining readily developable site options are crucial in remaining competitive to attract and retain industrial, manufacturing, and technology-based businesses.

Further, the Riverside North neighborhood is located in an area that is suitable for urban/industrial growth. The surrounding area is already development for industrial uses, adjacent to the steel mill, an excavating company, among others. Expanded development of this area continues the character of the neighborhood, decreasing conflict and minimizing industrial encroachment on incompatible residential and other community areas. Finally, grouping like-kind businesses together creates a diverse and vibrant manufacturing core.

MIP agrees with the City's current proposal as it serves the dual purpose of making more commercial land available for development as well as reallocating land in the Riverside North area to a better industrial use. The zoning re-classification and annexation of industrial properties as proposed will assist in assuring the continued growth and productivity of the industrial sector.

Sincerely,


DocuSigned by:
D549D76A8E414A0...
Doug Hurl, President

From: [Jenny Stolarz](#)
To: [Heather Richards](#)
Subject: Testimony McMinnville Growth Management and Urbanization Plan
Date: Monday, November 30, 2020 5:25:04 PM

This message originated outside of the City of McMinnville.

I live at 1301 Sw Hill Rd. I currently am the only house on my side of Hill for many miles. I have seen the developments down second street and along Baker creek multiply in the 9 years that Ive lived here. I do not want to see the farm land along Hill Rd turn into more housing developments. We need to preserve our farm land and the beautiful Territorial views along Hill.

Jen Smith

Sent from my iPhone



December 1, 2020

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

Dear Mayor Hill and Council Members,

1000 Friends of Oregon is a non-profit, charitable organization dedicated to working with Oregonians to support livable communities. Friends of Yamhill County (FYC) works to protect natural resources through the implementation of land use planning goals, policies, and laws that maintain and improve the present and future quality of life in Yamhill County for both urban and rural residents. Our organizations' memberships include McMinnville and county residents who support the mission and values of the Oregon land use program.

1000 Friends and FYC appreciate the work of the Council, your staff, the consultant, and other participants in drafting the revised Urban Growth Boundary (UGB) proposal that is before you. We support your efforts to plan for and shape the community's future and we continue to maintain a keen interest in the outcome.

In addition to the revised UGB proposal, we have reviewed the revised McMinnville Growth Management and Urbanization Plan (MGMUP), the proposed comprehensive plan and zoning ordinance amendments (Appendices D and E), and other related documents, and offer the following comments:

I. Proposed UGB expansion

There are good reasons that under state land use laws, farmland is the last resort for urban expansion. Farmland is not undeveloped land waiting for urbanization. It is already-developed industrial land that supports what is, by some measures, the leading industry in Yamhill County; agriculture. Agricultural products grown in Yamhill County were valued at over \$314 million in 2017, a 12% increase in value in just 5 years. Leading crops include fruits, tree nuts, berries, nursery crops, and milk.¹ Local jobs and our local economy depend on these lands. In 2018, agriculture, food manufacturing and beverage manufacturing had a total of 22,270 jobs with payroll of \$807 million in Yamhill, Polk, and Marion counties. That represented 13 percent of all the private sector jobs in the three counties and more than 11 percent of the region's private sector payroll.² Urbanizing farmland is sometimes necessary, but we should not pretend there is no economic or environmental cost.

¹ Yamhill County Profile, US Census of Agriculture, 2017.

² "Agriculture in Marion, Polk, and Yamhill Counties," Oregon Employment Department, 2019

The revised proposal before the Council does a much better job of protecting high-value farmland than the previous one. In contrast to the previous proposal, the proposed expansion avoids top-quality irrigated farmland and instead directs more growth to exception areas and other agricultural lands with poorer soils.

While no plan is perfect, the proposed UGB amendment does a good job of responding to the Court of Appeals remand and we do not oppose it.

II. McMinnville Growth Management and Urbanization Plan Implementation

The MGMUP contains several positive elements that, in many ways, complement the recently adopted Great Neighborhood Principles. In particular, the text describes compact, pedestrian-friendly Neighborhood Activity Centers (NACs) where people of varying incomes can live together in a variety of housing types within walking distance of neighborhood services.

As your staff report points out, the success of the plan depends on its implementing comprehensive plan and zoning ordinance measures. We are concerned that in some respects, 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.

A. High-Density and Medium-Density Housing

1. McMinnville’s comprehensive plan defines high-density housing as anything over 8 units per acre and medium-density housing as 4-8 units per acre.

The Neighborhood Activity Center guidelines in proposed plan policy 188.03 (Appendix D), zoning ordinance 17.06.425 (Appendix E), and at p. 88 and 100 of the MGMUP, seemingly prohibit, or at least strongly discourage, high-density housing beyond 1/8 mile (660 feet) from the central “focus” area of an NAC.

These same guidelines seemingly prohibit, or at least strongly discourage, high-density housing more than 1/4 mile (1320 feet) from the central “focus” area of an NAC.

These policies effectively dictate that all housing more than 440 yards from an NAC focus area should be less than 4 du/net acre. This is inconsistent with the recently adopted Great Neighborhood Principles and inconsistent with House Bill 2001, the “missing middle” housing bill that recently passed the legislature. These policies are also inconsistent with the transit-supportive development that the NACs are intended to provide.

As DLCD noted 16 years ago when reviewing the city’s prior submission:

[McMinnville] is required to plan for and allow transit supportive uses, including medium- and high-density residential development, within one-quarter mile of transit routes.

1000 Friends state Policy 188.03 should be amended since this policy restricts high density housing to no more than 660 feet from the edge of a NAC focus area and medium density housing to no more than 1,320 feet from the edge of a NAC focus area... We agree with the exception that the policy should be rewritten to avoid delineating areas of medium- and high-density housing so narrowly.

* * *

As noted in the exception, this policy states that the “maximum distance” high-density housing can be located away from the edge of a Focus Area is 660 feet, while the “maximum distance” from the edge of the Focus Area for medium-density housing is 1,320 feet. This policy, even in the context of a guideline, appears to indicate that high-density housing is not allowed (or is certainly discouraged from being located) more than 660 feet from the edge of a Focus Area. By definition, this policy states that medium- or low-density housing are the only appropriate uses beyond this 660-foot distance.

McMinnville’s zoning ordinance states that the minimum lot size in the R-3 zone (a medium-density zone) is 6,000 square feet. Therefore, this policy limits high-density housing to no further than 660 feet from the edge of a Focus Area, and that beyond this line, residential development with minimum lot sizes of 6,000 square feet are allowed. 6,000 square foot lots can be a component of a transit-oriented development, but it is inconsistent with transit-oriented development principles to preclude higher-density housing types from being located more than 660 feet from a transit stop or neighborhood center.

* * *

While we support the efforts of this policy to encourage a gradient of densities within NACs through guidelines, this policy is written in such a way as to too narrowly prescribe the precise limitations for the location of high- and medium-density housing. Should market conditions desire higher-density housing options, this policy would preclude those housing types from being located in close proximity to the NAC focus areas. This policy can and should be written to be more clearly a guideline that encourages a gradient of densities while at the same time not precluding high- and medium-density housing types from being located within walking distance of the NAC focus areas.³

These overly-restrictive guidelines are at odds with the city’s stated goals and aspirations. They may also prevent the city from meeting the “needed housing” housing targets that underlie the

³ Agenda Item 7c, April 21-23, 2004, LCDC Meeting Referral of the City of McMinnville’s Periodic Review Task I and UGB Amendment, Responses to Exceptions.

MGMUP.⁴ We recommend that the city council strike them, while retaining the text within the MGMUP that generally directs higher density housing towards the center of an NAC.⁵

2. We strongly support the proposed re-adoption of the proposed R-5 multi-family zone. Historically in McMinnville, land in the R-4 zone has been used for lower-density housing, resulting in an acute shortage of land to site apartments. We are concerned, however, that the city may be planning to designate an inadequate amount of R-5 land. While both the 2003 MGMUP and the Revised Buildable Lands Analysis project a need for 72 acres of R-5 land to accommodate 1,083 units⁶, the text of the MGMUP asserts that half this need - 36 acres - has been met through rezoning for other higher-density development within existing UGB, mostly to R-4 and C-3. These developments include both single-family attached housing and apartments.⁷

The conclusion that the city has already met half of its need for R-5 land is wrong. First, a portion of the development that the city's conclusion relies upon was single-family attached housing. None of the projected need for R-5 land is to accommodate this housing-type; all 72 acres of the R-5 land is to meet the projected need for apartments.⁸ Second, in addition to the R-5 land need, the city also needs land in the medium density R-3 zone to meet the need for single-family attached housing and in the existing high-density R-4 zone for both single-family attached housing and for additional apartments. Arguably, a portion of this need for single-family attached housing and for apartments in the R-4 zone that has been met by the developments listed in the technical memorandum. The city has already determined that this need is separate from the need for 72 acres of R-5 land.

The city has an obligation under statewide planning goal 10 to provide adequate land for all needed housing types, to meet the needs of current and future McMinnville families. Both the 2003 MGMUP and the Revised Buildable Lands Analysis conclude that the city needs to plan and zone 72 acres of R-5 land in order to meet this obligation. We strongly recommend that the city do so.

B. Commercial Areas in Neighborhood Activity Centers

The Neighborhood Activity Centers are intended to be compact, pedestrian-friendly, and transit-supportive.

The Neighborhood Activity Center guidelines in proposed plan policy 188.05 (Appendix D), zoning ordinance 17.06.425 (Appendix E), and at p. 88 of the MGMUP describe the ranges of land (in acres) and built space (in square feet) for retail commercial, office, and institutional uses that "should" be provided and are acceptable for the NACs. The ratio of acres to the square feet of building space are typically referred to as Floor Area Ratios (FARs).

⁴ Revised Buildable Land Analysis, November 18, 2020, Tables 7 & 8, pp. B-11 -12

⁵ MGMUP, p. 86: "Surrounding the activity center are **support areas**, which include the highest-density housing within the neighborhood, with housing densities progressively decreasing outward."

⁶ See MGMUP. P. 54 and Revised Buildable Land Analysis, November 18, 2020, Table 8, p. B-12

⁷ The actual rezonings and resulting development that the city relies upon are listed in Technical Memorandum #17 at p. Attachment 152 of Appendix D of the MGMUP.

⁸ revised Buildable Lands Analysis (Table 8), p. B-12

The initial drafts had a very low-floor area ratio of .23, a ratio of land to built space consistent with auto-oriented development surrounded by large asphalt parking areas. The latest drafts, dated November 18, revise the retail commercial land range to 2.5-10 acres from the previous 5-10 acres, thus providing for a much more compact, walkable ratio at the low-end of the range while leaving the upper end reflective of auto-oriented development. The ratio of land to built space for office and institutional uses also remain unchanged, and reflect an auto-oriented development pattern, rather than the compact, pedestrian-friendly, and transit-supportive development the city intends.

We recommend that for all 3 uses - retail commercial, office, and institutional - the city revise ratio of land to built space to better reflect the compact, pedestrian-friendly, and transit-supportive development it intends.

C. Park land

The city's justification for roughly 1/3 of the buildable land proposed for inclusion in the UGB is a need for park land. The city has no realistic funding mechanism to acquire this much developable land, which is now privately owned. It will be challenging at best to ensure this land is not instead used for low-density sprawling residential development.

The proposed park zone will help, but it is not proposed for adoption at this time. Even when adopted, it will not be enough. The city will not only need to move expeditiously to adopt the park zone, it will also need to commit to (a) ensuring that the Framework, Area, and Master Planning Processes designate and zone roughly 1/3 of the acreage as parkland; and (b) not annexing excess residentially-zoned into the city; land that was justified as park land.

III. Conclusion

The proposed UGB amendment does a good job of responding to the Court of Appeals remand. The success of the plan depends on successful implantation measures. Our comments above outline several areas of concern regarding these implementation measures and we hope these comments are helpful. Please include them in the official record of this proceeding and notify us of your decision this matter.

Sincerely,

Alexis Biddle
Great Communities Program Director
1000 Friends of Oregon
454 Willamette St, Ste 213
Eugene, OR 97401

Sid Friedman
Friends of Yamhill County
PO Box 1083
McMinnville, OR 97128

cc: DLCD
Yamhill County

From: [Abigail Neilan](#)
To: [Heather Richards](#)
Cc: [Abigail Neilan](#)
Subject: Testimony Regarding UGB Amendment
Date: Tuesday, December 1, 2020 11:49:38 AM

This message originated outside of the City of McMinnville.

Greetings Council Members (and fellow citizens) -

My name is Abigail Neilan, I am a 41 year old resident of 2461 SW Hannah Circle in McMinnville. While I am originally from rural Maryland, I have been a resident of the West Coast for 15 years and my husband and I moved here from California wine country five years ago. We have owned our house here for three years, are members of the Oregon wine industry and love this town. I am writing to you today to submit comments regarding the proposed UGB that will affect our neighborhood (and specifically our house, as our fenceline is the current boundary).

I have spent a lot of time thinking about how to present my commentary in a manner that will not come off as selfish NIMBY nonsense. Obviously I cherish our corner lot with the hazelnut orchard buffering us from the highway and the wetland along our western border, and I will hate to see that disappear, but I understand that the needs of the town are more important than the view from our deck, and I have some concerns and ideas that I hope you will take seriously into consideration. All of my commentary pertains to the southwest-most portion of the proposed expansion, in between 18 and Old Sheridan Road.

First, as you are aware, McMinnville needs more, quality, affordable housing. I looked at the zoning map of town and I saw that our area is currently R-4, which I would like to see expanded out into this new section (or at least R-3). It would be a terrible waste of farmland to cut down an orchard for more R-1 development like on the west side of town (I don't think the proposed UH areas out there should be R-1, either).

Second, in order to accommodate the type of housing the town needs out here, I think a traffic study should be commissioned to figure out how to accommodate the potential growth along the Old Sheridan/18/Hill corridor. As I see it, the entire corridor will need major upgrades to sustain additional traffic:

The lowland area past the entrance to Cozine Creek neighborhood before the small hill leading up to Vineyard Apts, as well as the low-lying area on the SW of that hill flood regularly in the winter and closes the road on occasion. This will need to be re-engineered.

There is a scant shoulder for only part of the road, and it is heavily trafficked not only by cars (often going over the speed limit) but by walkers, runners and bikers. I had to fling myself into a ditch while running on the road a year ago, and just last month a man was *killed* while walking along the road - it is not safe as it is today and with increased traffic it will get worse without proper bike lanes or sidewalks.

The relationship with Old Sheridan and the other major thoroughfares needs to be rethought, turning it into a meaningful artery rather than a glorified frontage road. Traffic

lights would dramatically improve motorist experience on OSR if installed at SW Peavine (by reducing potential speeds in general on the road and making the entrance from SWP onto OSR safer), as well as the 18/SW Durham Lane intersection. The recent bridge replacement/improvements that shut down the main route in and out of the neighborhoods here for half the year caused many locals to access 18 via OSR - SW Durham. The merge/crossing there is frustrating and in low visibility dangerous.

Finally, the creek (and what I assume will be zoned FP) that borders the Cozine Creek neighborhood should be turned into a greenway that connects the neighborhoods out here to downtown. I know that's a big ask and fraught with potential issues, but it would dramatically improve quality of life here on the outskirts of town, where we jealously eye the West McMinnville Linear Park and the new sidewalks and bike lanes out on Hill Road. If the town is going to add more houses and traffic to our area, we deserve to be planned and serviced like the rest of town.

As a side note, I believe this would be an opportune time for the city to correct a 'wrong' which occurred when the Cozine Creek neighborhood was first planned and approved. From my research and talking with Parks & Rec staff, neither the developer nor the town wanted to be responsible for the riparian buffer behind the neighborhood, and it was agreed that the owners who border the area would be granted easements on the land for purposes of maintenance. They put up fences along our lots giving us no access to the land, then buried this responsibility in the CC&Rs. Over the past nearly 15+ years, invasive species (namely blackberries) have overtaken the area and encroached on our lots, pulling down fences and coming up all over our properties. With no easy access, maintenance is challenging and costly, and honestly I don't think most people even realize they can or should try to maintain their property lines. Last year a grant provided money to clean up part of that area, but only from Old Sheridan Road to the creek on the west side. I believe the city should take formal responsibility for the maintenance of this area now that we are considering adding on to the UGB, and creating another linear park or greenway as an alternative to recreating on the roads would serve a dual purpose here.

Thank you for taking the time to entertain my concerns and suggestions. I hope you will consider them when planning for this town's future. Please feel free to contact me to clarify or elaborate on any of my testimony.

Cheers,

Abigail Neilan
2461 SW Hannah Circle

From: [Dennis McGanty](#)
To: [Heather Richards](#)
Subject: Urban Growth Boundary Amendment G 6-20
Date: Tuesday, December 1, 2020 1:08:55 PM

This message originated outside of the City of McMinnville.

To: City Council Review

I would like to share what my wife and I and other property owners at South Riverside, also known as (Riverside Loop), feel regarding proposed changes in the Urban Growth Boundary of such property. With only a few weeks notice, and vague information and extremely poor maps that did not show the boundaries, we were asked to make our decision.

Many of us asked for maps that better explained the action area better. We received an updated map about 10 days prior to your council meeting and it was not any better and does not properly outline flood plain areas on Riverside Loop.

To include South Riverside into the city limits would have a life changing effect on all who live here, and is totally unsuited for this urban sprawl. All of us have spent thousands of dollars for wells, filtration systems and septic and leach lines to live here. When South Riverside or (Riverside Loop) if annexed into the city we were told by Heather, Riverside Loop road would not be improved as they would enter from upper Riverside Drive, she also told us we would not benefit from other city amenities such as water and sewage.

We were also advised that some of us who wanted to subdivide our property could do so, I dont know of any of us who would do this because we are here to enjoy our property. The last sub-division in our area was required to have 2 1/2 acre plots, because of sewage concerns, so how could we subdivide any of our 1 or 2 acre properties.

I understand we have a need for well planned growth in McMinnville, however the UGB change has not been well planned and is not proper for South Riverside. I was very concerned to have Heather Richards explain the rush to get this done was to secure 960 acres to prepare for growing our town by 10,000 people by the year 2023. She said the city is set to increase from 34,000 to 44,000 in less than 3 years.

We dont feel this is correct or proper and would like the council to withdraw the South Riverside area from this poorly thought out amendment.

In one of the online chats Heather commented that South Riverside was the "over my dead body group of people". I would not say that about us, and she shouldn't either. I am a lifelong resident of McMinnville and born in McMinnville, who has lived on Riverside Loop for most of my life. I do not feel the G 6-20 amendment has been properly thought out and would like the council to delete South Riverside from the Amendment.

The infrastructure of McMinnville has not kept up with the subdivisions already in progress and needs to be addressed prior to any further subdivisions or light commercial projects that would further bog down our current infrastructure. We would hope that the council would address the infrastructure first.

Thank you for your consideration to the residents of South Riverside.

Respectfully,

Dennis and Julie McGanty

From: [Melanie Byers Jones](#)
To: [Heather Richards](#)
Subject: Public hearing on UGB
Date: Tuesday, December 1, 2020 1:22:26 PM

This message originated outside of the City of McMinnville.

I am writing to let you know prior to the meetings that we have absolutely ZERO interest in being incorporated into the city limits! My name is Melanie Byer-Jones, my husband is Philip Byers-Jones. We live at 6151 NE Riverside Drive. We also own 6331 NE Riverside Drive, which is next to us. We own the 4 acre parcel in between the two houses. It is currently listed as being owned by Melanie Rummel, but that is me and I have not taken steps to change the name on that parcel. So, collectively we have 15 acres. We have a farmer that leases out the land around our houses. We have no plans to end his farming of our land, as we do not wish to change anything around us in the foreseeable future. I am third generation to live in this very area, and now by daughter is 4th generation. My family has been here on this land since the early 1900's, and while I know this does not mean anything to anyone in the city, this certainly means a lot to us. I am fully aware that my neighbors also live out here because they do not want to live in the city.

I will be on the Zoom meeting tonight, and I am hoping to get some of the confusion cleared up, as there have been such different maps and little understanding of what is really happening here.

Melanie Byers-Jones

December1, 2020

To: McMinnville City Council, c/o Heather Richards

Re: Urban Growth Boundary Amendment

I reside at 5760 S.E. Parma Dr. a sub-division comprising of 7 homes on 2-1/2 acre lots that required wells and septic systems costing approximately \$17,-18,000.

I do not want to be annexed into the city of McMinnville, and be forced to pay the hook-up fees for city water and sewer, or taxed for city services, which I do not receive now!

I moved to this area to avoid the sprawl I experienced prior and stay away from the city requirements imposed on all residents!

*The entire "South Riverside Area" is serviced by private wells and septic systems, making this area very costly to sub-divide & provide city utilities to all property owners!

*The west side area of McMinnville is more able to handle the expansion for future growth than the "South Riverside Area" at a less expensive cost for city utilities.


*Currently , Heavy Trucks are prohibited on N.E. Riverside Dr. unless for local deliveries. Any sub-division of properties will change the traffic to a main thoroughfare connecting N.E. Lafayette Ave. around to Hwy 99 near the Cascade Steel Mill, impacting the quality of life for all Residents of the "South Riverside Area"

*The "South Riverside Area" should be removed from the UGB Urban Holding Proposal until more study and consideration for the area is done!

*The Official Mailing of the Notice on Nov. 10th (20 days prior to this city council meeting) had Veterans Day with no mail, and I didn't receive the notice until Nov. 14th, after 2 Public Information Sessions were held on the 11th and 13th, via Zoom, coupled with the Thanksgiving Holiday along with the County Offices closed because of Covid 19, seems to have been hurried , not allowing enough time for residents to respond!

*The 1st "Notice map was so reduced, it was not recognizable, so a second , enlarged map was mailed and it still didn't have recognizable roads like N.E. Riverside Dr. N.E Riverside Loop , N.E Blossom Lane, N.E. Walnut Ave. or S.E. Parma Dr. which all pertain to the "South Riverside Area". It only showed Hwy's 99, 18 (Three Mile Lane) and Lafayette Ave. The area between N.E. Riverside Loop and the S. Fork Yamhill River clearly is flood plain beings the Riverside Loop Rd. is the 100 yr. flood mark, but is not designated on any of the maps as such, Confusing residents!


Sincerely, Gene Baty


5790 S.E. PARMA DR
MCMINNVILLE, ORE 97128

12/01/20

Dear city council,

Thank you for your time and consideration.

We own tax lot 00200. This tax lot consists of two parcels, one of which is already in the UGB.

The parcel in the UGB is up on a slope and our home is there. Below on the flats is the second parcel and this is the piece of property I am addressing today.

Directly across our wire fence on our north east corner is property owned by the school district and is already in the city limits.

The remainder of our lower parcel is adjacent to property recommended for urban holding.

The waterline for the city of McMinnville runs through our parcel from the reservoir up the hill. We have city water ourselves and a future water hook up for allowing the water line placement on our property.

We have been told the remaining portion of our tax lot cannot be added to the UGB because of its slope and soil quality. It is interesting that the upper tax lot of our parcel is far more sloped and already in the UGB.

It is also interesting that the property adjacent to our property is owned by the school district and in the city limits. The property to the south of it is recommended to annexation at this time. The only thing separating these two properties and ours is a wire fence. It makes sense our soil quality is similar to both of these parcels.

It is our request that the remainder of our tax lot 00200 be recommended for addition to the UGB at this time.

It would also be helpful in the future as school needs unfold to have our property in the UGB in that we own a road right of way easement through the north boundary of the school district property from our north east corner all the way to Hill Road.

I grew up in McMinnville on the very property we are discussing. I believe in working together to help keep McMinnville a place where families can live and grow with the natural beauty and resources, we all need and enjoy now and hopefully in the future.

Certainly, it makes sense to include the remaining part of this parcel in the future planning of McMinnville and the UGB.

Thank you,

Peg Hegna

McMinnville Urban Growth Boundary Expansion
12/1/2020

Al and Joanne Ashcroft
2280 Redmond Hill Road
McMinnville, Oregon 97128

RECEIVED
DEC 01 2020

BY:

Concerns to date; with clearly limited information on the entire process.

We believe our property border line is on the current UGB border line. We believe expansion of that boundary will thus impact us greatly. Yet there appears to be a rush order on the approval process.

Thus our clear and main concern is that of timing! **We believe no decision should occur during the current pandemic.** If you read nothing else; that is our recommendation. Thus we believe an important decision on UGB can wait a little longer.

A quote by Dr. Megan Horst was recently printed in the News-Register which we find fitting. "Land use affects everything in our lives. These decisions have forever impact." We believe these are true statements. Surely this issue is important enough to wait until the pandemic is over. We believe public impute into the process requires fair face to face discussions.

Local impute by the general public has been said to be vital to the process. Far too much has already occurred behind closed doors. Public notice and accessibility into this process has been limited by the designed process itself and by the State mandates for the pandemic.

Additional concerns and thoughts.

Any expansion of the UGB should not include Prime Farm Land which is currently being commercially farmed. That has been the intent of Urban Growth in Oregon for Fifty years and it should not change now. There is plenty of build able lands in Oregon; without taking valuable farm land. Clearly large farms of over 20 acres or more should be excluded from any expansion of UGB. We would support restrictions of smaller farming operations down to one acre. Small farm life is a great life; yet where is that being planned for? The American Dream is being destroyed at an alarming pace.

We have heard talk of Affordable Housing as justification; along with a housing shortage. We believe this is a false narrative. We like the current size of McMinnville; as it currently is. Infrastructure is already being stressed. Building more only brings more cost to current residents. We believe everyone needs to take a major step back and decide what is the best thing for Oregon! Or at least the West Valley as a whole. Bigger is not better in our minds. Quality of life is far more important. We clearly do not believe that additional housing will bring housing cost down. But even if this was true; how is that fair to current home owners? **I seriously do not want the value of my home reduced; would anyone?** And it will be with this expansion; according to the experts.

How have current owners on the boundary line been consulted? We bought our home and like our current living conditions. With expansion we will lose that value to our property and quality of living itself. Views of the West Valley will be destroyed. Who will protect that value? Who has addressed our concerns; in any manner? Who is our Representative that has been invited to review the proposal; as 1000 Friends of Oregon have been allowed to do. They do not represent us; yet they are given preferred treatment. Doesn't seem fair or legal. We believe there has been a violation of public trust and meeting laws in this regard.

We have a concern that American Indian Culture or Historical issues will be affected with the proposed UGB. Have there been a sign off by a Representative of their interest also? How will that property be protected or litigated in court?

It has been said that McMinnville is in **desperate** need of an expanded UGB. Why? Affordable housing does not meet the desperate need standard. What business in McMinnville reports a problem? If McMinnville businesses are not paying a living wage maybe they should start!

We believe strongly that there needs to be meetings; prior to any UGB discussion for McMinnville; between local communities leaders with a comprehensive plan for the entire West Valley. Why have there been no meetings with surrounding communities? Without doubt there should be a coordinated plan. The fact there is no plan, and the fact that no meetings have occurred to date; is short sighted by planning leaders in general. How can we trust in long term planning goals for McMinnville when there are none with surrounding local communities. There is no partnership; no coordination to date. WHY?

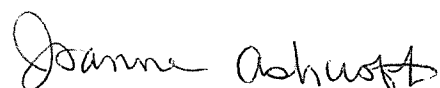
"Growth and change are inevitable"; while there may be truth to this, we must also protect what makes McMinnville; McMinnville!

Dr. Horesy brings up many factors in the News-Register which need to be completely discussed and coordinated in a well planned UGB discussion. Number one to us are our Schools. Have they been involved in the process? Have they signed off; as 1000 Friends of Oregon has? Do they desire more growth; quickly? Who shall pay for at least three additional schools; we are told our schools are operating at full capacity now? Plus our inner city infrastructure can not handle the population growth proposed. We are all ready taxed heavily; with concern for local wages. Where do our senior citizens find affordable housing in this proposal? Is there a proposed 55 and older community?

We believe 1000 Friends of Oregon has been given special favored treatment in this process. Denying local residents a true voice in the process undermines the entire process. We should not give up local control to outside special interest groups like 1000 Friends of Oregon; we believe this also includes the State of Oregon itself. Local control means we are on the front end of planning; not the back! We should be telling the State what we want. We believe 1000 Friends was given preferred treatment and were indeed involved in a negotiation process that clearly affects us. This negotiation was above and beyond local residents to date. Have we the residents signed off to the plan? This fact alone can be tied up in the courts. Someone made a big mistake we believe in this process.

We ask you to please wait to go further until the pandemic is over. Allow for public face to face input; when all details are known to everyone. We believe a rushed decision will be considered a very questionable decision.

Al and Joanne Ashcroft



RECEIVED
DEC 01 2020

TO: City of McMinnville Planning Dept
Heather Richards

BY:
Nov 30 2020

Re Urban Growth Boundary Amendment

Concerning property ALT # R4431 01700
10315 SW OLD SHERIDAN Rd 97128

We are owners of the above property that is being considered to be placed in the new urban growth boundary. It is 7.6 acres with a house, separate garage and a 40'x50' pole barn.

Because of the acreage size and poor soil conditions it is not profitable for us to farm. We lease the ground to our neighbor to the north of us for \$300 a year.

We would be very pleased to be included into the amended urban growth boundary that is planned.

Charles and Eun Soon Walker Trust

Charles Walker

Eun S Walker

503 550 4059

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

This message originated outside of the City of McMinnville.

Mcminnville City Council December 1, 2020

Mcminnville, OR 97128

Re: Ordinance 5098 UGB expansion

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

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

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

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

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

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

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

Christine Anderson
Cast Iron Farm
4714 NE Riverside Loop
McMinnville, OR 97128

The Honorable Mayor Scott Hill
Mayor of McMinnville
City Hall
230 NE 2nd Street
McMinnville, OR 97128

December 2, 2020

Dear Mayor Hill and City Councilors:

McMinnville Economic Development Partnership (MEDP) welcomes the opportunity to present this written testimony related to the City of McMinnville's Ordinance No. 5098, an ordinance approving the McMinnville Growth Management and Urbanization Plan 2020 UGB Update.

MEDP was formed in 2006 to address the critical need for a one-stop business development office, and our primary work is to support business retention and expansion, and recruitment efforts. MEDP leads efforts that foster a thriving epicenter of traded-sector business in McMinnville. We define traded sector as any company that creates goods or services used or consumed outside of the region. We focus on this sector not only in the support of high-paying jobs, but also due to the need to continually bring new money into the community.

We appreciate the effort to retain the industrial land inventory as a means of achieving objectives for the city's economic development efforts of maintaining industrial land inventory and future job creation for the community's economic sustainability.

Reallocating portions of industrial land along Three Mile Lane, making for more accessible commercial development, to Riverside North will allow the City of McMinnville to provide various sized parcels in its industrial lands inventory. These industrial lands are critical in remaining competitive for attracting and growing our targeted industry sectors.

We also understand that this plan is much larger than just maintaining industrial lands but is part of the greater picture of land use and development for the entire city.

In the spirit of keeping these testimonials brief and to the point, we recognize the amount of hard work and careful thought that has gone into this proposal, and are appreciative of the willingness to reach out to our organization for conversation and feedback. MEDP supports staff recommendations that the Council adopt Ordinance No. 5098 which would approve G 6-20 and adopt the MGMUP 2020 UGB Update.

Sincerely,

Scott G. Cooper
Executive Director
McMinnville Economic Development Partnership

December 2, 2020

Steven L. Pfeiffer
SPfeiffer@perkinscoie.com
D. +1.503.727.2261
F. +1.503.346.2261

VIA EMAIL

Mayor Scott Hill
City of McMinnville
230 NE 2nd Street
McMinnville, Oregon 97128

Re: Ordinance No. 5098 - McMinnville Growth Management and Urbanization Plan/2020 UGB Update

Dear Mayor Hill and fellow councilors:

This office represents McMinnville Properties, LLC (“McMinnville Properties”) regarding matters relating to land use and development entitlements. McMinnville Properties is the owner and operator of the majority of the real property comprising the Evergreen Aviation and Space Museum and adjacent lands utilized for agricultural production. While the developed Museum facilities are within both the City and the current urban growth boundary (“UGB”), a portion of the site comprising approximately 27 acres and lying between the eastern Museum hall and Highway 18 is proposed for inclusion within the amended UGB under review and application of the City’s Commercial comprehensive plan map designation. This portion of the site currently carries the County Exclusive Farm Use zone map designation and is in agricultural production.

The purpose of this letter is to request confirmation of our understanding that (1) the adoption and implementation of Ordinance #5098 as proposed will not result in either the annexation of the subject property to the City or the application of a City commercial zone map designation and (2) the current County Exclusive Farm Use zone map designation will continue to apply to the property until an application for both annexation and City zoning is submitted by McMinnville Properties or a successor in interest. This understanding is based, in large part, upon the following narrative contained in the Notice of Public Hearing dated November 10, 2020 and upon similar language set forth in Appendix G relating to Area Planning protocols (see pages G-5 and G-6):

“Your current permissible uses allowed with the county zoning will remain as current permissible uses until such time that you want to annex your property into the City of McMinnville, at which time you can rezone your property into a McMinnville zone and redevelop it to serve the city’s growing population.”

Mayor Scott Hill
December 2, 2020
Page 2

Rest assured, McMinnville Properties is not suggesting that such applications may not be forthcoming in time, but we are opposed to any modification of its current EFU zoning and unincorporated status except as may be initiated by McMinnville Properties in its sole discretion. If our understanding of the land use entitlement implications for the subject property under the immediate UGB amendment proposal can be confirmed as accurate, McMinnville Properties has no objection to the adoption of Ordinance 5098 as currently proposed.

Thank you for your consideration of these comments and we look forward to the response.

Very truly yours,



Steven L. Pfeiffer

SLP:rsr

cc: McMinnville Properties, LLC
Heather Richards
Spencer Parsons

From: [P.O"Leary](#)
To: [Adam Garvin](#); [Kellie Menke](#); [Remy Drabkin](#); [Sal Peralta](#); [Scott Hill](#); [Wendy Stassens](#); [Zack Geary](#)
Cc: [Heather Richards](#); [Jeff Towery](#)
Subject: UGB Testimony
Date: Wednesday, December 2, 2020 11:13:12 PM

This message originated outside of the City of McMinnville.

Following the public testimony of the UGB remand process for the past two evenings has been enlightening. I thought the very first public comment, from the representative of the **PORTLAND Building Association** applauding our McMinnville planning department, to be curious. Maybe he's looking forward to sending mailers to Hillsboro and surrounding areas on behalf of McMinnville just as LGI has done. I do have samples and I'm willing to share McMinnville's unique position in the "greater Portland area."

Also, I apparently didn't understand Mr. Al Ashcroft's testimony last night. I thought he said that conducting a decision process of this magnitude during the pandemic was questionable, particularly for those people, like himself, that found technology challenging. I must have missed his request for a listing of the advertisements run in the newspaper. I did hear his query about approaching land needs on a regional level, seconded by Jennifer tonight. But neither request was referred to the Lane County regional land use planning noted by EcoNorthwest. I am glad that the News-Register got the advertising revenue though. "Buy Local" should always be supported.

Last night, Mr. Sid Friedman inquired about high density housing location and his inquiry was followed up by Councilor Peralta's comments about high density housing along corridors that have planned transit routes. Yet any turnouts - not actual transit stops - along Baker Creek and Hill Roads that could have been built at the developer's expense were vetoed by planning. But I'm sure transit is a high priority for high density development by planning. They said so.

Councilor Peralta followed up with a question about R-1 housing on sloped land, only to be told that that was too detailed for this level of discussion. Yet high density housing and NACs were diagrammed and a Long Range Planning slide tonight listed Zoning Ordinances and Area Planning three levels down at the micro level. So where is the line of demarcation for 30,000 feet and micro level?

It might be at the same place as the TSP that swapped Three Mile traffic with southwest McMinnville traffic - you know, access to 18 versus getting around Michelbook Golf Course and Cozine ravine are clearly interchangeable. That's probably the same TSP that was supposed to be updated to remain in effect, yet never was updated. Makes me warm and fuzzy that it will actually be enforced now.

I am pleased that we are getting credit for all the high density housing we've built

since 2003, meaning from 2016 to now, since building was non-existent from 2008 to 2016. But I'm sure we're building at the same levels as always according to our planning director tonight, even though 2016 had, what was the figure in the newspaper? 99 permits? But does that 900 unit figure include the 120 multi-family capacity approved for the Baker Creek North commercial land currently for sale? Since I love to gamble, my money is on "no."

I'm also sure removing any buffering requirements is logical. I know from personal experience that people would rather cross Hill Road with their children during commute times than use the Linear Park one block away. So clearly Hill Road is an adequate buffer for the Linear Park. Tonight, I know Jennifer was happy to learn that Cozine Creek was a natural barrier between farming and housing. I'm sure she'll be happy to contribute her farm land to make developers more profitable. Do you people not listen to what you are told? With at least 28 acres in question, at \$10,000 (it should be closer to \$25,000) per acre for farmland adjacent but not included in the UGB, our UGB consultant granted Jennifer the right to tithe \$280,000 of land value to the City of McMinnville for a buffer to a developer. But that acreage **will** be included in the UGB. Would any of you do contribute \$280,000-\$700,000?

I have pages more of sarcastic comments, but let's cut to the meat.

1. The remand only needs to list what the average density per acre needs to be. Don't pass anything else that McMinnville needs to live with until you understand what the implications are. Currently, you're making McMinnville a density donut with no transportation solutions. A clear definition of 30,000 feet view and micro level needs to be determined and upheld.
2. Buffering zones need to stay in place and the developers need to be responsible for the buffers, not the farmers.
3. Third Street McMinnville is your original NAC yet you are moving density away from the core. So Third Street will be come tourist dependent. Tell me, how is that working so far?
4. You are piling density into the west side of McMinnville yet all the medical services are in the east. Tell me how well that works for you when your kid is bleeding out from an injury or your significant other has a heart attack.

I'm not arguing the land (be grateful), but you do need to seriously consider what you absolutely must pass to get to land versus what planning is asking you to commit to for codes, ordinances and policies. At the absolute most, the only thing you should be considering are policies, but definitely not codes or ordinances. Planning is controlling the deadlines and planning is controlling the information you receive. Planning reports to you. Don't forget that.

Patty O'Leary

From: [Cristi Mason-Rivera](#)
To: [Heather Richards](#)
Subject: Comments on UGB
Date: Thursday, December 3, 2020 7:56:23 AM

This message originated outside of the City of McMinnville.

Hello Heather,

My name is Cristi Mason-Rivera. I live at 7135 Red a Prairie Rd, Sheridan. I also own a property at 20901 Caleb Payne Rd, McMinnville on Highway 18 where I operate my art business and gallery with my husband and live a good portion of my life.

I would like to add my comments and concerns on the McMinnville UGB for the record.

As I'm sure most all people living in this area do, my family and I love McMinnville and this entire county for its wonderful people, culture, beauty and open spaces.

I believe all of our abilities to enjoy this community is being directly threatened by this plan, however. With an ever increasing population this specific plan will bring, traffic on the roads in and around McMinnville will become more and more intolerable, increasingly dangerous and inevitably deadly.

In my research I could not find specific statistics on the amount of accidents on Highway 18, but it is well known it is a dangerous road with many thousands of cars traveling on it daily. I know personally of dozens of accidents between Sheridan and McMinnville, too many of them resulting in fatalities, including an accident that happen just a few days ago involving one of our employees, who is in the hospital from his injuries. Another driver very sadly died at the scene.

Every day as I travel to my gallery I am scared for my life as I make the turn onto Caleb Payne Rd from Highway 18. Since I've lived in the area for nearly 20 years, the traffic has steadily worsened and become more and more dangerous.

My questions are these...What studies have been completed on the impact this plan will have on our roads, including traffic congestion and parking issues as well as how many more deaths will result because of the increase of cars on our inadequate small roads in and out of town? What solutions will be implemented to address these issues?

How many years before we will be re-evaluating once again the UGB for expansion?

When will this urban sprawl ever end or will it?

Whose voices, very specifically, are you representing with a yes vote on this expansion?

Thank you for letting me express my concerns and in advance for your responses.

Cristi Mason-Rivera

Sent from my iPhone

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

Janet Lee Redmond
13700 SW Peavine Road
McMinnville, OR 97128

December 2, 2020

RE: McMinnville Urban Growth Boundary Expansion

McMinnville City Council:

I submit this testimony in opposition to the proposed McMinnville Urban Growth Boundary (UGB) expansion for the reasons stated below.

While the proposed UGB is an improvement over the previously rejected plan, it is not one that should be adopted without further consideration and refinement.

1. The passage of time has made use of the old 2023 forecast population as the basis with which to determine how much land McMinnville needs to expand unreasonable.

A forecast by its nature is, just that a forecast, with some turning out to be more accurate than others. As time passes, we find out how accurate a forecast was – and in the case of the McMinnville UGB population projection included with the 2003 forecast (based, I believe on 1997 data) time has shown it to be significantly incorrect. The forecast population is significantly higher than has proven to be the case. Basing a 2020 plan, on data that is over 20 years old and now known to be incorrect, is not reasonable or supportable.

I understand the desire by the City of McMinnville to not “start over” with the land use planning process. However, one cannot ignore that nearly 20 years have passed since the original forecasts (now clearly inaccurate) were developed.

At a minimum, McMinnville should consider a plan that would use the current 2020 population and the forecast growth rates to determine the housing need for 2023. That new, lower number would then be a consideration as to whether McMinnville really needs to take more valuable, currently productive farmland into the UGB.

2. Adoption of an R5 zoning category and the encouragement of high quality, high density housing should be adopted and supported within the existing McMinnville city limits before the UGB is expanded to consume additional agricultural lands.

Having lived much of my adult life in high density housing in urban and suburban environments I believe that high quality, high density housing can be built and should be supported. It is probably the best way society can accommodate growth, provide housing for people at all income levels and at the same time preserve, irreplaceable productive farmland. Where this housing is most successful is where it is closer to the city core, where services and other desirable amenities are already available.

Proposing to put High Density Activity Centers in the UGB expansion areas as suggested in the UGB Framework Plan-Draft will just promote further expansion, and limit or reduce the opportunity to

capitalize on what the City of McMinnville can offer the residents in this housing. The proposed proximity to productive agricultural farmland also sets up needless conflicts between those living in these high-density areas with those providing our food and fiber. In addition, the suggestion that trails and greenspace on the border between agricultural land and the city is fraught with peril – for the farmers and those who might use the trails. The ongoing litigation over the proposed Yamehlas Westsider Trail should provide some insight into the challenges.

The lack of an R5 zoning designation is not the only thing limiting the development of high-quality higher density housing in McMinnville. Current building and other requirements have resulted in unreasonable costs for builders and developers who would like to build needed housing within the McMinnville City limits. I recommend that prior to adopting any expansion of the UGB, the McMinnville City Council hold workshops or an equivalent forum with local builders, developers and other interested parties on what currently stands in the way of building additional higher density housing within the city limits. Once those limitations or barriers are understood the city could then consider amendments or changes within its purview to make it more likely that additional housing is built within the current city boundaries.

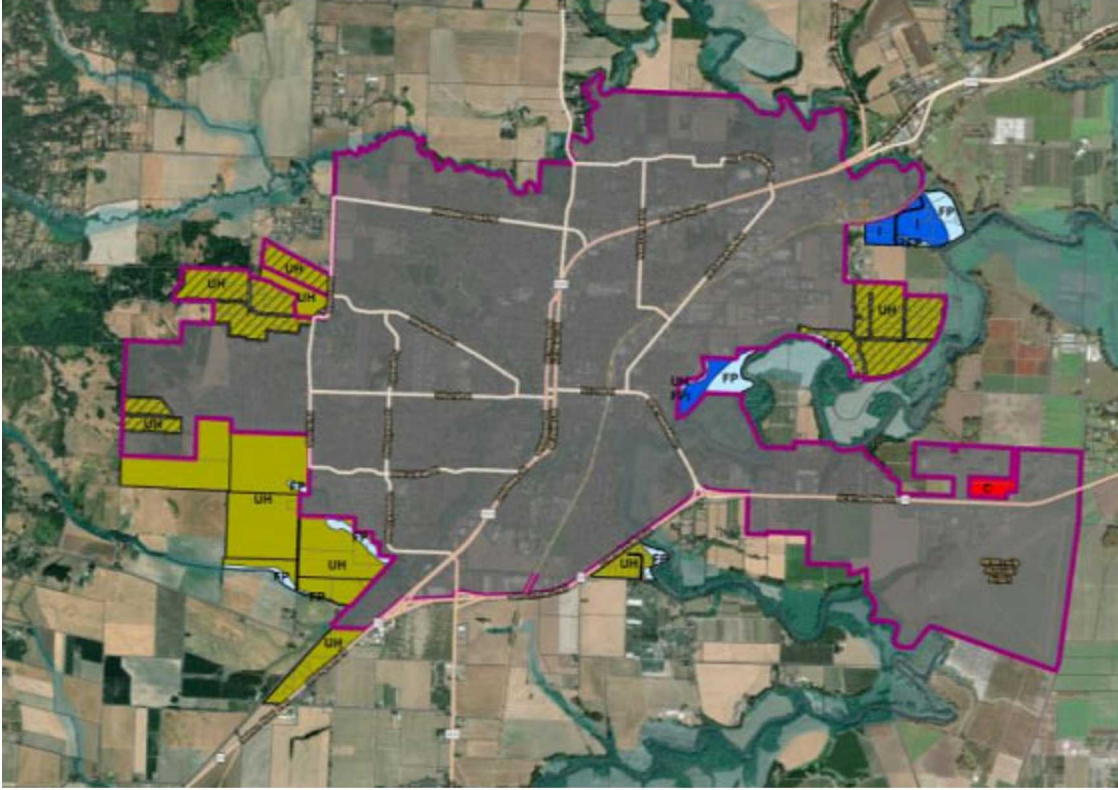
There should be no rush to adopt an expanded UGB until other alternatives have been fully explored – after all it has been 20 years.

3. The inclusion of the current agricultural land in the southwest section, along the west-side of Hill Road is an unreasonable expansion of the UGB into productive agricultural lands (including WH-S, SW-2, and lands beyond those relative to the current UGB). The land is today 100% agriculture – there is not scattering of homes or development – just farming. Exactly the lands that Oregon’s land use laws are intended to protect.

Furthermore, should this land ultimately be incorporated into the City of McMinnville and developed, given the natural conditions more land would be negatively impacted due to winter flooding.

The designated flood plain along Cozine Creek where it intersects with SW Hill Road is woefully inadequate and not representative of the actual land prone to flooding. During the wet winter months significantly more of that land has standing water. That water today is captured by the land and used by the farmers to support crops – which is part of the reason we can produce valuable crops without the need for irrigation. Should this land, or that near it ever be developed the permeable land area would of course be significantly reduced. If not properly mitigated as part of the development, this would increase the flooding upstream, downstream and across the creek – unreasonably negatively impacting the continued farming of surrounding lands. Mitigating this flooding would be an expensive proposition, not factored into the assessment of this land for inclusion in the UGB. Should the city ultimately move forward with an expanded boundary there are other lands that offer more suitable expansion with less impact on a broader area.

And as noted above, the suggested High Density Activity Centers and trails greenspace within the expansion area will increase the conflict between normal, ordinary agricultural practices and residents. It becomes a no win for anyone.



For the reasons stated above, I urge the McMinnville City Council to reject the UGB as proposed.

Respectfully Submitted,

Janet Lee Redmond



December 3, 2020

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

Dear Mayor Hill and Council Members,

Thank you all for your thoughtful comments and questions in deliberating on the proposed UGB amendment in this week's public hearings. We write today to address two key concerns that we have previously raised regarding implementation. These directly affect the ability of the City to provide more housing that is affordable to more McMinnville households, consistent with the city's adopted Great Neighborhood Principles, its comprehensive plan, and statewide planning goal 10 (Housing).

1) The City should not revise its identified need for R-5 land absent a comprehensive review of all residential land needs.

The MGMUP and the Buildable Lands Analysis identified a need for 72 acres of R-5 zone to accommodate 1,083 apartments.¹ This need is separate and distinct from the need for other housing-types that McMinnville classifies as multi-family (single-family attached/ row-homes/townhomes).²

The City has revised its previous conclusion regarding the need for R-5 land downward to 36 acres, based on an analysis of interim multi-family development that has occurred since 2003 within the existing UGB.³ In reaching its revised conclusion, the City partially relies on the interim development of single-family attached housing.⁴

Because the city is responding to a Court of Appeals remand, throughout this process your staff has stressed that "we are playing in the sandbox" of the 2003 data and analysis. The downward revision of the R-5 land need steps well outside of that box. We object to the selective re-analysis of the effect of interim development on land need for just one housing-type, in this case, the most affordable housing-type. For instance, we do not see any reanalysis of the rezoning of land that was zoned residential in 2003 that is now zoned for commercial.

¹ See MGMUP. P. 54 and Revised Buildable Land Analysis, November 18, 2020, Table 8, p. B-12. An additional need for 40 acres of land in the R-4 zone to accommodate an additional 602 apartment units was also identified

² Revised Buildable Land Analysis, November 18, 2020, Table 8, p. B-12

³ See MGMUP. P. 54 and Technical Memorandum #17 at pp. 151- 152 of Attachment 2 to Appendix C of the MGMUP.

⁴Technical Memorandum #17 at p 152 of Attachment 2 to Appendix C of the MGMUP.

If the city wishes to revise its analysis of housing need based on interim residential development since 2003, it must do so for all needed housing-types, not just one. This includes, but is not limited to, an analysis of whether interim development has reduced the land need for single-family detached housing in the R-1 and R-2 zone.

Without that analysis, we urge the City to adopt a plan that “plays in the sandbox” and includes 72 acres of land zoned R-5.

2) The NAC policies and guidelines, the text of the MGMUP, and the Framework plan unduly restrict the location of high and medium density housing

McMinnville’s comprehensive plan defines high-density housing as anything over 8 units per acre and medium-density housing as 4-8 units per acre.

As we pointed out in previous testimony, the Neighborhood Activity Center (NAC) guidelines restrict high and medium density housing within the NACs to narrowly limited areas. They seemingly prohibit, or at least strongly discourage, high-density housing (over 8 units per acre) beyond 1/8 mile (660 feet) and medium-density housing (4-8 units per acre) more than 1/4 mile (1320 feet) from the central “focus” area of a NAC.⁵

In response, Director Richards pointed to proposed Comprehensive Plan Policy 71.12, which states:

“Lands zoned R-5 should be located within existing or planned transit corridors. *In addition, it should be dispersed throughout the community and integrated into neighborhood areas so that high density housing is not concentrated and segregated in one specific area of the city.*” (Appendix D, pg. D-6 – emphasis added)

She stated that, while high and medium density housing would be restricted to limited areas of the NACs, this policy would ensure good outcomes on the ground that meet the Great Neighborhood Principles.

The presence of the positive language in 71.12 does not alleviate our concern that the recommended NAC Guidelines are in conflict with this proposed policy of allowing higher density zoning in more dispersed areas. The language in the NAC guidelines is more specific and contrary to stated Great Neighborhood Principles.

In contrast to policy 71.12, the MGMUP states that “*All R-5 lands will be located in neighborhood activity centers.*” (MGMUP, pg. 53). This policy directly contradicts plan policy 71.12. If opportunities arise to integrate R-5 zoning into neighborhood areas dispersed throughout the community, this language in the MGMUP would seemingly prohibit it.

Indeed, the Framework Plan excludes R-5 zoning in all but the two of expansion areas along Hill Road that are also the proposed location of NACs (Appendix G, p. G-11), and only envisions

⁵ See proposed plan policy 188.03 (Appendix D), zoning ordinance 17.06.425 (Appendix E), and p. 88 and 100 of the MGMUP,

high-density housing in very narrowly-proscribed portions of these NAC's (Appendix G, p. G-3).

In other words, despite the language in the plan policy cited by your staff, under the actual plan you are asked to adopt, R-5 zoning will not *“be dispersed throughout the community and integrated into neighborhood areas, so that high density housing is not concentrated and segregated in one specific area of the city.”* Instead, it will be concentrated and segregated in specific, very limited areas along Hill Road.

We reiterate our recommendation that the City strike the specific 1/8 and 1/4 mile restrictions that narrowly limit the location of medium and high-density housing within NACs. We also recommend that the City Council strike the language on p. 53 of the MGMUP direct that *“All R-5 lands will be located in neighborhood activity centers.”*

Thank you for considering our testimony and for your public service.

Sincerely,

Alexis Biddle
Great Communities Program Director
1000 Friends of Oregon
454 Willamette St, Ste 213
Eugene, OR 97401

Sid Friedman
Friends of Yamhill County
PO Box 1083
McMinnville, OR 97128

cc: DLCD
Yamhill County

December 3, 2020

City of McMinnville Planning Department
231 NE 5th street
McMinnville, OR 97128

This message is in response to the UGB remand project taking place currently as we near the end of 2020. I own and farm a piece of land that is proposed to be included in the new UGB, along the eastern edge of the Riverside North area.

There is currently considerable noise produced by existing Industrial land in city limits. This action could bring additional unwanted noise pollution into the area.

I also have concerns about possible consequences of the new interface between my farm and the new industrial zone. As the UGB moves closer, and the land on Riverside north is used in new ways, there will be more people in the area which will increase potential for negative interactions at the urban-rural interface.

A solution to this issue might be to keep the state mandated riparian buffer area along the Yamhill River outside of the UGB; this would limit future development and impede access by people inside city limits to the river bank and surrounding agricultural areas.

Thank you for your consideration

Mark Fery
3850 NE Arnold Lane
McMinnville, Oregon 97128

From: [Travis Johnson](#)
To: [Heather Richards](#)
Subject: UGB amendment comments/questions
Date: Friday, December 4, 2020 7:22:51 AM

This message originated outside of the City of McMinnville.

Re: City Council Review

Councilors/CDC Planning staff,

To the average citizen, just driving from point A to point B in this town provides enough of an eyeball test and “feel” that the infrastructure is not in place to support added population numbers, whether those numbers would be living in 3 story apartment complexes or sprawling homes on 1/4 acre lots. The congestion and gridlock that we are facing needs to be addressed before consideration is given to developing more land, and that is just the everyday, visible part of the equation that “Joe Blow” can see and feel. Nevermind the sewer, water, power, emergency services, and other basic needs such as grocery stores and medical facilities that must also be in place to support added residential development. Not to mention living wage jobs/careers.

The old adage “if you build it, they will come” is true, conversely, what happens if you do not build it??? That being said, I worry for the future of McMinnville in that most residents, families, and generations that have laid the groundwork of this community do not desire for it to simply become part of the urban sprawl that is the metro area or see it become nothing more than an overpriced commuter town.

I understand that this is expanding the UGB, which theoretically only makes the land “available” for future use, providing that land owners will at some point have the desire to develop their properties. I guess my question is how does that process work in terms of fulfilling city needs? Let’s say in a hypothetical situation, the UGB is expanded to the proposed limits, and not enough land owners within that new boundary are willing or showing any desire to annex into the city? Does eminent domain come into play at that point? Does annexation require a vote by the residents, or is it at the discretion of the city council?

We have heard repeatedly over the last few weeks that state law mandates that we plan for 20 years of growth projections, what are the ramifications of not abiding by those laws?

The population projections of 2003, for 2023, have clearly not come to fruition, in fact, have fallen short by roughly 10-11k people. It stands to reason that the city is not going to gain 10-11k people in population in the next 2-3 years. Therefore should we really be held to the same land holding reserve requirement numbers that were projected and established at that time? If population projections have turned out to be roughly 43% of what was forecasted, shouldn’t we only be required to have available enough housing units and/or land holding reserves to support that many residents? It seems as though the numbers are a bit skewed in regards to that, unless I am interpreting this data incorrectly.

In closing, I do want to make it clear that I am in no way trying to discount the work that has been done in compiling this vast amount of information by the staff at the planning department. They have clearly invested a countless amount of time, energy, and resources into this project and should be acknowledged accordingly for that. I know in my personal dealings with the community development center, they have always been helpful and insightful. I certainly do not think we should be disregarding their efforts or throwing the proverbial baby out with the bath water. These are just some questions, thoughts, and concerns from a citizen who is trying to be as informed as possible. Thank you for your time.

Sincerely,

Travis and Stacey Johnson
2325 NW Cemetery Rd.

McMinnville, OR, 97128

Mark Davis
652 SE Washington Street
McMinnville, OR 97128

December 4, 2020

McMinnville City Council
230 NE Second Street
McMinnville, OR 97128

Dear Mayor Hill and Members of the Council:

Please accept these additional comments in the record for the UGB expansion hearings that were held on December 1, 2 and 3. I did not have time to complete my comments during the five minutes allotted last night, and I would also like to respond to the Planning Director's characterization of the 2003 public process that led to the approval of the Neighborhood Activity Centers (NACs) with their related ordinances and comprehensive plan amendments.

The NACs were not the result of an extensive community dialog, as the Planning Director tried to suggest last night. They appeared fully formed near the end of the process and were not the subject of public hearings specifically called by the Planning Commission or any other body to take public input or comment on the details.

Of course, they were subject to comments in the general hearings held then about the overall plan. Take the divergent commentary you have heard the past three nights and multiply it by ten and you'll have some sense of the atmosphere of the 2003 UGB hearings (which were not held on Zoom). Most comments by that point were about the land that should or should not be brought into the UGB. Those who did comment about NACs seemed to think they wouldn't function as proposed. Even persons like me who thought they were a great idea (very progressive for the time, as the Planning Director noted) were skeptical about the City's commitment to making them happen.

My feeling was the NACs were solely a creation of the consultant (EcoNorthwest) to meet certain legal obligations and that neither the general public nor the City Council felt any ownership of the idea. Even though development continued during the period between their adoption and the repeal in 2013 there did not appear to be any City effort to promote the concepts they embodied.

That is why I regretted the decision to cut the Planning Commission out of this process. Yes, the Planning Director twice briefed the Commission on the process, but that is no substitute for studying the proposal in detail in preparation for a public hearing. I have been impressed with this current group of Planning Commissioners who come to the meetings having done their homework and are not afraid to ask questions and make suggestions for improvements to draft proposals. Even if they chose to make no changes, they would better understand all the intricacies of the NACs and the Area Plans (not a part of the original NAC process so never subject to any public comment before this

week). The Planning Commission would have been better informed and ready to deal with the NACs as we move forward.

I remain confused and upset that affordable housing (and specifically the R-5 housing) was called out in a Technical Memorandum 17B as needing to be limited when no limitations were placed on R-1 housing (or any other land). And if, as the City Attorney pointed out last night, the Plan itself calls for 36 acres of R-5, why even try explain why we don't need 72 acres.

Regardless, the spreadsheet in the Technical Memorandum clearly shows that we need far more land for affordable housing. As our population increased from roughly 28,500 to 34,000 (about 5500 people) over the past 17 years we have used (or reserved) 50.73 acres. It is only logical that it is going to take at least that much land to add another 10,000 persons to the City limits.

The draft Housing Needs Analysis and draft Economic Opportunities Analysis that were recently completed both show incomes and related affordable housing needs that are far greater than those in the similar documents submitted as part of the 2003 Plan. Instead of staff writing memos trying to figure out how to limit the amount of R-5 land included in this expansion, they should be expending that effort to meet the real and growing need for more land for affordable housing in the community.

I would also point out that during the work sessions you were told that the reason you shouldn't consider sloped land is because affordable housing would be more expensive to construct on such land. If less than 5 percent of the land to be brought into the UGB is to be for affordable housing, perhaps you should revisit the criteria for land selection.

What I didn't have time to say last night is that I do appreciate the effort that staff and the Council have put into this document. While I do not believe in the top-down planning process that this revised Plan represents, it is by and large a quality document that meets the legal requirements.

My primary objections to the Plan (a bloated park land number and insufficient land for affordable housing) are not relevant to the main decision of what land goes into the UGB. We have all learned a lot since 2003. I believe both staff and the Council are committed to building parks and providing land for affordable housing (adjacent to one another in an ideal world). I look forward to supporting those efforts in the future.

Sincerely,

//S//

Mark Davis

From: P O'Leary <poleary847@aol.com>
Sent: Friday, December 4, 2020 11:28 AM
To: Remy Drabkin; Adam Garvin; zack@branchgeary.com; Scott Hill; Kellie Menke; Sal Peralta; Wendy Stassens
Cc: Heather Richards; Jeff Towery
Subject: UGB Testimony

This message originated outside of the City of McMinnville.

There was discussion last night about the number of NACs. Heather had mentioned to me well over a year ago that Stafford had not been successful in figuring out a plan to make the commercial property at Baker Creek North viable after working on it for a year. I assume that's why that parcel has been on the market.

I did a quick search this morning and while I would not develop a business plan based on these numbers I would use them as an indicator for whether or not I should do more research or move onto the next idea.

On average, there are 0.17 grocery stores per 1,000 population, or very roughly, 5,900 people are required to support a smaller store (Fresh Harvest vs. WinCo).

Drug stores are in the range of 2.11 per 10,000 population.

Book stores are around 2 per 300,000.

The median number of coffee shops is 14 per 100,000 based on 104 markets covered.

In 2018, there were about 78 full service restaurants per 100,000 people. It is reasonable to assume that number has dropped considerably in the last several months.

Obviously, trade zones and other factors come into play. For example, the Laughing Bean or a 7-11 probably has a trade zone of 1 to 2 miles while a Walmart or a Trader Joes could easily be 50 miles. Another consideration is income and how much of the income is disposable. As I understand it, the NACs are to be located in R-5 zones.

McMinnville has a total population of 34,000. Even assuming a population of 44,000 tomorrow, it's questionable that more than one commercial NAC could be supported. Remember there is already a NAC at Second and Hill. From a marketing perspective, even prior to 2020, I would describe the Second and Hill NAC as surviving, but not necessarily thriving, particularly when you consider how long it has taken businesses to get established. And we already have retail space available (Penneys, Izzys, the Commissary for example) with more probably on the way unfortunately. We also need to acknowledge our existing business base and how much customer base those businesses can afford to lose.

I'm sure several people will consider this to be at the micro level. However, I think a realty check is always worth doing.

While I think this is something planning should have noted during the testimony from 1000 Friends last night, 17.21.010 (C) states that R-5 can be within 600 feet from a major collector or arterial or on a LOCAL COLLECTOR within 600 feet. That means a radius of at least 1200 feet even though planning has verbally confirmed a distance of 600 feet during the hearing. I think this is one of the items that needs to be carefully considered. Putting up to 30 density on a local collector will strain roads well past capacity. I don't think this item is required to be included in the remand for passage and should be removed. It can be considered when the TSP is updated.

The testimony from the farmer last night was particularly accurate and supported what the farmers said on the second night. Within one year of housing being built adjacent to his decades old orchard, he had to remove all his walnut trees. The neighboring dairy farms were also chased out because the new residents didn't like cow smell. Making developers provide adequate buffering to avoid the further loss of active farm land is critical.

I am concerned about the Framework and Area Plan portion of the remand. As I read it, it appears that outside, large scale developers are favored over our local developers because of the Master Plan requirement. Bringing in a Stafford or LGI, even though a few lots may be offered to local developers, ensures that local labor is not used. The level of complaints about the Baker Creek development compared to Cottonwood or the Bungalows should make it clear what style of development and housing McMinnville prefers.

Patty O'Leary

Ramsey McPhillips
SW McPhillips Road
McMinnville, OR 97128 December 4, 2020

My Name Is Ramsey McPhillips and I live at 13000 SW McPhillips Road here in McMinnville. The southern-most tip of this UGB expansion proposal toes into my 160-year old farm on Durham Lane.

by limiting the criteria to one old Remand, you are negating the most important law that has recently been passed that would have a direct effect on the numbers you are using for your calculated necessity of expansion. HB 2001. I ask this body to not pass this UGB expansion plan until you use the HB 2001 road map set up by the Oregon Legislature in 2019 that specifically rezones for infill densities inside cities of more than 25,000. The City of McMinnville had meetings about this Bill, an informal session presentation on September 8 of THIS YEAR and it is unacceptable that you would not include this law in the planning for any expansion of the UGB. McMinnville is required to adopt land use regulations and Comprehensive Plan amendments to address HB 2001 by June 30, 2022. I ask you to not impact our generational farming way of life before you pull your own urban house in order with HB 2001. You are so limited by the old Remand (your choice) that you prevent yourself from following the laws that have come along since 2003 meant to mitigate the very issues at hand in this UGB - issues of inventory, issues of housing prices, and issues of infill efficiencies. You are about to pass an ordinance for new dense housing – thereby destroying our soils when what you should be doing is destroying your own single-family housing zones to accommodate multiple dwellings and apartment units. You are obviously going to pass this ordinance and then in a very short time you will be adding more people to McMinnville via HB 2001. I really feel this is a bit of a bait and switch. Where is the study of how many people in the next twenty years could be absorbed by HB 2001? My fear is the majority of you on council, and at Planning are fine with adding more than what Portland State says our population will require. It's not fine to get a 'twofer' on the backs of the farmers. Figure out how many dwellings HB 2001 will accommodate and then use new Portland state numbers to address the true need at hand.

Have you all driven to Portland the "back way," weaving through Washington County through three or four round-a-bouts smack dab in the middle of farm land? These new slick farmland impact arterials are to accommodate commuters and the explosive growth in Washington County's cities.

I can see similar writing on the wall for McMinnville. In order to accommodate all the new traffic you are proposing, the stress to build an farmland destroying arterial that draws Hill Road all the way down to Highway 18 will be strong. This is already the back way into your proposed development. My guess is you have not all driven and considered this route in reviewing this plan. I did not hear it mentioned in the

Staff report of any of the evening presentations. I suggest you go out to the corners of Durham and Highway 18 (preferably at high-peak times) then weave through the farmland over to the corner of Hill Road and Second Street. I fear you all think the traffic will be mostly coming from downtown McMinnville but in fact, much of the traffic will be coming down highway 18, turning off on Durham, weaving through farmland the back way. The traffic coming in from the coast is already turning off at Masonville and weaving through farmland to all the new development on the North side of town. A man was just hit and killed very near this intersection three weeks ago. He was a groundskeeper blowing leaves, in front of a grandfathered in commercial business plopped in the middle of farmland who was mowed down on a rural road by a non-farmer commuter because there was no shoulder. These are the kind of conflicts you can expect by asking the southwest farmland to absorb the bulk of your development. You are opening up an expensive traffic nightmare that will take out more and more farmland from production.

I feel as though you are so frightened of people like me... those of us working to preserve the farm economy that you rushed and not fully looked creatively for other models within your own people. You have not asked yourself if going up and infilling by the new statue will lower the number of acres you need outside of the existing boundary. You are rezoning 26 acres of the Noble farm. Would zoning under HB 2001 not lower the inventory enough so that you would not need to rezone her farmland? I understand we need new housing but do we need all those proposed acres given HB 2001? If there is such strain for people to move here then have you fully looked to re zoning the Alpine district into a mini Pearl District? You have weighted the bulk of the development in one area in which none of you live or work. Why must the south of the city, as my cousin Jennifer Redmond Noble pointed out is furthest from the commuting corridors with no major arterial access off highway 18 be so heavily impacted? You say it's got to go somewhere. I agree, it needs to go on new, denser zoning in the city via HB 2001. If you go ahead, this means my farm intersections will need traffic lights, wider streets that eat away at my crops making it harder for me to farm.

In conclusion, I congratulate you on including the sliver of land adjacent to my farm into the UGB plan but ask that you do that after you deny this proposal. Your Remand is too strict a roadblock to properly plan for 2040 land use outcomes. I ask you to further study HB 2001 to re-draw the r4 and 05 zoning in the existing UGB boundary before you needlessly expand the UGB south of the city. HB 2001 is called "Housing Choices!"

Thank you very much

Ramsey McPhillips