

# *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,

  
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Doug Hurl, President