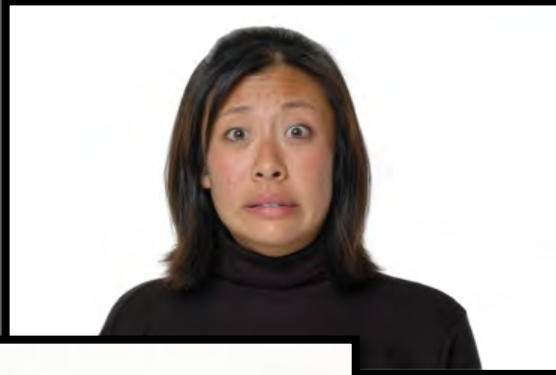


GROWTH PLANNING – MCMINNVILLE, “Holy Smokes!”



PUTTING IT ALL IN PERSPECTIVE



CHAMBER OF COMMERCE, 10.14.2020



MCMINNIVILLE NEEDS TO EXPAND ITS UGB

The need to expand has not been the issue, it is how and where the city expands that has been a contested dialogue for 20 years, plagued by opposition, challenges and appeals.

CHAMBER OF COMMERCE, 10.14.2020



GROWTH PLANNING – MCMINNVILLE, Is there a path forward?



GROWTH PLANNING – MCMINNVILLE, Is there a path forward?





Growing McMinnville **MINDFULLY**

www.growingmcminnvillemindfully.com

MCMINNVILLE – A QUICK SNAPSHOT

- ☐ McMinnville is beginning to GENTRIFY.
- ☐ Deficit of 1050 homes.
- ☐ Lower and moderate income households are being displaced.
- ☐ Homelessness is increasing.
- ☐ Average home sales price in 2019 was \$398,200.
- ☐ Employers are losing employees due to housing scarcity.
- ☐ Last successful UGB amendment was adopted in 1981 for the planning horizon of 1980 – 2000.
- ☐ McMinnville has been growth planning for 25 years for a 20 year planning horizon. It has been actively challenged for 10-15 of those years.
- ☐ In that timeframe we have spent \$1,000,000 on this effort.



MCMINNIVILLE – A QUICK SNAPSHOT

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

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

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

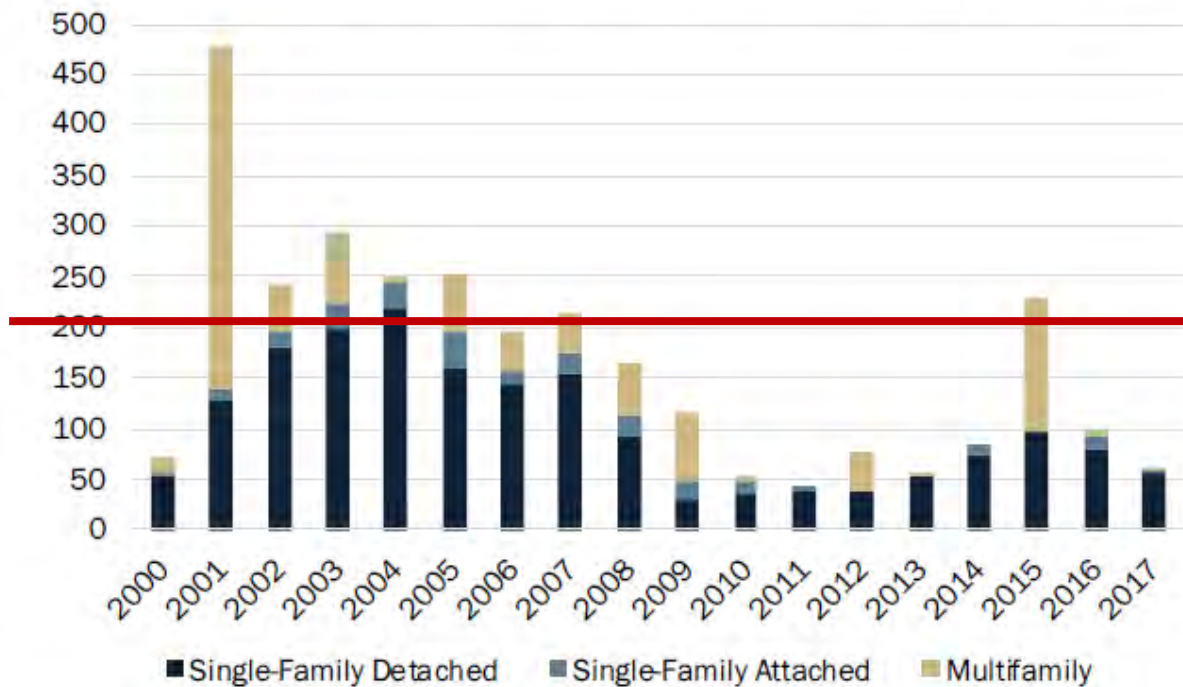
CHAMBER OF COMMERCE, 10.14.2020



MCMINNVILLE – HOUSING DEFICIT

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

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



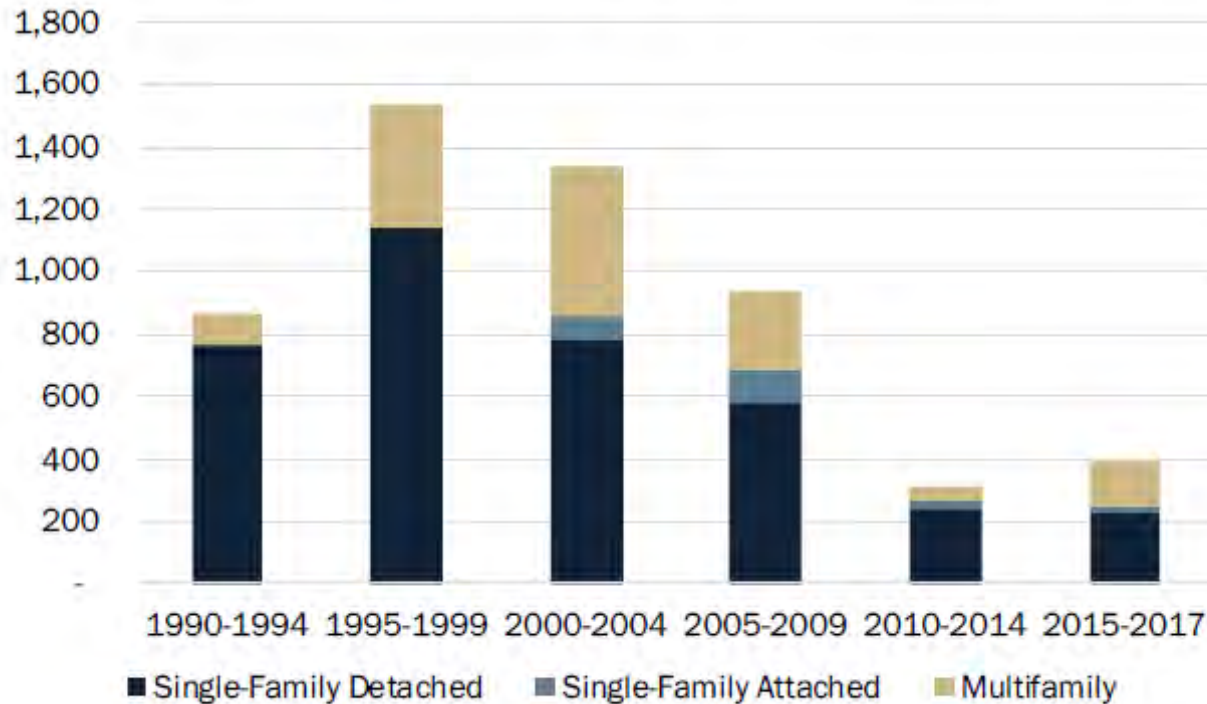
CHAMBER OF COMMERCE, 10.14.2020



MCMINNVILLE – HOUSING DEFICIT

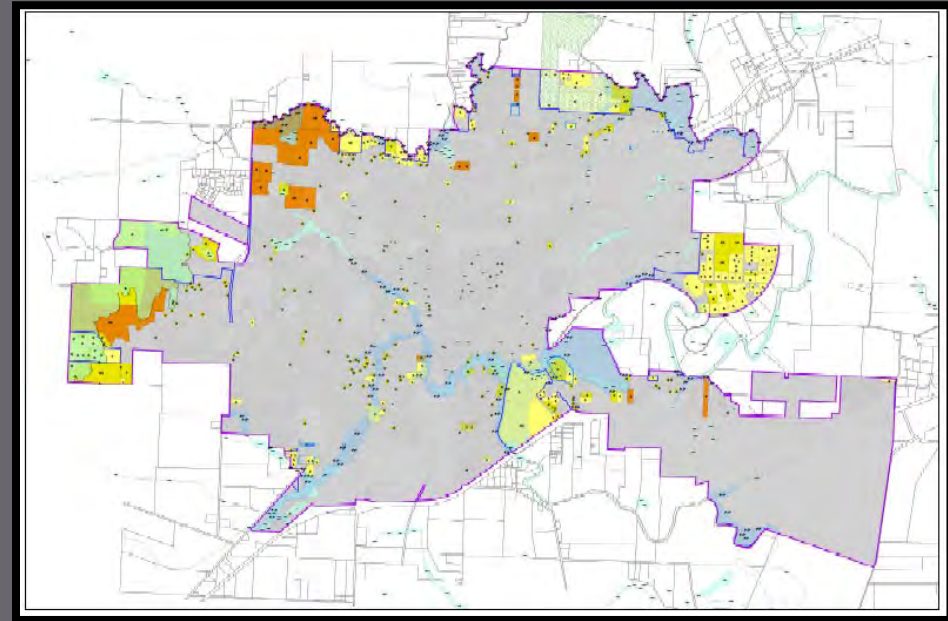
Exhibit 15. Share of Building Permits Issued for New Residential Construction by Type of Unit, McMinnville, 1990-1994, 1995-1999, 2000-2004, 2005-2009, 2010-2014, and 2015-2017

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



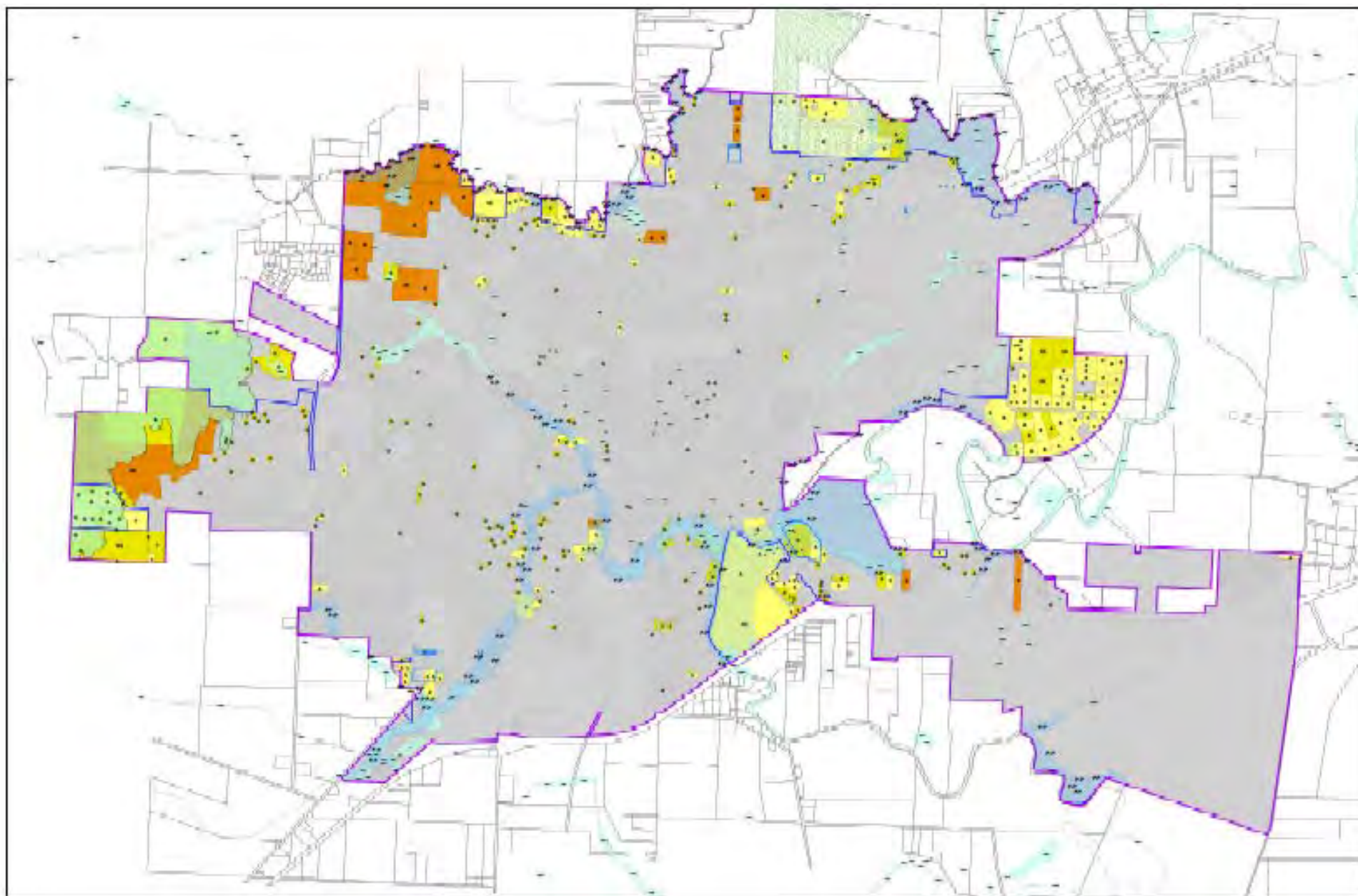
MCMINNVILLE – CONSTRAINED LAND SUPPLY

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



CHAMBER OF COMMERCE, 10.14.2020





**ESTABLISHING NEED HAS
NOT BEEN THE ISSUE**

**HOW TO ACCOMMODATE
THE NEED HAS BEEN**

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Growing McMinnville
MINDFULLY

SHOULD McMINNVILLE GROW...

Up?



**HIGHER DENSITY
RESIDENTIAL DEVELOPMENT**

(apartment complexes, smaller lots, duplexes & triplexes)

**NO URBAN GROWTH
BOUNDARY EXPANSION**

Out?



**MAINTAIN THE EXISTING
MIX OF HOUSING TYPES**

**LARGE URBAN GROWTH
BOUNDARY EXPANSION**

Both?



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

**SMALL URBAN GROWTH
BOUNDARY EXPANSION**

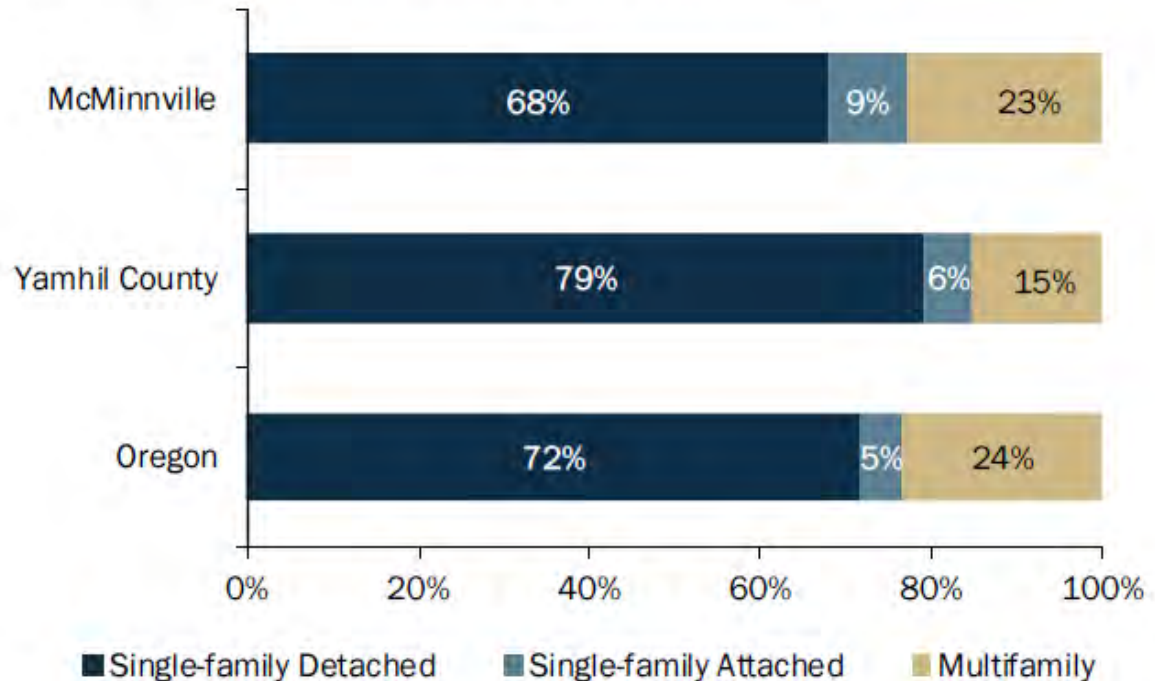
MCMINNVILLE – A QUICK SNAPSHOT

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

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

Exhibit 10. Housing Mix, 2013–2017

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



2018 DECISION - URA / UGB

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

CHAMBER OF COMMERCE, 10.14.2020



URA / UGB

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

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

DLCD has a new policy change, and does not support this process anymore.

CHAMBER OF COMMERCE, 10.14.2020



POTENTIAL PATHS FORWARD

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

CHAMBER OF COMMERCE, 10.14.2020





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

AND

PREPARE FOR A LEGISLATIVE FIX AT THE SAME TIME

CHAMBER OF COMMERCE, 10.14.2020



MCMINNVILLE'S UGB REMAND RESPONSE:

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

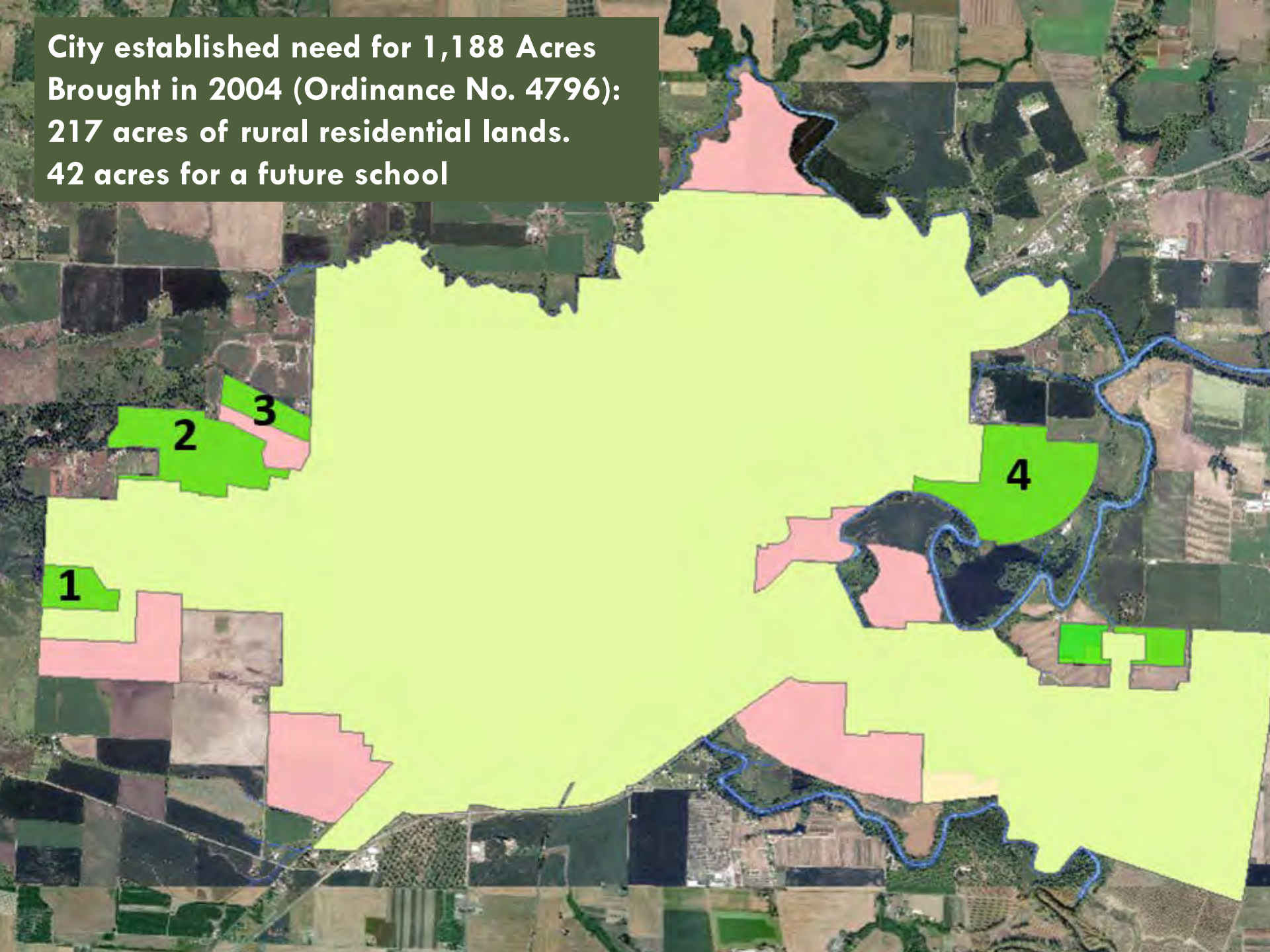
LCDC 2012 remand based on 2011
Court of Appeals remand to LCDC.



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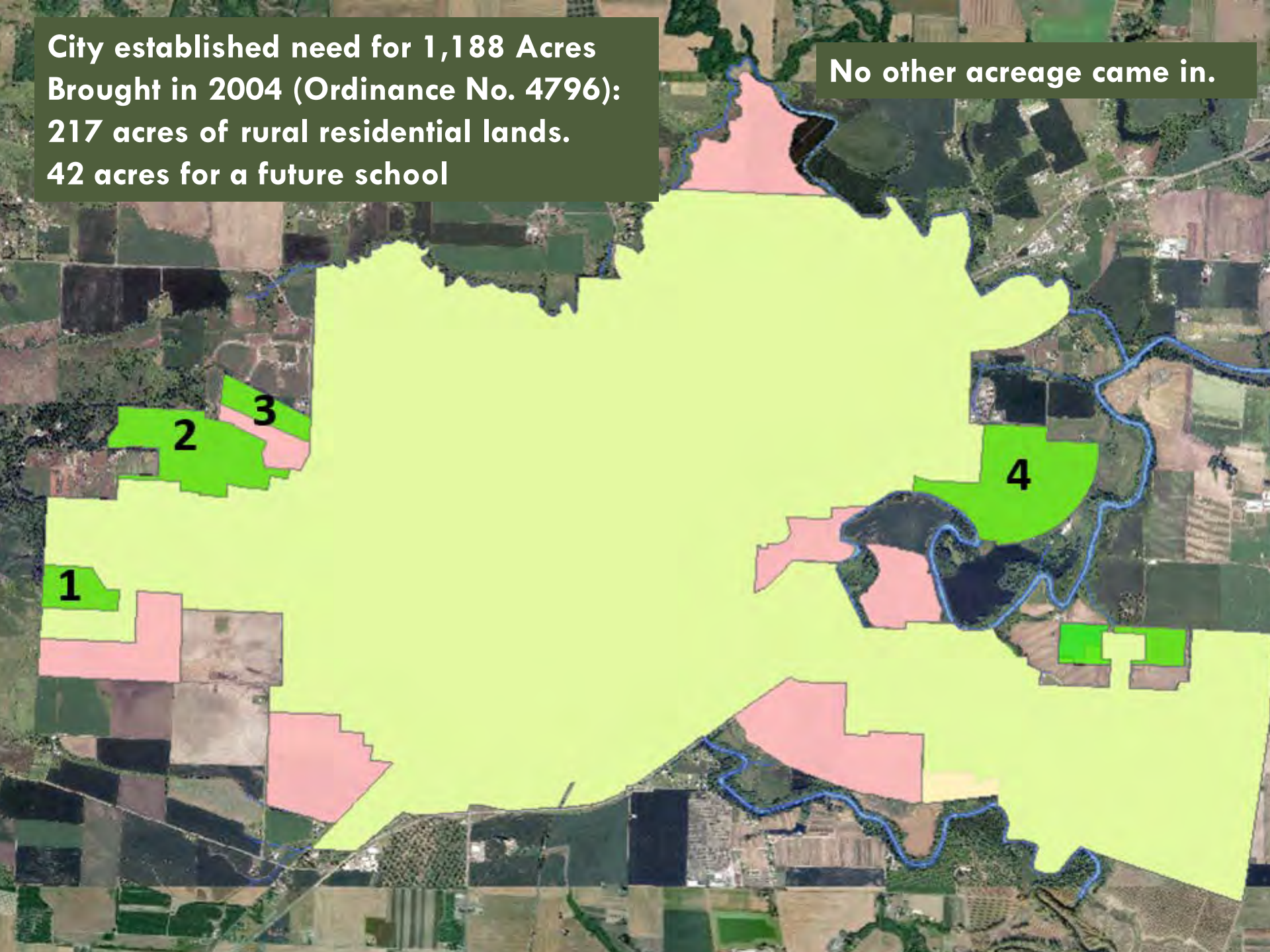


**City established need for 1,188 Acres
Brought in 2004 (Ordinance No. 4796):
217 acres of rural residential lands.
42 acres for a future school**

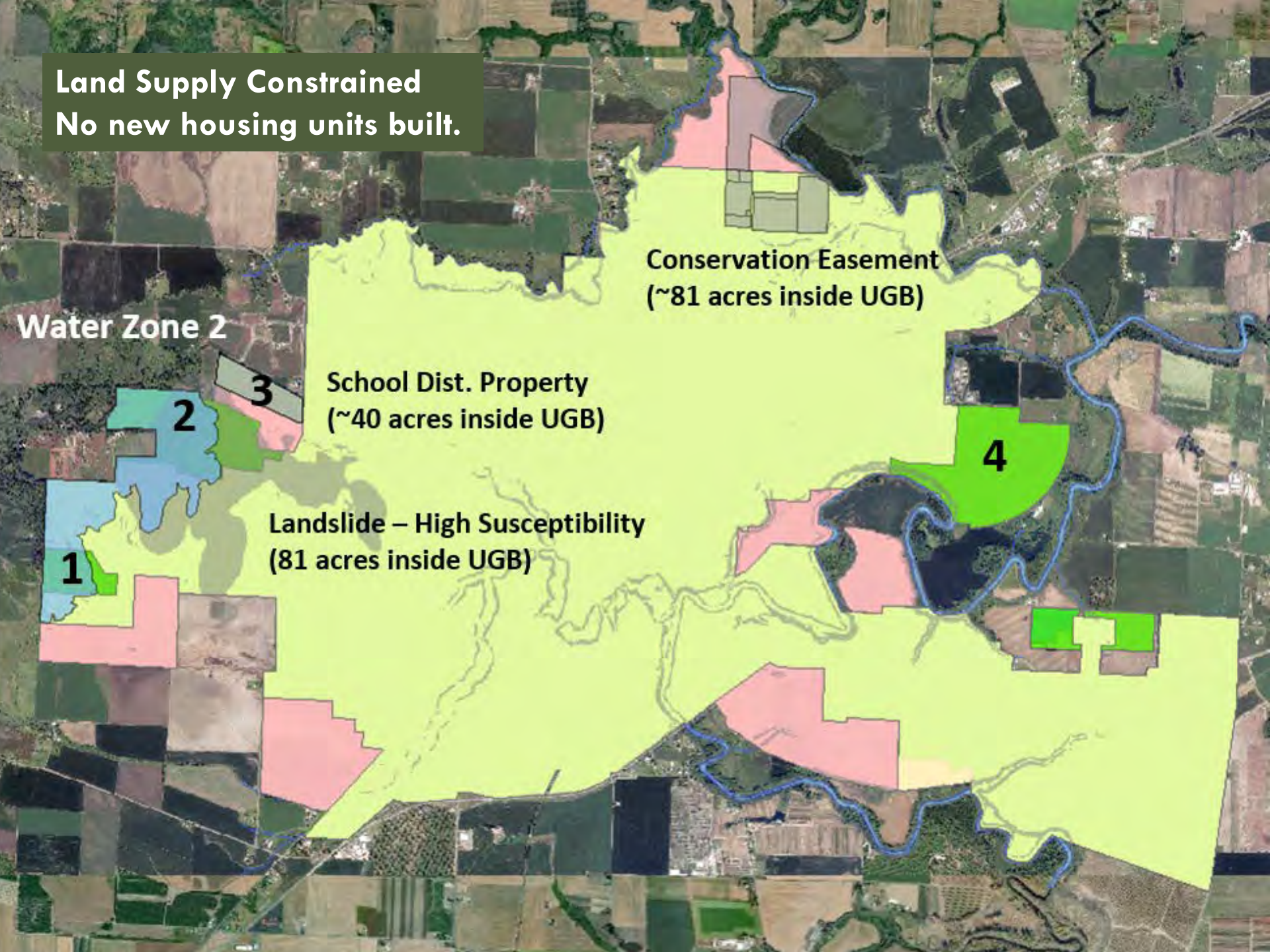


**City established need for 1,188 Acres
Brought in 2004 (Ordinance No. 4796):
217 acres of rural residential lands.
42 acres for a future school**

No other acreage came in.



Land Supply Constrained
No new housing units built.



LEGAL VIABILITY

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

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THE COURT'S DECISION

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

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

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

TRY AGAIN = REMAND!

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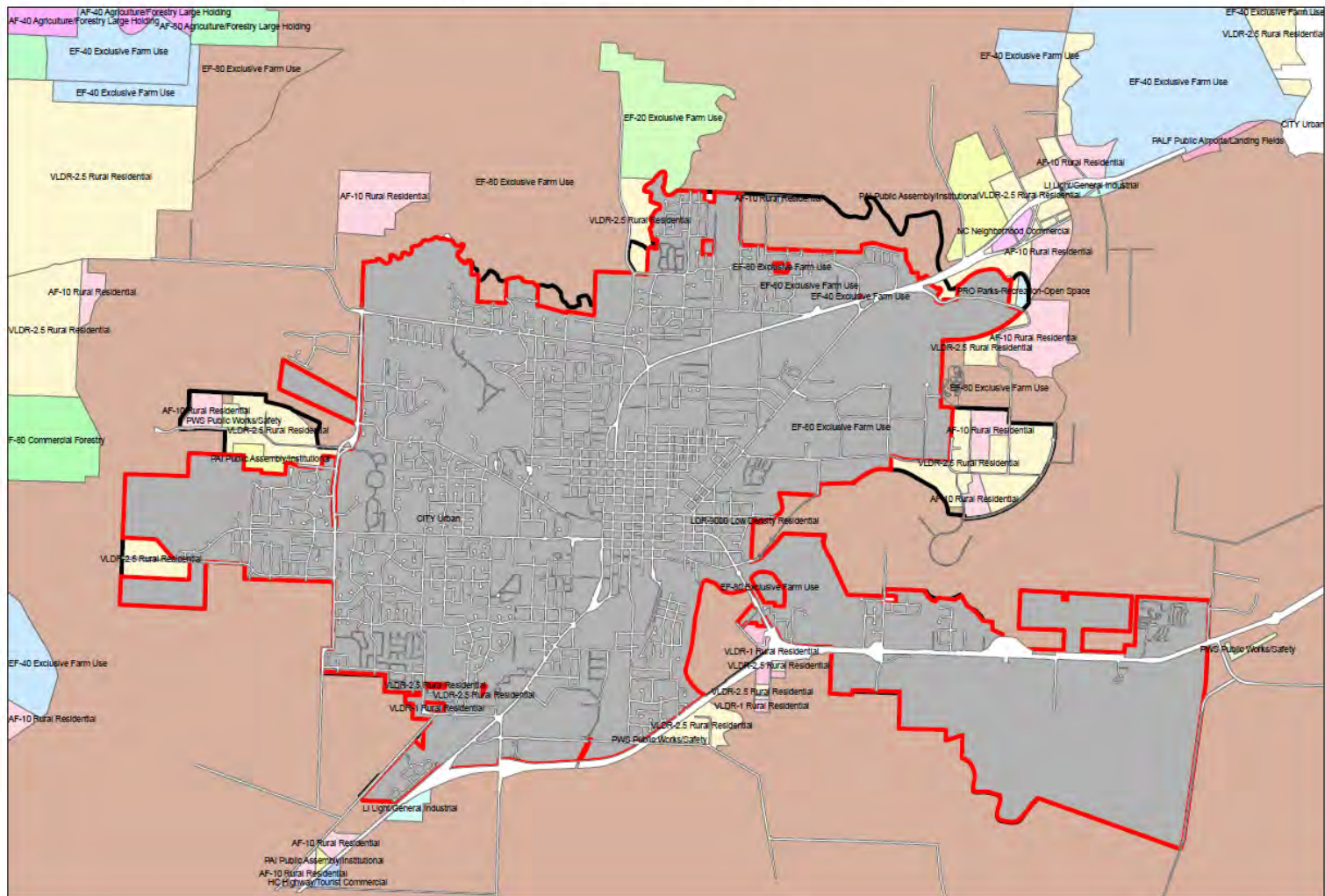
ORS 197.298 – PRIORITY LANDS FOR UGB AMENDMENTS

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

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Yamhill County Zoning Designations



CHAMBER OF COMMERCE, 10.14.2020



SO WE GOT TO WORK

CHAMBER OF COMMERCE, 10.14.2020



McMinnville Growth Management and Urbanization Plan, 2003

This started as a 2000 – 2020 Plan based on a community visioning effort, McMinnville 2020.

Planning Horizon = 2003 – 2023

Population Forecast in 2023 = 44,055

Increase in Population in Planning Horizon = 15,545

Housing Needed to Accommodate Population Growth = 6,014 Dwelling Units

Housing Supply Target = 60% single-family, 40% multi-family

Housing Density Target = 5.7 dwelling units/gross buildable residential acre

Employment Forecast in 2023 = 22,161 Employees

Increase in Employees in Planning Horizon = 7,420 Employees

LAND NEED

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

LAND NEED

Land Need	Gross Buildable Acres	
New Housing	537.00	Add 81.00 Acres for Chegwyn Conservation Easement
Parks	314.00	Subtract 60.00 Acres for Joe Dancer Park North
Public Schools	96.00	
Private Schools	1.5	
Religious	47.6	
Government	0.9	
Other Public	25.1	
Commercial	106.00	
Industrial	(46.00)	

LAND NEED

Land Need	Gross Buildable Acres	
New Housing	618.00	Add 81.00 Acres for Chegwyn Conservation Easement
Parks	254.00	
Public Schools	96.00	Subtract 60.00 Acres for Joe Dancer Park North
Private Schools	1.5	
Religious	47.6	
Government	0.9	
Other Public	25.1	
Commercial	106.00	
Industrial	(46.00)	
TOTAL	1149.10	

LAND NEED

Land Need	Gross Buildable Acres
New Housing	618.00
Parks	254.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Industrial	(46.00)
REVISED TOTAL	924.10

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

Deduct from total.

LAND NEED

Land Need	Gross Buildable Acres
New Housing	618.00
Parks	254.00
Public Schools	96.00
Private Schools	1.5
Religious	47.6
Government	0.9
Other Public	25.1
Commercial	106.00
Infrastructure	(46.00)
PHASE II TOTAL	665.10

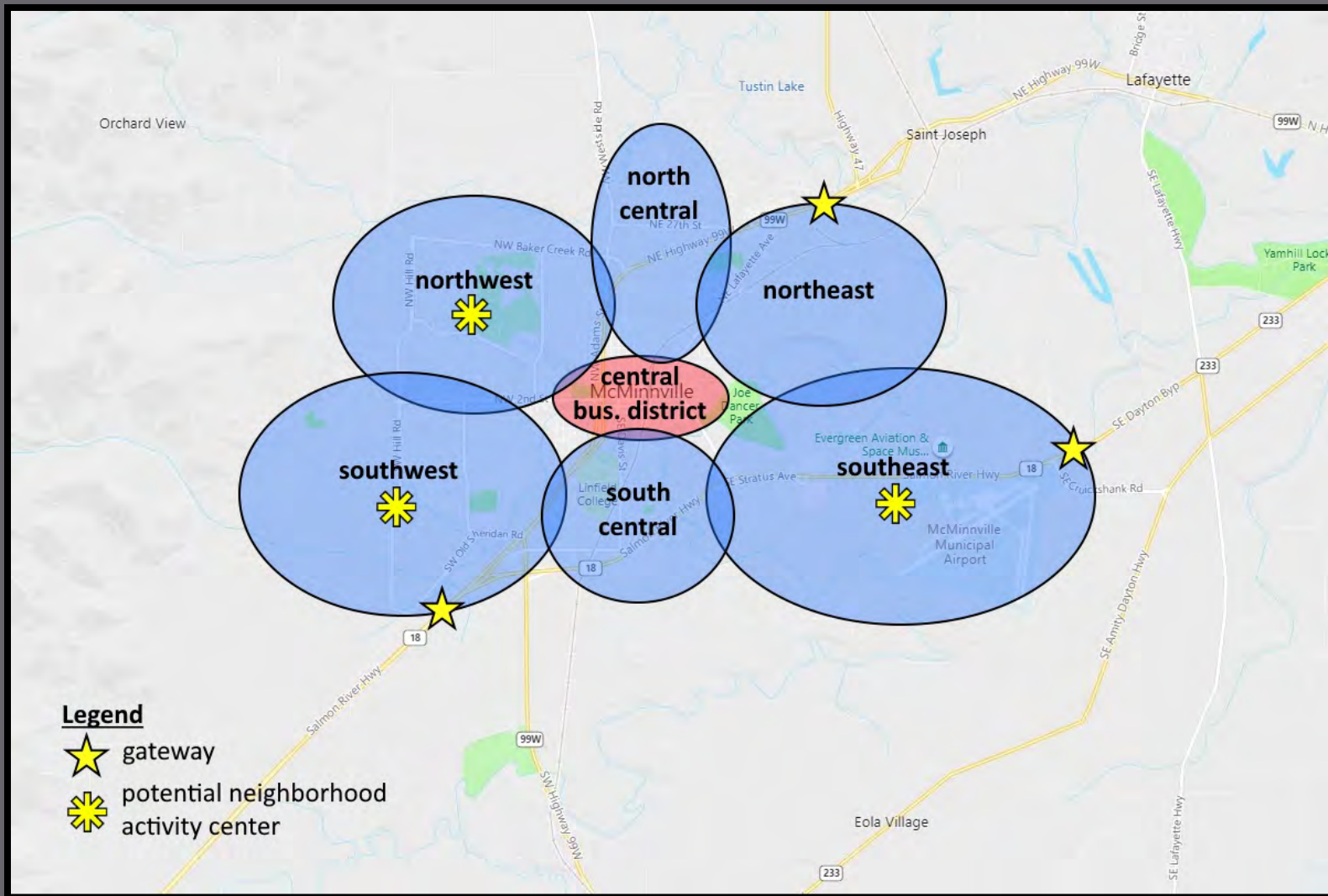
Phase 1 UGB Amendment:
217 Residential Acres
42 Public Schools Acres

Deduct from Total

Table 2. Phase II total additional acres needed in the McMinnville UGB, 2003-2023

Category of Land Need	Phase I Amendment (Gross Buildable Acres)	Phase II Amendment Need (Gross Buildable Acres)
Residential	259.00	559.00
Commercial		106.00
Industrial¹		(46.0)
Total	259.00	665.00

¹ The City of McMinnville will retain its surplus in Industrial Land to achieve its economic development strategy.



CHAMBER OF COMMERCE, 10.14.2020



City of McMinnville UGB Evaluation

Study Areas

Soils

Non-Irrigated Soil Capability Class

- 1
- 2
- 3
- 4-8

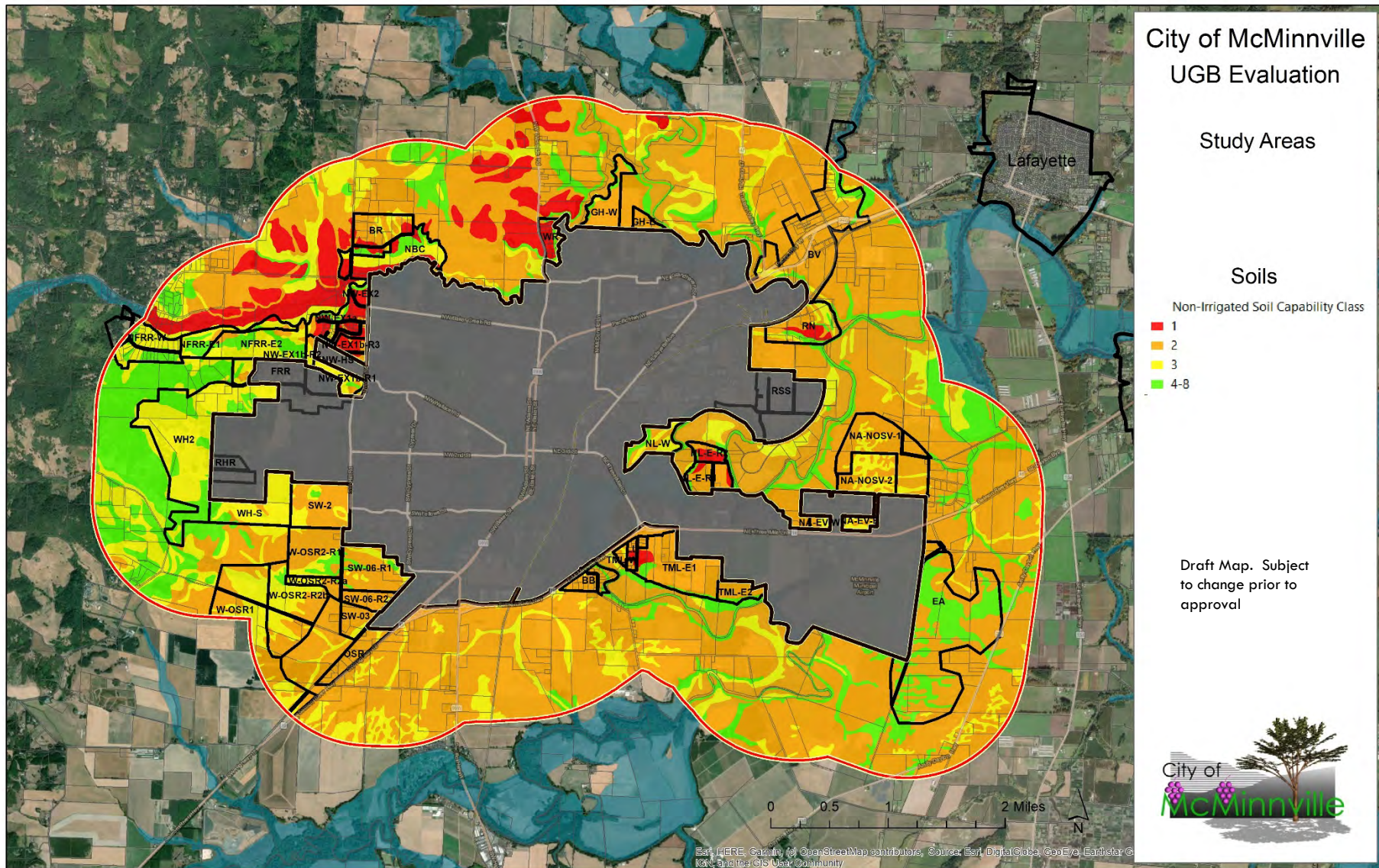
Draft Map. Subject
to change prior to
approval



0 0.5 1 2 Miles

N


Map HERE. Data by OpenStreetMap contributors, Source Esri, DigitalGlobe, GeoEye, Earthstar ©



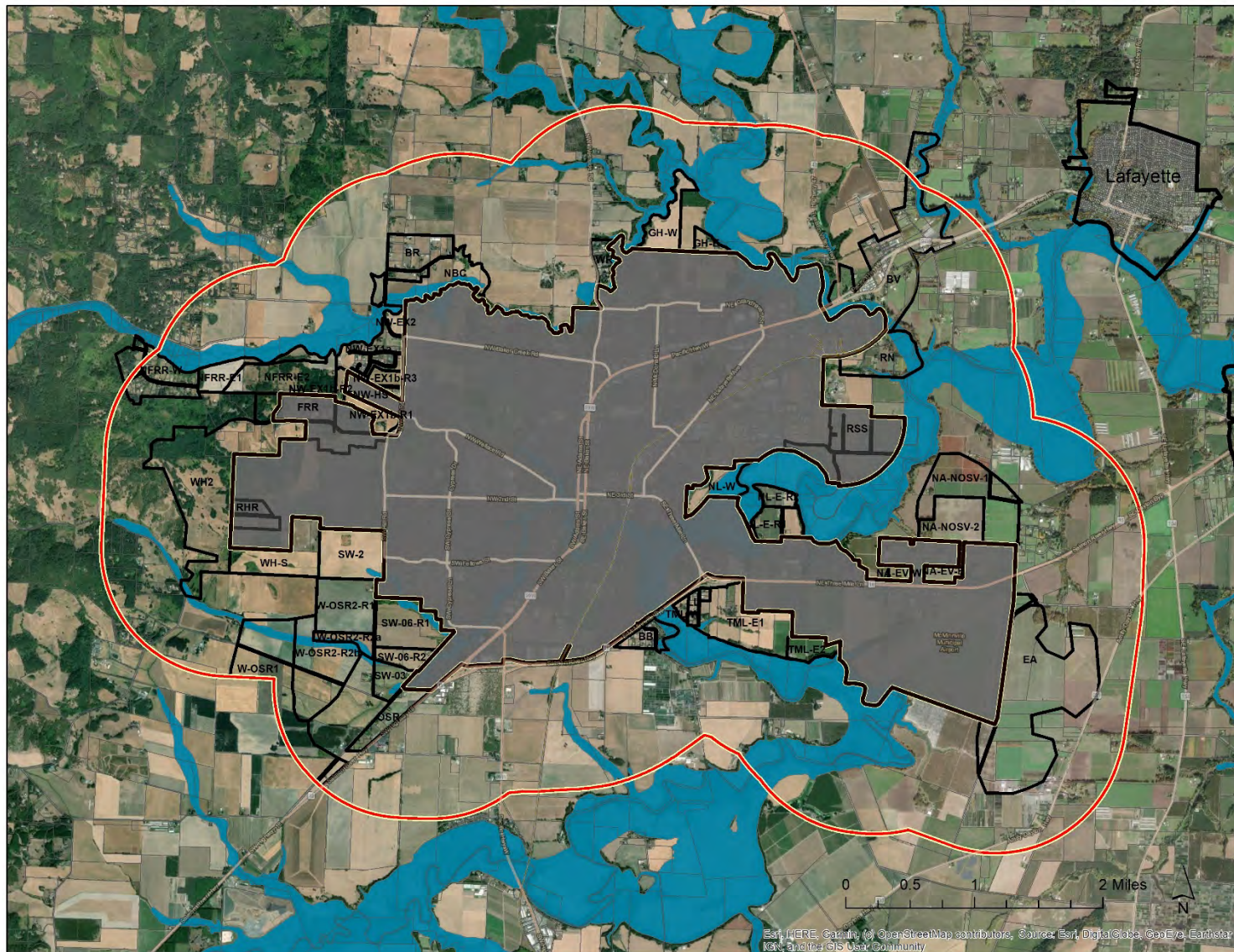
City of McMinnville UGB Evaluation

Study Areas

Hazards:

 Flood Hazard

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to change prior to
approval



City of McMinnville UGB Evaluation

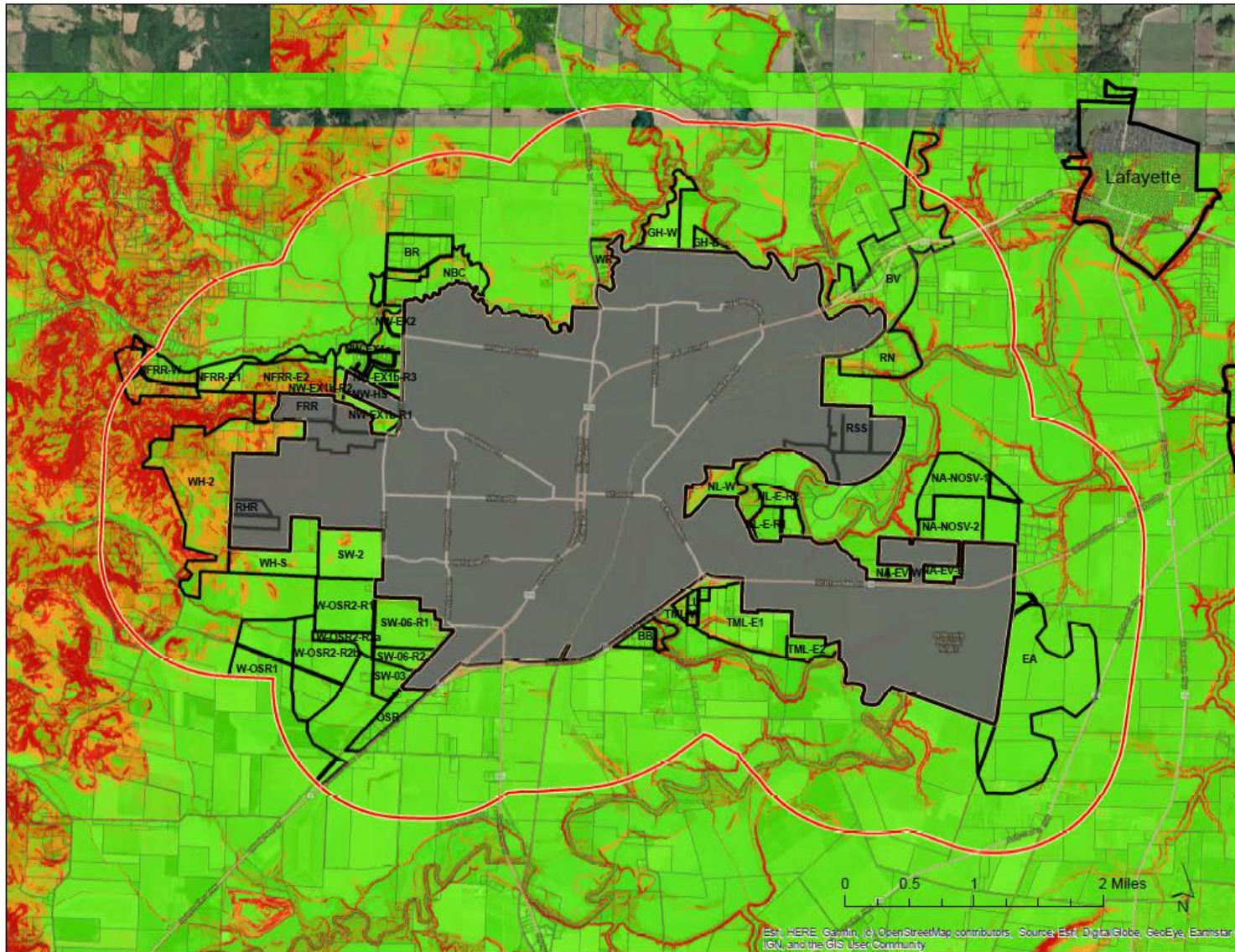
Study Areas

Slope

Slope Class

- ≤10% Low
- 10-25% Moderate
- ≥25% Steep

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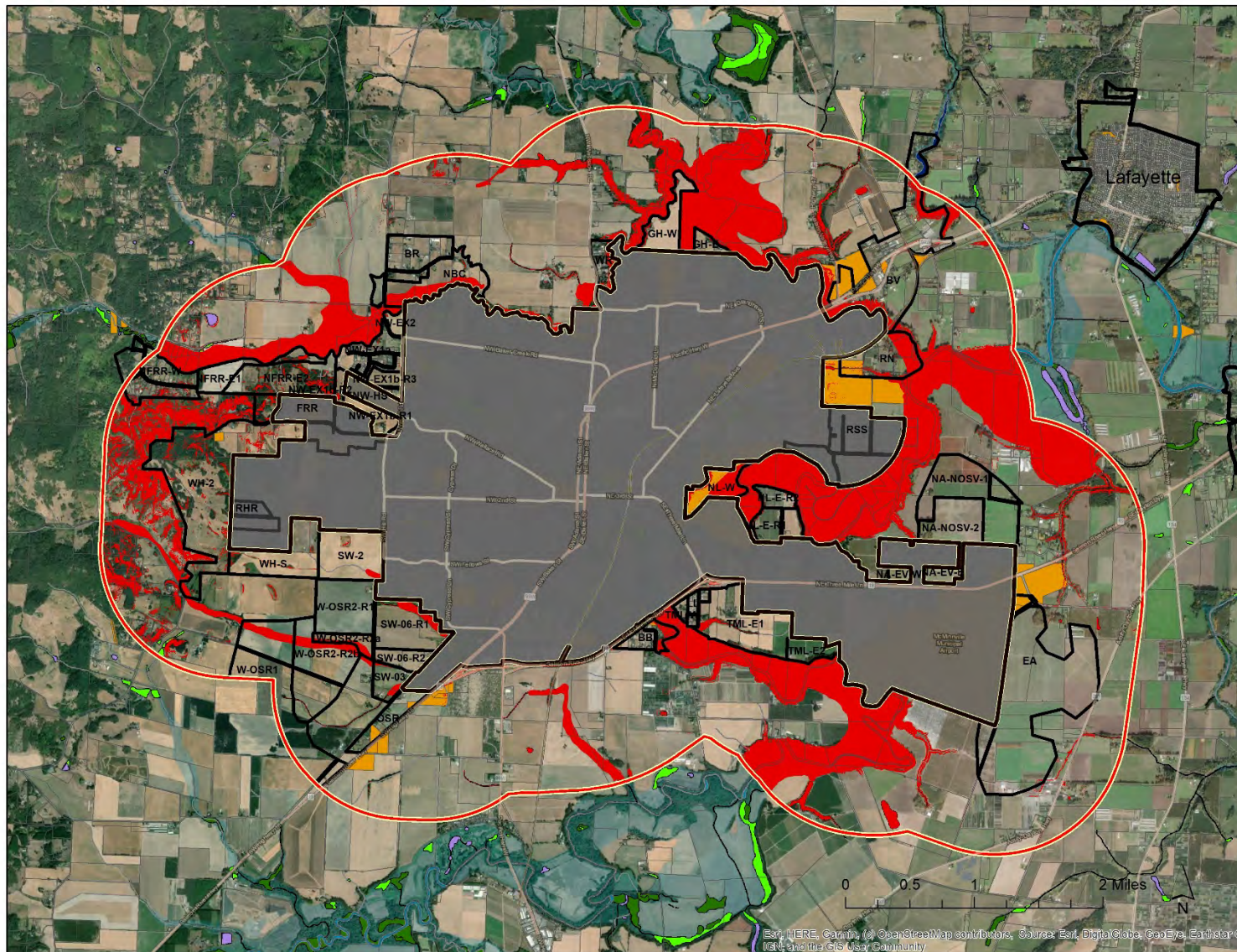
City of McMinnville UGB Evaluation

Study Areas

Unbuildable
and
Committed Land

(clipped at 1 mi.)

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to change prior to
approval



City of McMinnville UGB Evaluation

Study Areas

Soils

Non-Irrigated Soil Capability Class

- 1
- 2
- 3
- 4-8

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to change prior to
approval



0 0.5 1 2 Miles

N

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KNV, and the GIS User Community

City of McMinnville UGB Evaluation

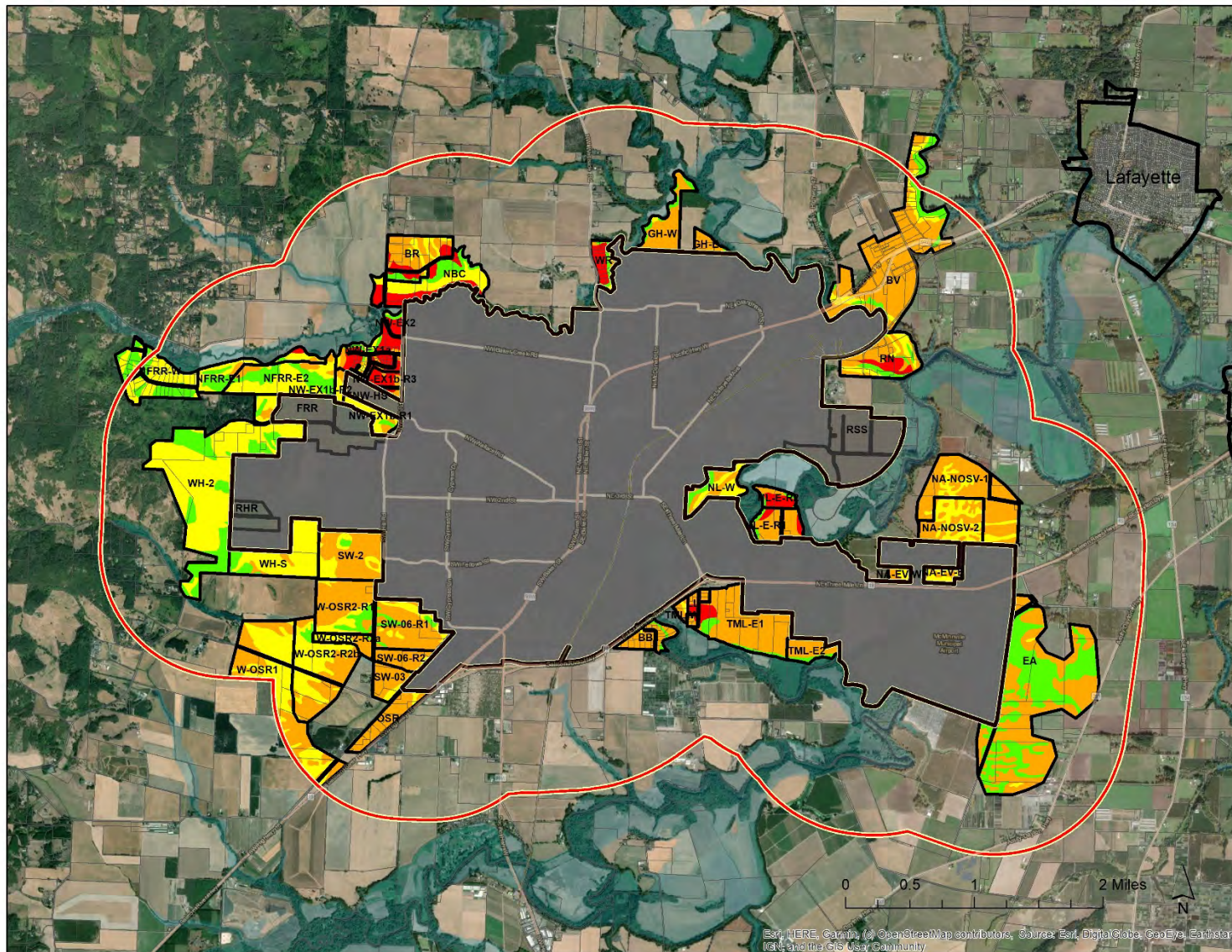
Study Areas

Soils:

Non-Irrigated Soil Capability Class

- 1
- 2
- 3
- 4-8

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approval



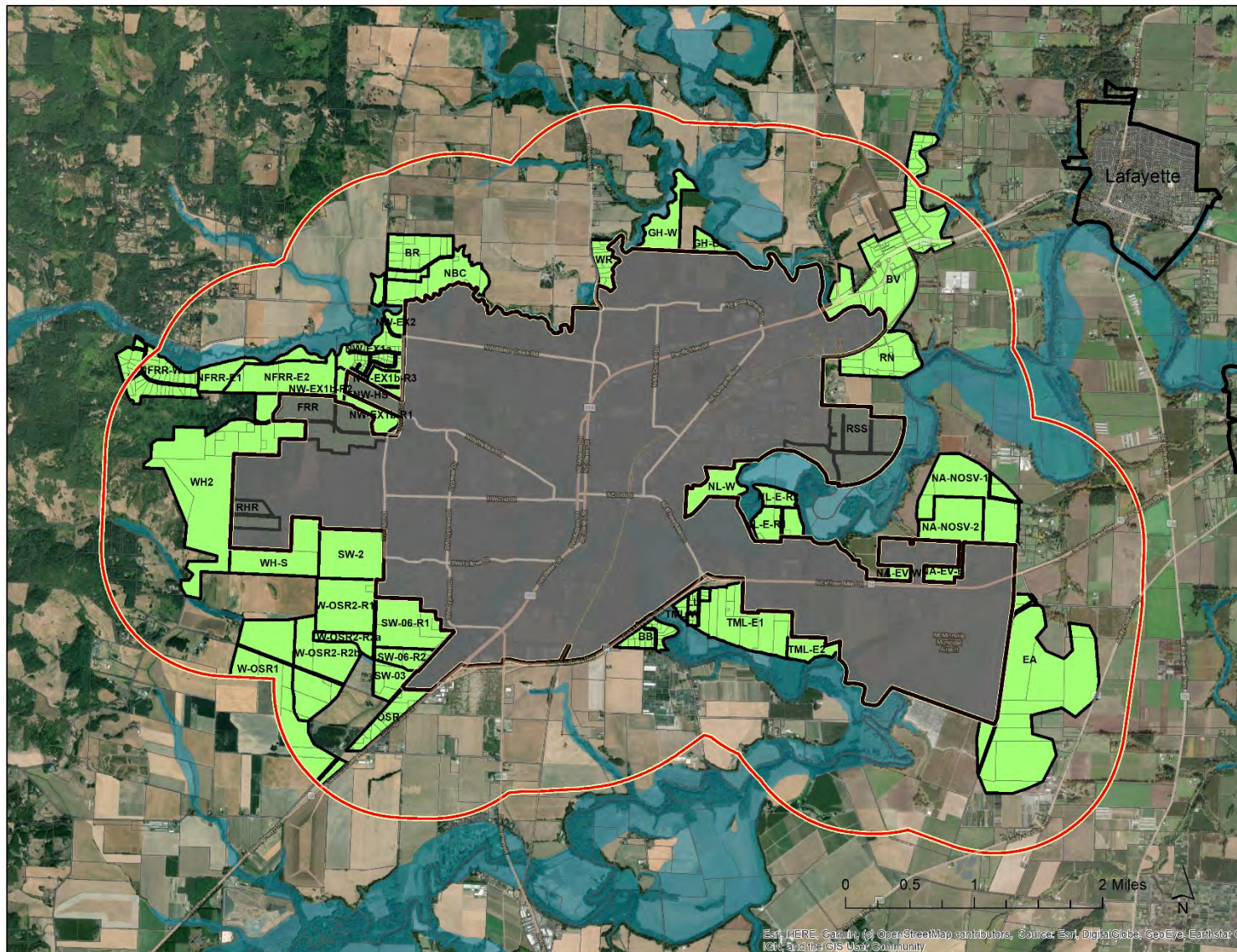
Map: HERE, Garmin, (c) OpenStreetMap contributors, Source: Esri, DigitalGlobe, GeoEye, Earthstar (c) IGN and the GIS User Community

City of McMinnville UGB Evaluation

Study Areas

Study Areas
and
Sub-Areas

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Evaluate Study Areas for Adequacy and Suitability

Developed 18 Screening Criteria with approximately 50 Different Data Sets

Wastewater Engineering

Wastewater Costs

Water Engineering

Water Costs

Transportation Engineering

Transportation Costs

Urban Integration

Commercial Suitability

Housing Suitability

Development Capacity

Distance to Services

Park, Schools, Other Public Amenities

Hazard Risks

Natural Resources

Soil Priority

High Value Farmland

Agricultural Adjacency

Type of Nearby Agricultural Use

City of McMinnville UGB Evaluation

Study Areas

Hazards:

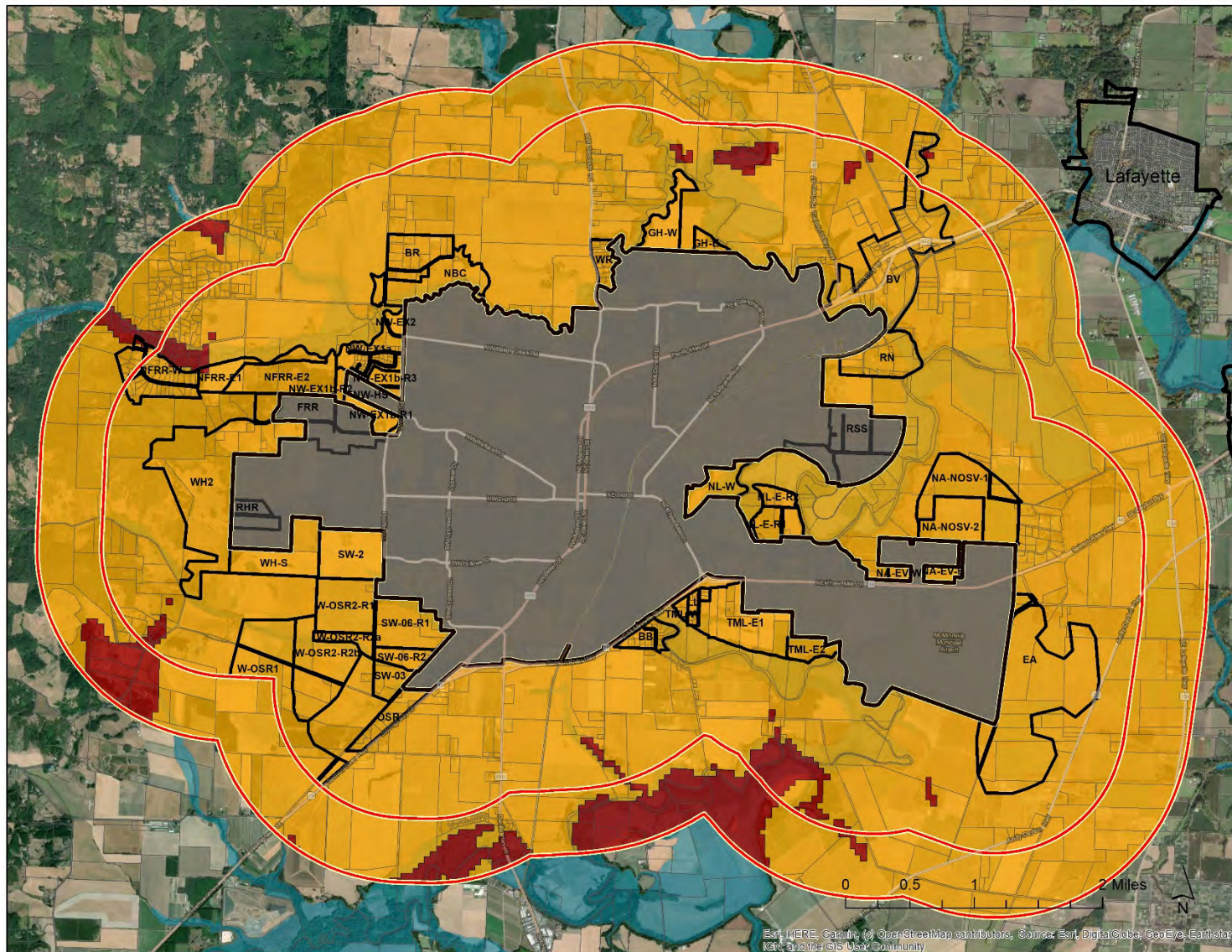
Expected Earthquake Shaking

■ Severe Shaking

■ Very Strong Shaking

(clipped at 1.5 mi.)

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approval



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City of McMinnville UGB Evaluation

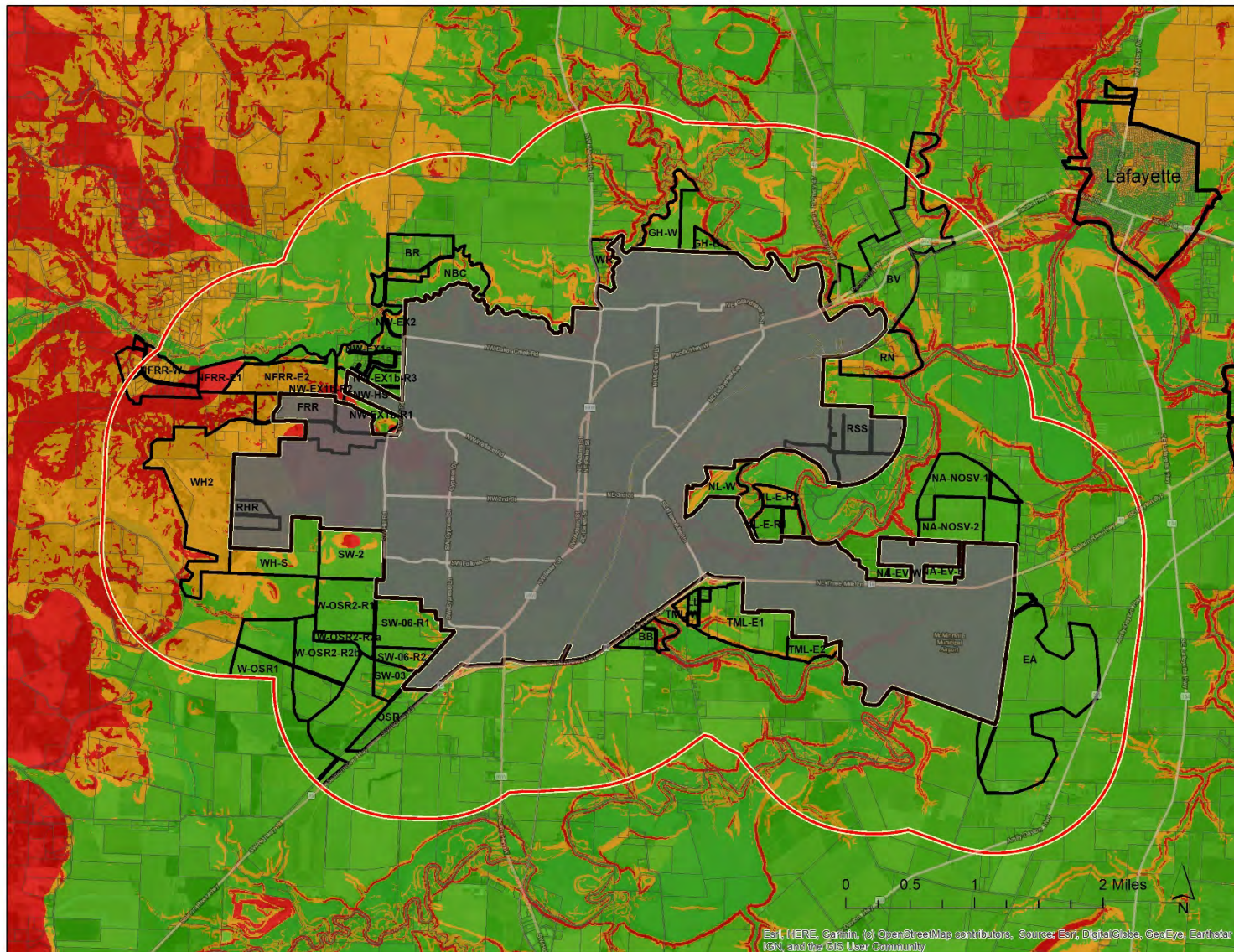
Study Areas

Hazards:

Landslide Susceptibility

- Low
- Moderate
- High

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approval



City of McMinnville UGB Evaluation

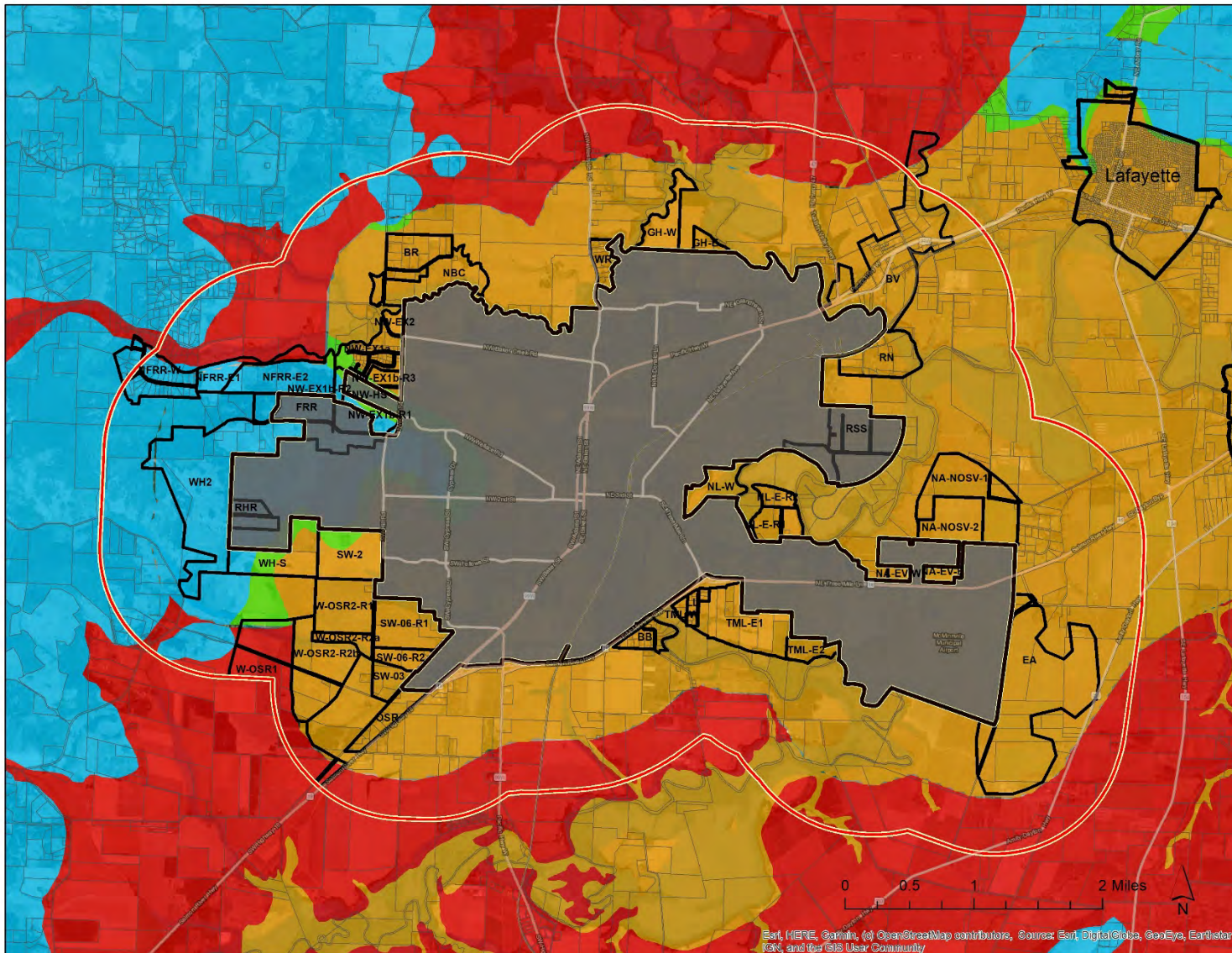
Study Areas

Hazards:

Liquefaction Susceptibility

- No
- Low
- Moderate
- High

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to change prior to
approval



City of McMinnville UGB Evaluation

Study Areas

Hazards:
Wildfire

Hazard to potential structures

<VALUE>

- Very High
- High
- Moderate
- Low
- Non-burnable/Very Low

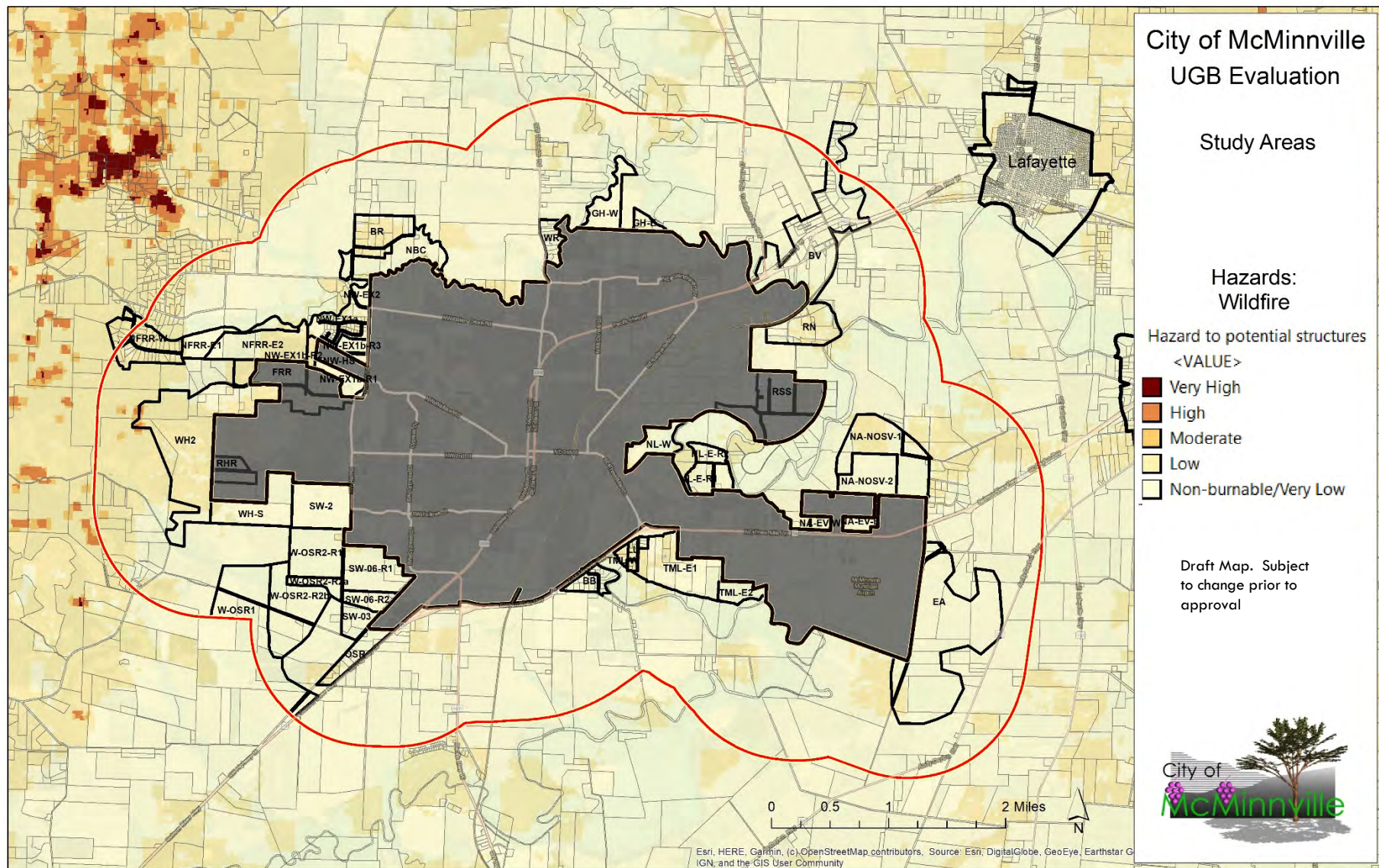
Draft Map. Subject
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approval



0 0.5 1 2 Miles



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IGN, and the GIS User Community



City of McMinnville UGB Evaluation

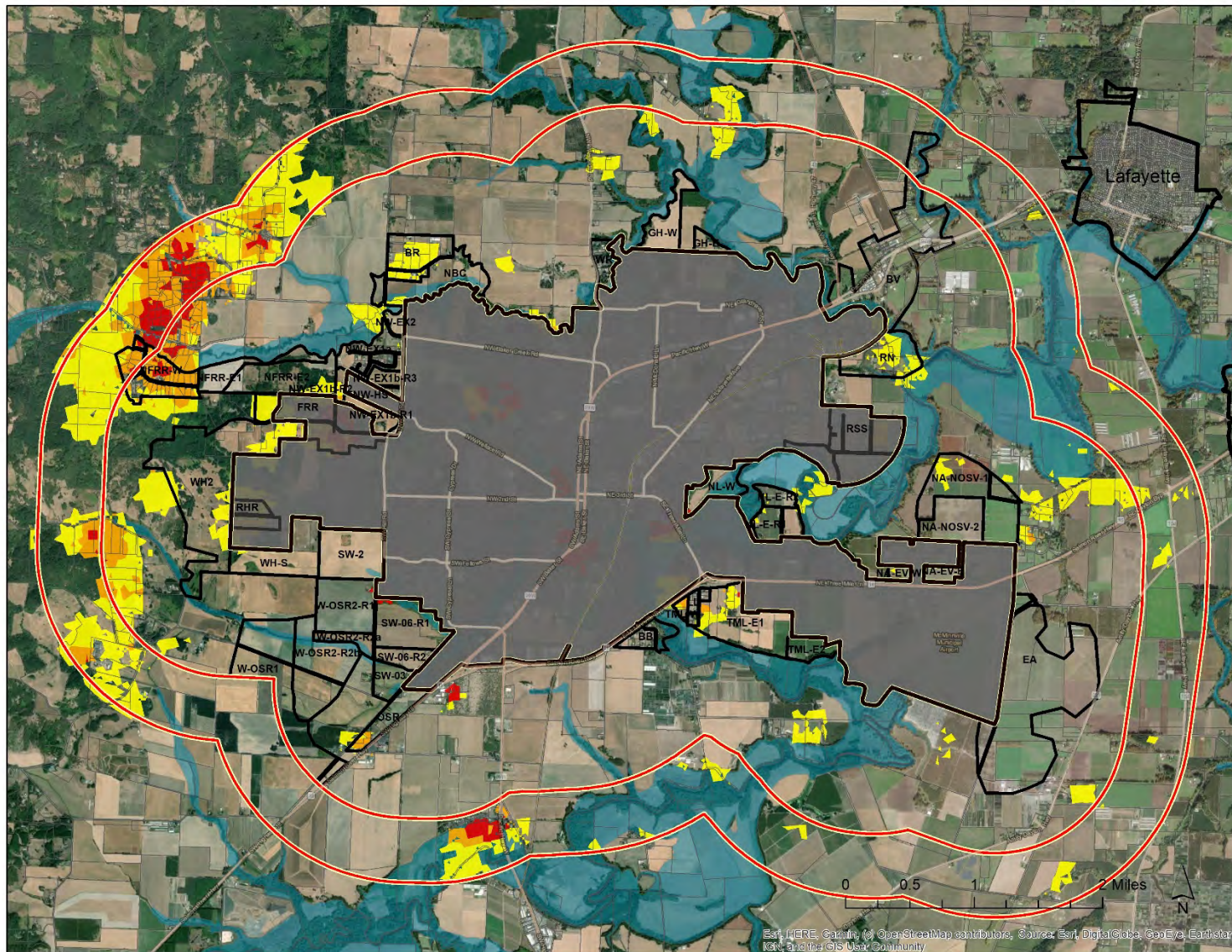
Study Areas

Hazards: Wildfire

- Potential Impacts to People & Property
- High and Severe
 - Moderate
 - Low

(clipped at 1.5 mi.)

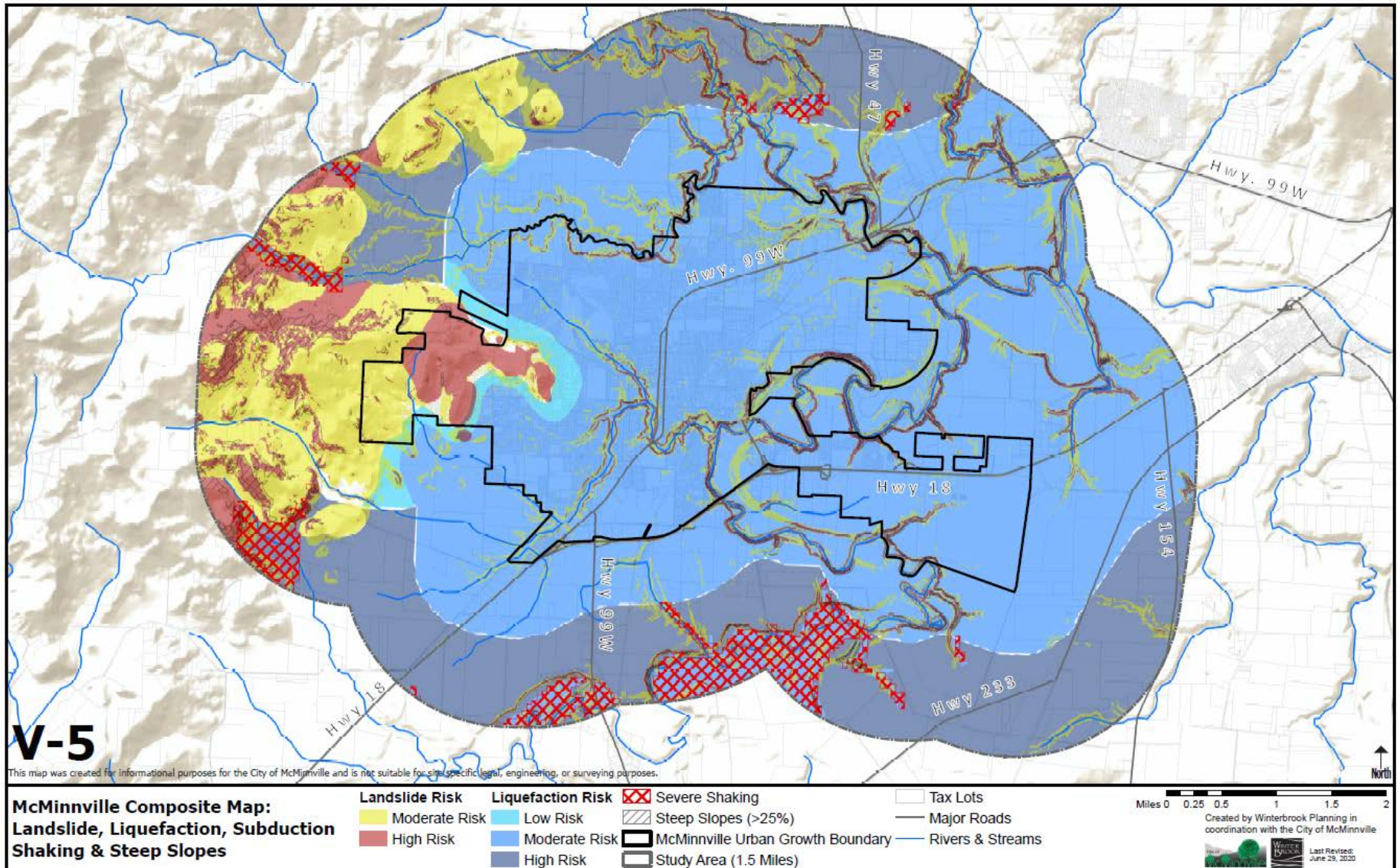
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COMPOSITE HAZARD MAP – URA STUDY BOUNDARY

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City of McMinnville UGB Evaluation

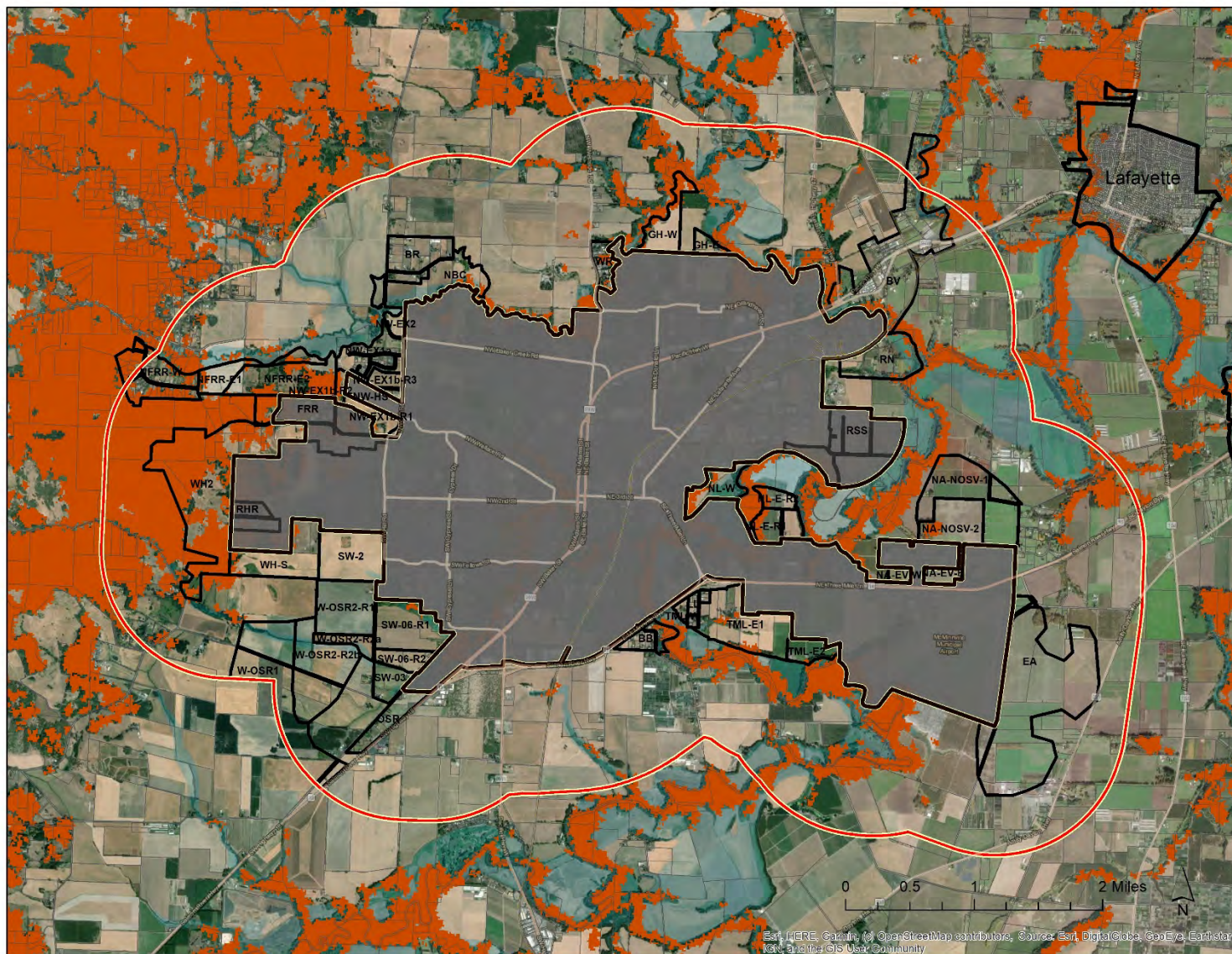
Study Areas

Oregon Critical
Wildlife Habitat:
Species of Concern

OLIVE-SIDED FLYCATCHER MODELED HABITAT

- Summer
- Winter
- Year Round

Draft Map. Subject
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approval



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City of McMinnville UGB Evaluation

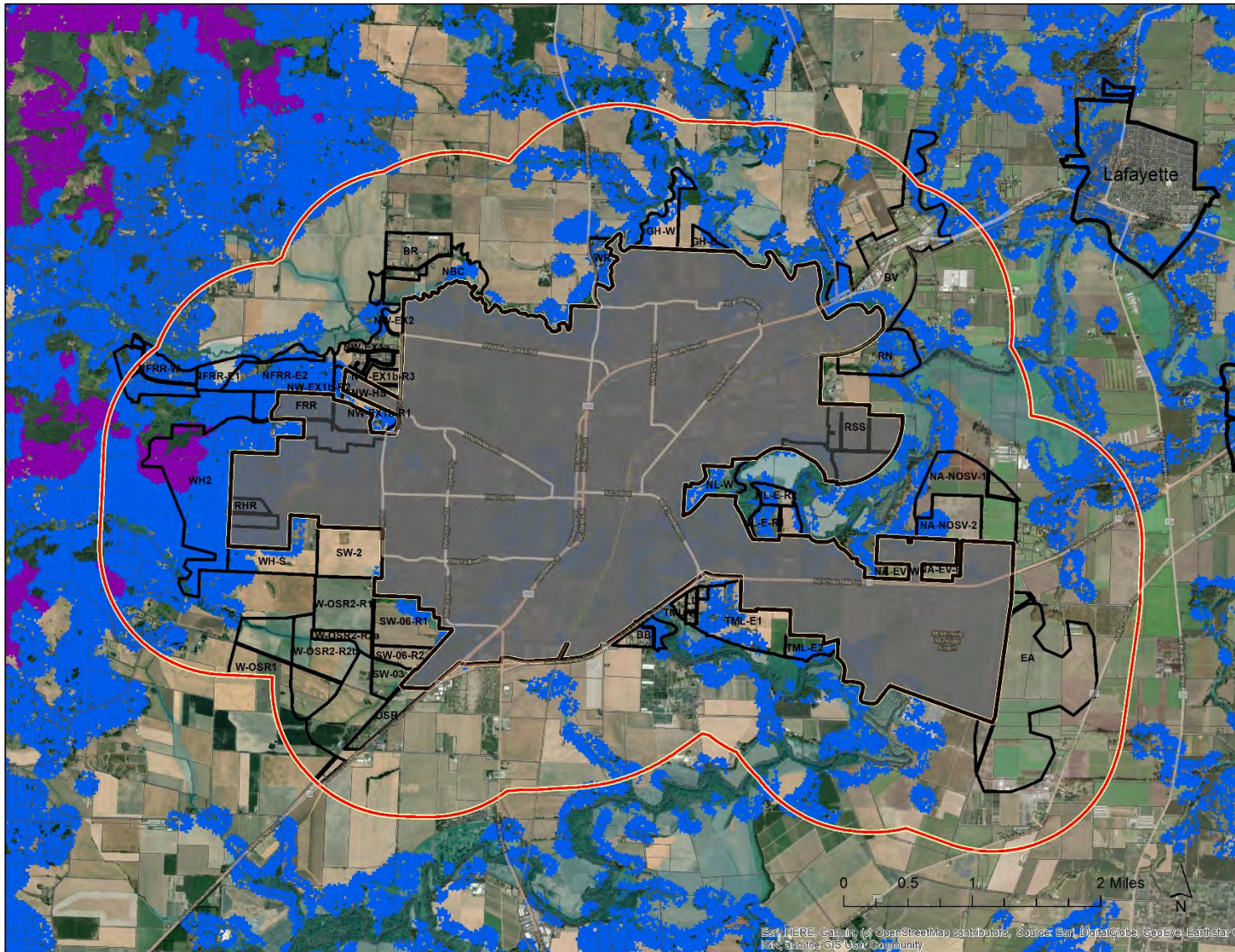
Study Areas

Oregon Critical
Wildlife Habitat:
Species of Concern

WESTERN BLUEBIRD MODELED HABITAT

- Summer
- Winter
- Year Round

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to change prior to
approval



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City of McMinnville UGB Evaluation

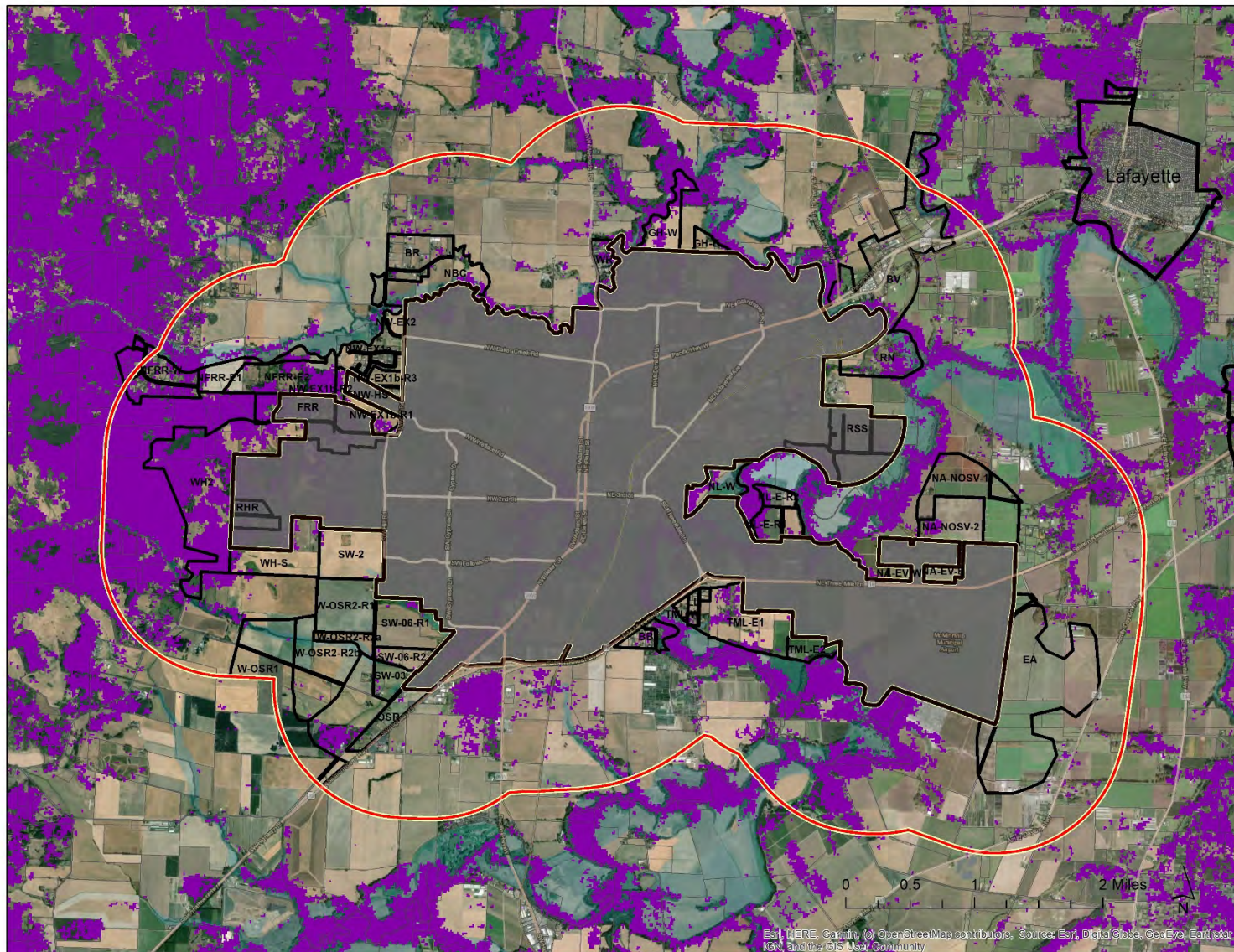
Study Areas

Oregon Critical
Wildlife Habitat:
Species of Concern

WHITE-BREASTED NUTHATCH (SLENDER-BILLED)
MODELED HABITAT

- Summer
- Winter
- Year Round

Draft Map. Subject
to change prior to
approval



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City of McMinnville UGB Evaluation

Study Areas

Oregon Critical
Wildlife Habitat:
Species of Concern

WESTERN BLUEBIRD MODELED HABITAT

Summer
Winter
Year Round

WHITE-BREASTED NUTHATCH (SLENDER-BILLED) MODELED HABITAT

Summer
Winter
Year Round

OLIVE-SIDED FLYCATCHER MODELED HABITAT

Summer
Winter
Year Round

Draft Map. Subject
to change prior to
approval



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

0 0.5 1 2 Miles

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KN, and the GIS User Community

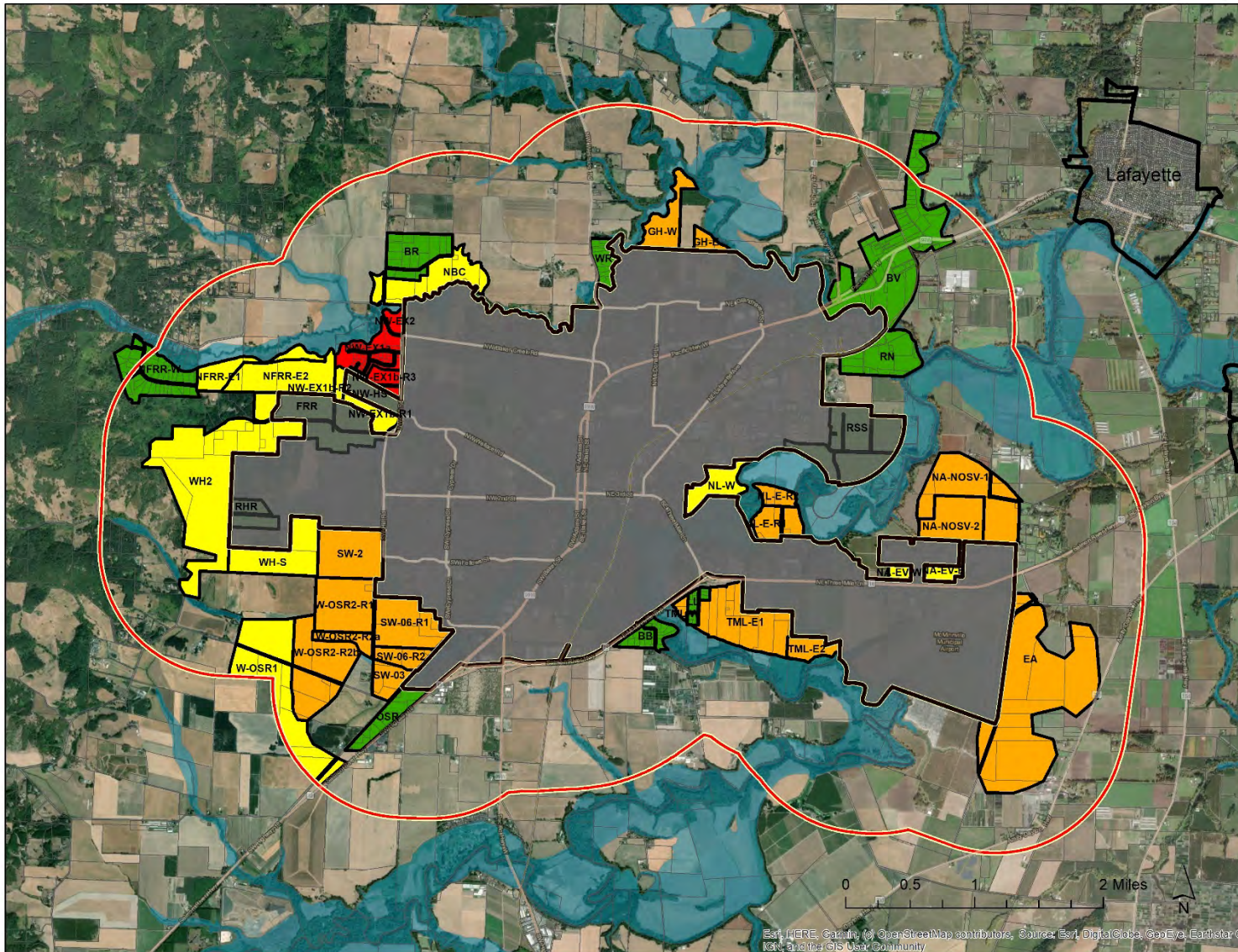
City of McMinnville UGB Evaluation

Study Areas

Soils:

- Predominant Nonirr. Soil Cap. Class
- N/A (Exception Area)
 - 1
 - 2
 - 3 or 3+4

Draft Map. Subject
to change prior to
approval



City of McMinnville UGB Evaluation

Draft UGB
Proposal

Draft Map. Subject
to change prior to
approval

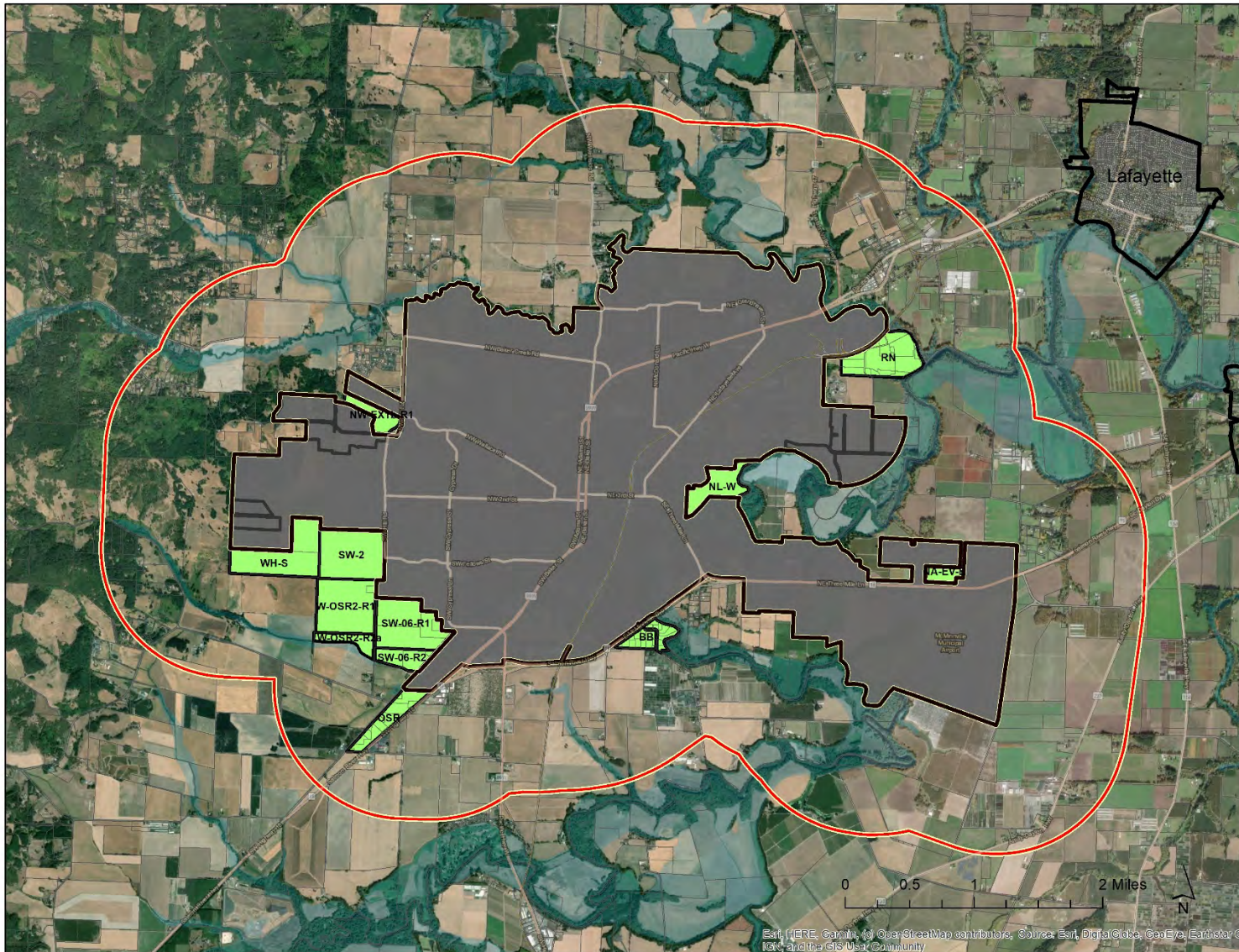


Table 2. Phase II total additional acres needed in the McMinnville UGB, 2003-2023

Category of Land Need	Phase I Amendment (Gross Buildable Acres)	Phase II Amendment Need (Gross Buildable Acres)
Residential	259.00	559.00
Commercial		106.00
Industrial¹		(46.0)
Total	259.00	665.00

¹ The City of McMinnville will retain its surplus in Industrial Land to achieve its economic development strategy.

Table 3. Total final land designations in McMinnville UGB Amendment, 2003-2023

Category of Land Need	Needed Gross Buildable Acres
Residential	854.20
Commercial	26.7
Industrial¹	40.3
Total	921.20

¹ As a land-use efficiency, the City of McMinnville will rezone 40 acres of industrially zoned property within the existing UGB to a commercial zone, and amend its UGB with an exception area that will be designated industrial to preserve more higher value, higher priority farmland within the UGB expansion study area.

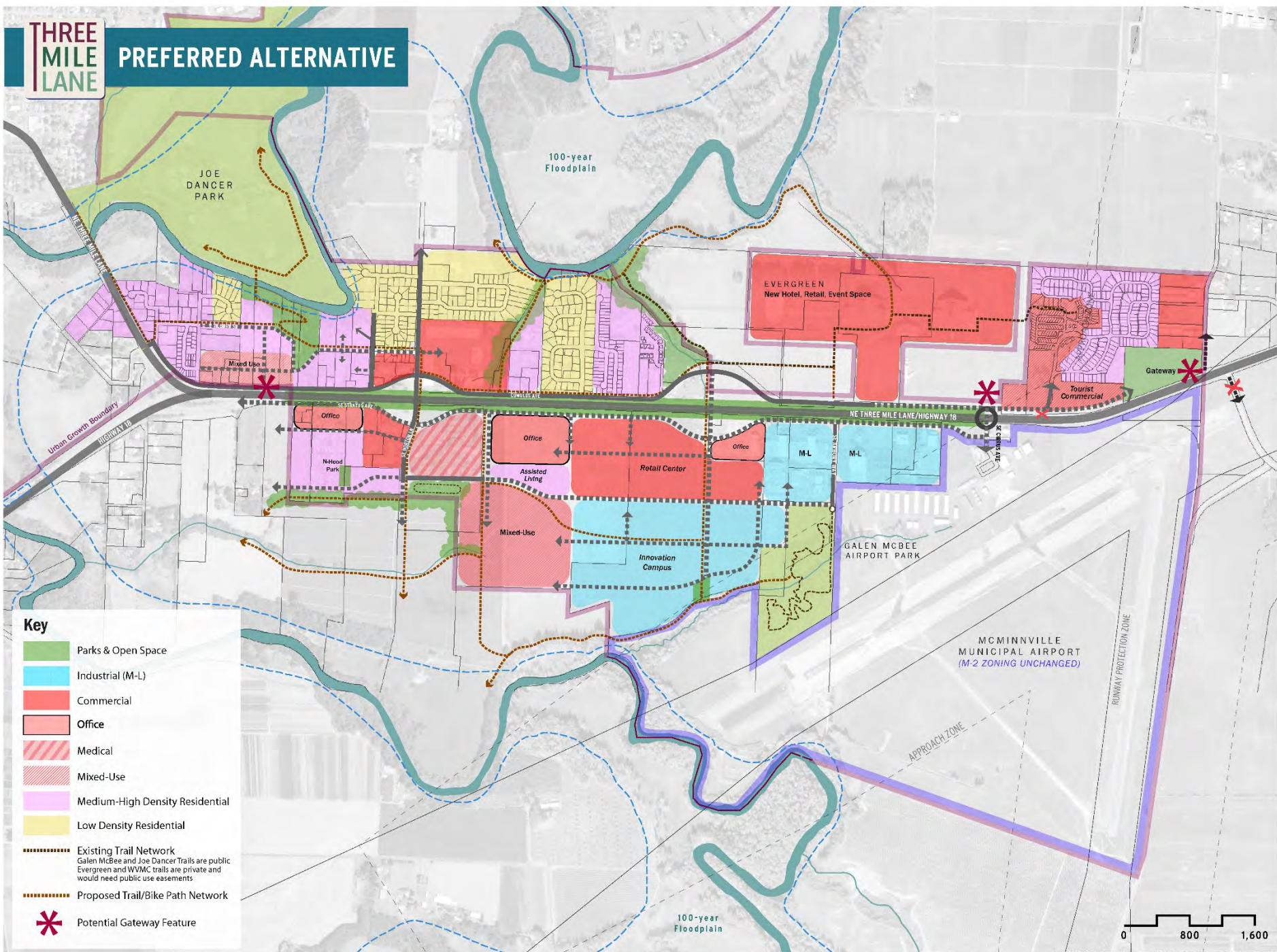


Table 4. Comprehensive Plan designations in the McMinnville UGB, 2003-2023

Comprehensive Plan Designation	Needed Gross Buildable Acres
Urban Holding	854.20
Residential	0.00
Commercial	26.7
Industrial¹	40.3
Total	921.20

¹ As a land-use efficiency, the City of McMinnville will rezone 46 acres of industrially zoned property within the existing UGB to a commercial zone, and amend its UGB with an exception area that will be designated industrial to preserve more higher value, higher priority farmland within the UGB expansion study area.

City of McMinnville UGB Evaluation

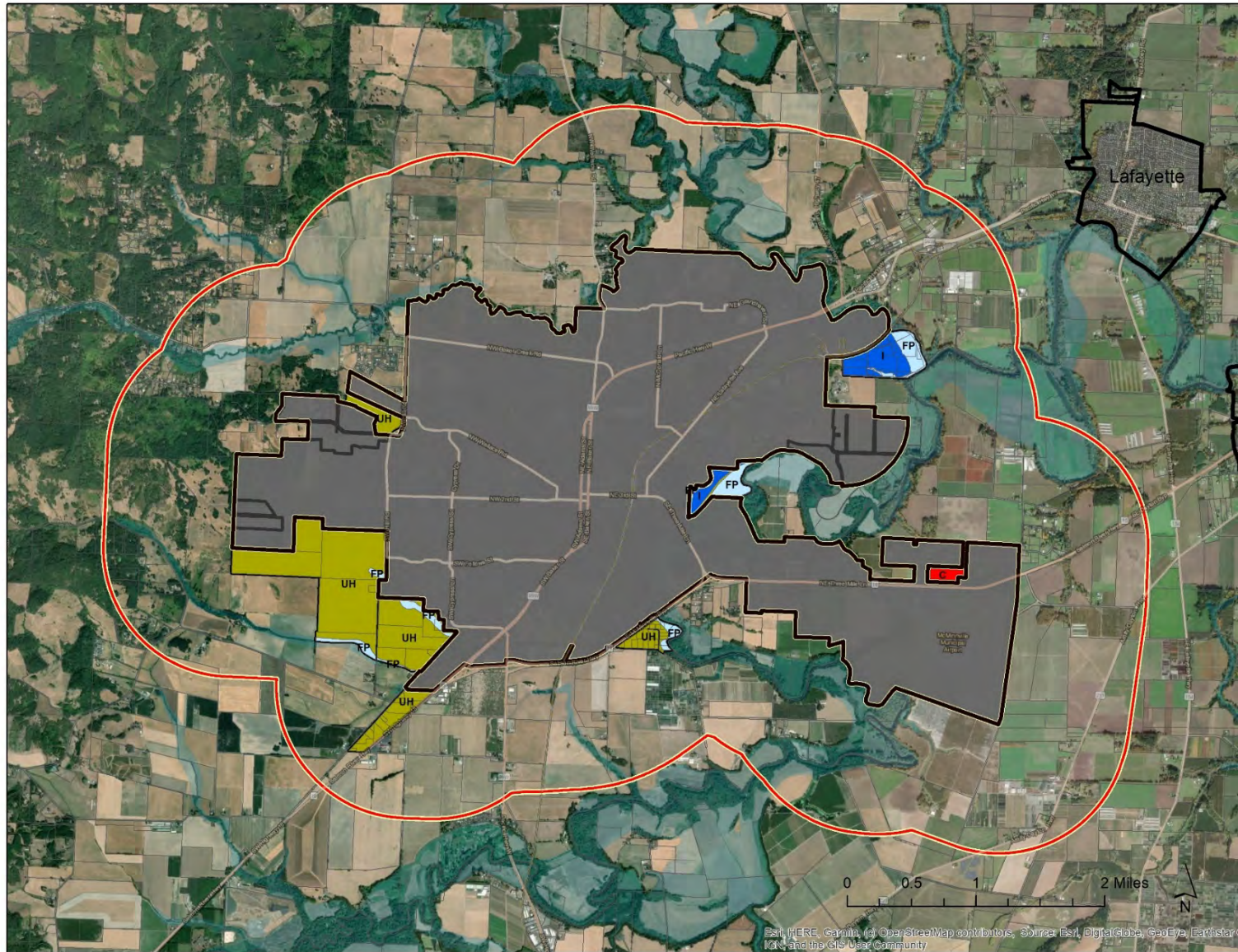
Draft UGB
Proposal

Comprehensive
Plan Map

Comprehensive Plan Map Designation

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

Draft Map. Subject
to change prior to
approval



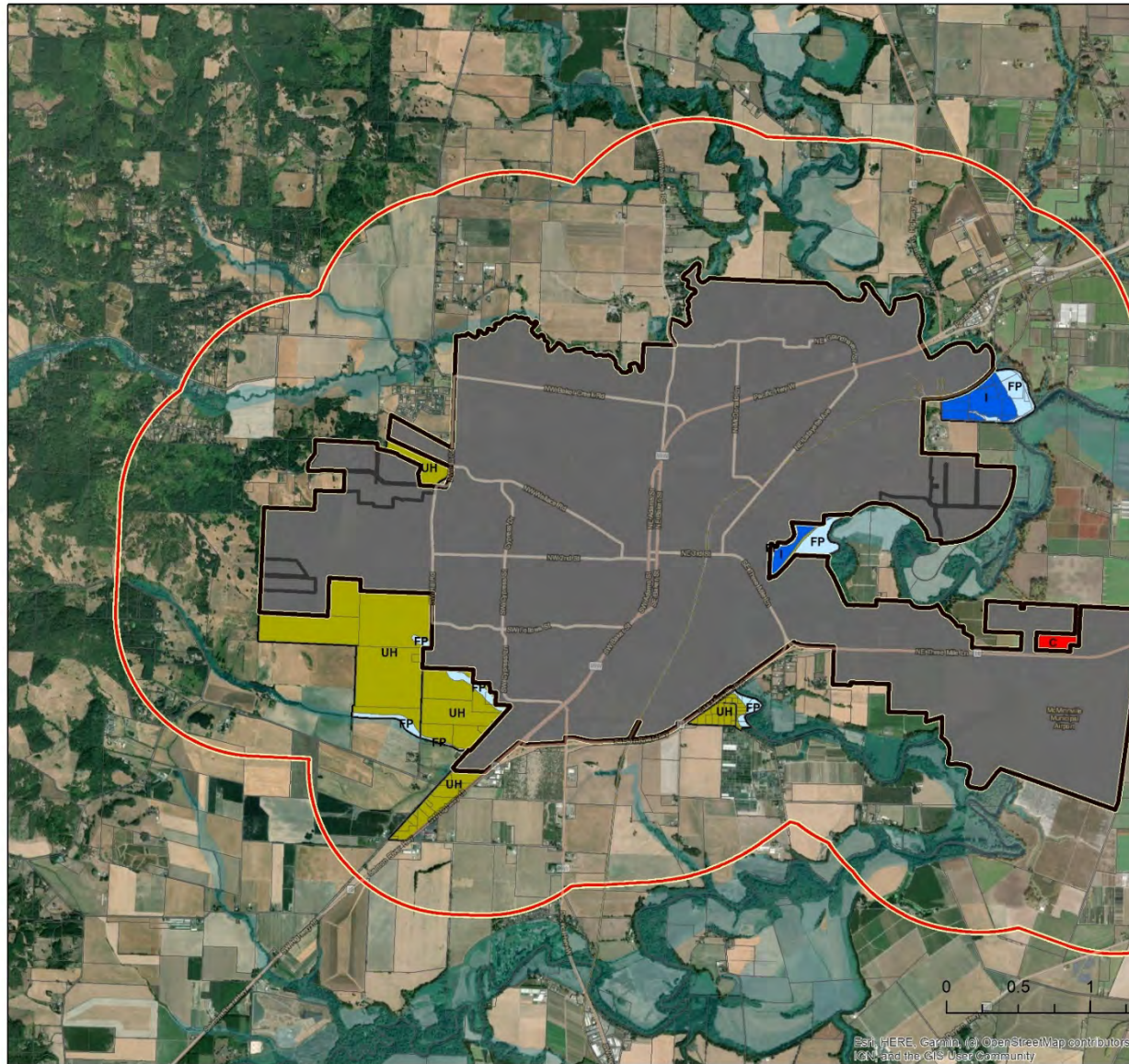
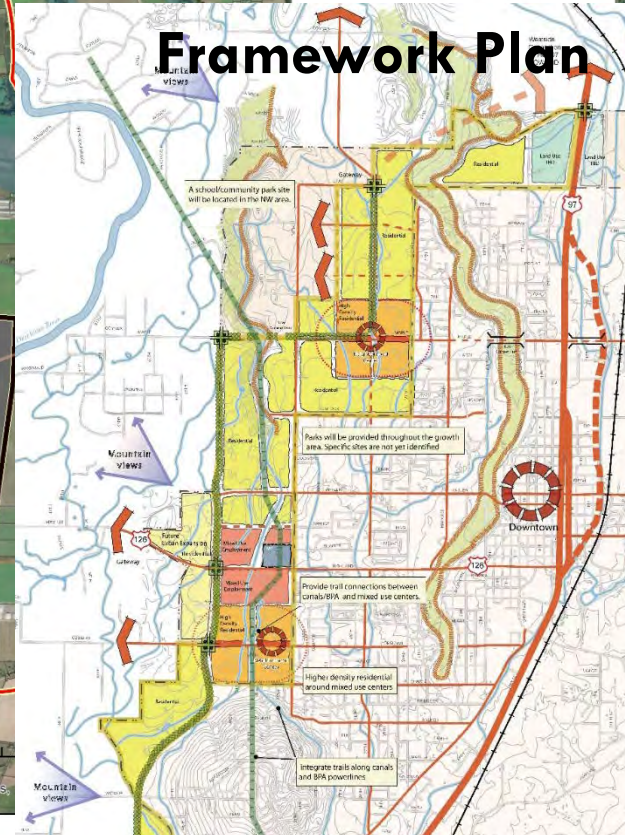
City of McMinnville UGB Evaluation

Draft UGB
Proposal

Comprehensive
Plan Map



Framework Plan



Basemap HERE, Google, for OpenStreetMap contributors, IGN, and the GIS User Community

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

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

- This McMinnville UGB amendment increases the overall acreage of the McMinnville urban growth boundary by 17.6% (assumes existing McMinnville urban growth boundary is 7,293 acres) and accommodates a 35% increase in population.
- This McMinnville UGB Amendment accounts for 0.2% (2/10 of 1%) of Yamhill County's acreage (assumes 458,240 acres).
- This McMinnville UGB amendment will urbanize 0.4% (4/10 of 1%) of Yamhill County's exclusive farm use land (assumes 192,351 acres of EFU land in Yamhill County).

PUTTING IT ALL IN PERSPECTIVE



CHAMBER OF COMMERCE, 10.14.2020



City of McMinnville UGB Evaluation

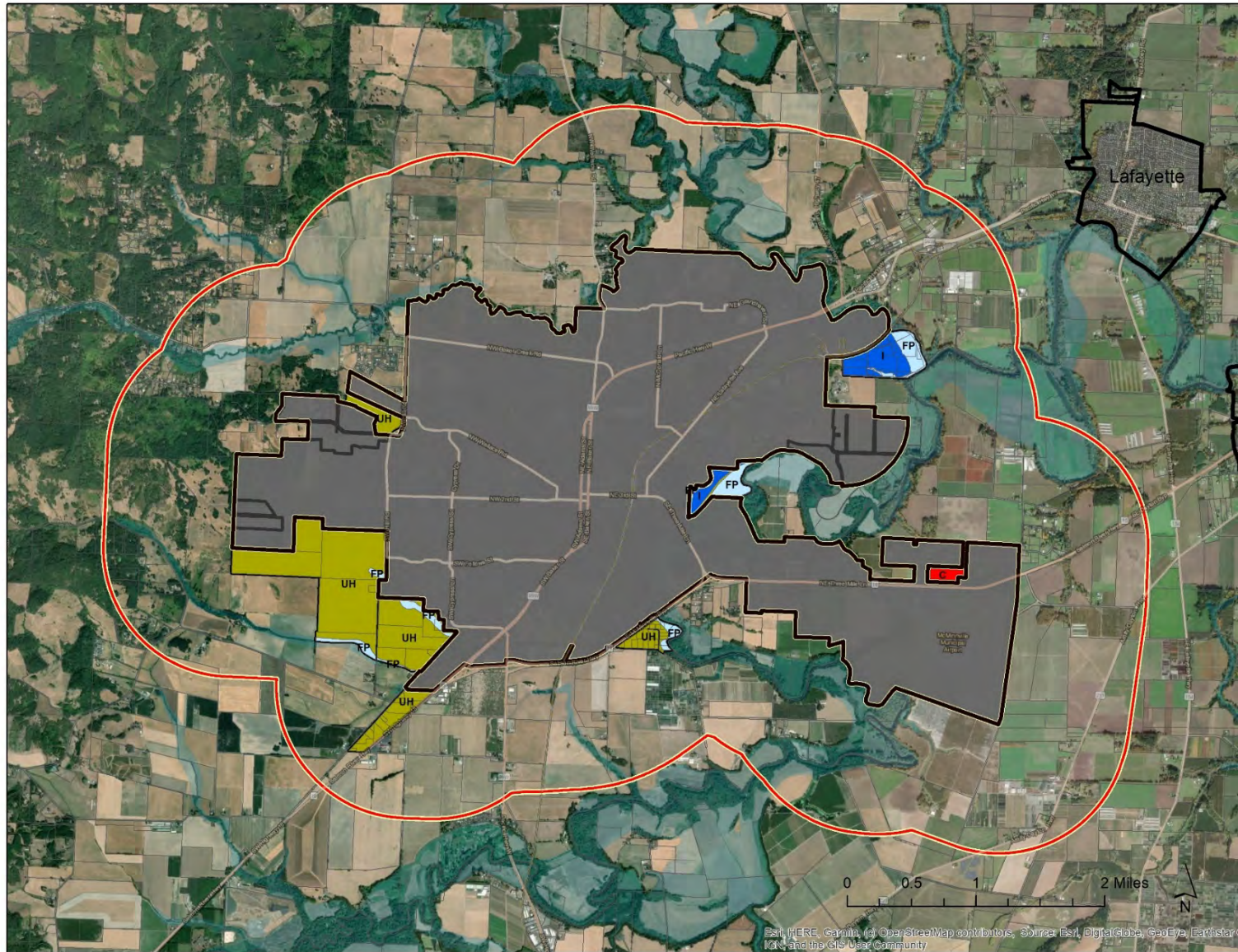
Draft UGB
Proposal

Comprehensive
Plan Map

Comprehensive Plan Map Designation

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

Draft Map. Subject
to change prior to
approval



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NEXT STEPS:

PUBLIC ENGAGEMENT AND PUBLIC HEARINGS

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

GROWTH PLANNING – MCMINNVILLE, Moving Forward Mindfully



For more information:

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CHAMBER OF COMMERCE, 10.14.2020





Growing McMinnville **MINDFULLY**

www.growingmcminnvillemindfully.com