



City of McMinnville
Community Development
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MEMORANDUM

DATE: December 5, 2023
TO: Ken Friday, Yamhill County Planning Director
FROM: Heather Richards, Community Development Director
SUBJECT: Sequential UGB Amendment Work Program

CITY OF MCMINNVILLE STRATEGIC PRIORITY & GOAL:



Report in Brief:

Consideration of authorizing Ken Friday, Planning Director to sign a "City of McMinnville Written Notice of Election to Use Sequential Review Process Under ORS 197.626(3) and OAR 660-025-0185".

Background:

Oregon's growth planning is predicated on maintaining a 20-year land supply of developable land within the city's urban growth boundary. To do so, cities need to conduct a land need analysis for planning horizons to support population growth for a future period of 20+ years and submit it to the Department of Land Conservation and Development (DLCD) for acknowledgment. If that analysis shows a deficit of land supply within the existing urban growth boundary (UGB) for residential, employment or public land needs within that planning horizon, the City needs to identify how it will meet that land need, either with land use efficiencies within the existing UGB or by expanding the UGB. Typically, the land use efficiencies and UGB analysis is submitted at the same time as the land needs analysis to DLCD. However, if that is not possible, the state recently developed a sequential UGB amendment program (ORS 197.626(3) and OAR 660-025-0185), that allows cities to enter into a work program with DLCD to conduct the appropriate land-use efficiencies and UGB alternatives analysis in subsequent years.

On December 12, 2023, the City of McMinnville approved Ordinance No. 5141, amending the McMinnville Comprehensive Plan by adopting a Housing Needs Analysis (November 2023), Economic Opportunities Analysis (November 2023), and Urbanization Report (November 2023), illustrating a land deficit for the planning horizon of 2021-2041 of 422 acres for residential, employment and public land need.

Discussion:

Per OAR 660 – 660-008-0045, the City of McMinnville needs to submit a new Housing Capacity Analysis (Housing Needs Analysis) by December 31, 2023, since the last HNA was completed in 2003 for a planning horizon of 2003 – 2023. The City elected to update its EOA as well to identify employment land needs as well. Both analyses resulted in a land deficit of acreage to support residential (202 acres), employment (188 acres) and public land needs (32 acres) to support a population of 47,498 for the planning period of 2021-2041.

2021 – 2041, 47,498 Population.

Land Deficiency Identified (gross buildable acres):

<i>Ordinance</i>	<i>Housing Land Need</i>	<i>Employment Land Need</i>	<i>Public / Institutional Land Need</i>	<i>Total</i>
<i>5141</i>	<i>202 Acres</i>	<i>29 Industrial 159 Commercial 188 Acres</i>	<i>32 Acres</i>	<i>422 Acres</i>

The City does not have the time to evaluate the necessary land-use efficiencies to ascertain whether that need can be accommodated within the existing UGB or if the UGB will need to be expanded.

Per Exhibit A to Resolution No. 2023-63 (adopted November 28, 2023), the City would like to enter into a work program with DLCDC to accomplish those two tasks over the next three years.

To do so, the City needs to demonstrate that the county is supportive of the city’s request to enter into the sequential UGB program. The county’s decision is not reflective of whether it supports a future UGB amendment as that work still has not occurred, but simply the ability to do the work in a phased manner per the work program.

The attached Written Notice of Election to Use Sequential Review Process Under ORS 197.626(3) and OAR 660-025-0185 states that the City and County both concur that the needs analysis shows a land need beyond the existing UGB of more than 50 acres and that both the City and County are electing to use a sequential process in OAR 660-025-0185 to amend the UGB.

Attachments:

- Written Notice of Election to Use Sequential Review Process Under ORS 197.626(3) and OAR 660-025-0185
- City of McMinnville Resolution No. 2023-63 (adopted November 28, 2023) with Exhibit A – Proposed McMinnville Sequential UGB Work Program
- Urbanization Report, November 2023, (Executive Summary of Residential, Employment and Public Land Need for the City of McMinnville, 2021-2041).

Accepted by Yamhill County
Board of Commissioners on
12/21/23 by Board Order
23-461