



**Joint Work Session of City Council
& McMinnville Planning Commission Meeting
Tuesday, February 11, 2025
5:30 PM**

Welcome! The public is strongly encouraged to participate remotely but there is seating at Civic Hall for those who are not able to participate remotely. However, if you are not feeling well, please stay home and take care of yourself.

*You can live broadcast the City Council Meeting on cable channels Xfinity 11 and 331,
Zipty Fiber 29 or webstream here:*

www.mcm11.org/live

JOINT CITY COUNCIL & PLANNING COMMISSION WORK SESSION MEETING:

You may join online via Zoom Webinar Meeting:

<https://mcminnvilleoregon.zoom.us/j/89198517568?pwd=wB9Kph23TPSXZ5IVXUQLyCMIwG92m0.1>

Or you can call in and listen via Zoom: 1-253- 215- 8782

Webinar ID: 891 9851 7568

1. CALL JOINT MEETING TO ORDER
2. SEQUENTIAL URBAN GROWTH BOUNDARIES (UGB) WORK PLAN: LAND-USE EFFICIENCIES
3. ADJOURNMENT OF JOINT MEETING

STAFF REPORT

DATE: February 11, 2025
TO: City Councilmembers and Planning Commissioners
FROM: Heather Richards, Community Development Director
Evan Hietpas, Associate Housing Planner
SUBJECT: Work Session: Housing Production Strategy and Land Use Efficiencies (Work Task 2 of Sequential UGB Work Plan) – Local Docket #G 3-24 and G 4-24

STRATEGIC PRIORITY & GOAL:



HOUSING OPPORTUNITIES (ACROSS THE INCOME SPECTRUM)

Create diverse housing opportunities that support great neighborhoods.

OBJECTIVES:

Collaborate to improve the financial feasibility of diverse housing development opportunities
Conduct thorough and timely planning and forecasting to ensure that regulatory frameworks for land supply align with market-driven housing needs

Report in Brief

This is the third City Council and Planning Commission Joint Work Session for the Housing Production Strategy (HPS) and Land Use Efficiencies (Work Task 2 of Sequential UGB Work Plan). At this meeting, the City Council and Planning Commission will focus on reviewing initial findings and observations regarding land use efficiency measures.

Background

Housing Production Strategy (HPS) – Due by June 2025

In Oregon, cities have a long-standing requirement to study and plan for their community's housing needs. In 2019, the Oregon Legislature passed House Bill 2003. The law requires Oregon's cities over 10,000 population to study the future housing needs of their community members and to develop strategies that encourage the production of the housing they need. The City of McMinnville must study and plan for the housing needs of both current and future residents every eight (8) years. The Housing Production Strategy (HPS) contains specific and meaningful plans, tools, actions, and policies to address housing needs identified in the HCA, along with a timeline for adopting and executing each strategy.

So far in this process, the City Council and Planning Commission have focused on the Housing Production Strategy, and they will be revisiting this portion of the work at their March 25, 2025

work session. However, at this work session, the City Council and Planning Commission will focus on reviewing initial findings and observations regarding land use efficiency measures.

Background (continued)

Land Use Efficiencies (Part 1 of Work Task 2 of Sequential UGB Work Plan) – The whole task of work (Land Use Efficiencies and a UGB Amendment are due by March 1, 2026. To make this deadline the land-use efficiencies needs to be completed by September 1, 2025.

This project includes the identification of Land Use Efficiency Measures to accommodate the unmet residential land need identified in McMinnville’s Housing Needs Analysis, as well as the unmet commercial and industrial land need identified in McMinnville’s Economic Opportunity Analysis.

One of the largest barriers to affordable housing in McMinnville is land supply. Due to historic growth planning challenges, McMinnville has endured approximately ten (10) years of limited land supply. This constraint has led to a housing supply deficit which has put significant pressure on housing prices in McMinnville resulting in exponential housing price increases, as well as a lack of land supply available for affordable housing development.

McMinnville started its growth planning for the planning horizon of 2003 – 2023 in 2001. This effort was challenged and appealed, resulting in an urban growth boundary amendment that was not successfully acknowledged until April 2021 for that planning horizon of 2003 – 2023. Since cities are meant to plan for growth every fifteen-twenty (15-20) years, the state asked McMinnville to start another growth planning effort focusing on a planning horizon of 2021 – 2041.

Growth planning consists of three (3) basic steps. The City has submitted the work for Step 1 of this process to the Director of the Department of Land Conservation and Development (DLCD), who approved the work, except for one item which was remanded to the City and corrected. Friends of Yamhill County and Mark Davis appealed the DLCD Director’s Decision to the Land Conservation and Development Commission (LCDC), who voted to uphold the DLCD Director’s Decision. The City is waiting on the final decision documents from the state to see if the LCDC decision will be appealed to the Court of Appeals. In the meantime, since the City is under a mandate to finish this work by March, 2026, it needs to move forward with the next step of the process, Step 2.

1. Identify the amount of land needed to support the anticipated housing, employment, and public amenities of a future population at the end of the planning horizon;
2. If there is not enough land within the existing urban growth boundary identify land-use efficiencies that the City would like to enact within its existing urban growth boundary to accommodate the housing and employment need; and
3. If there still is need for additional land within the urban growth boundary to accommodate the future housing, employment and public amenities needed to support the future population at the end of the planning horizon, amend the urban growth boundary to accommodate that land need.

Discussion

The City and its consultant EConorthwest have sub-contracted with Jet Consulting (Elizabeth Decker) to complete this Land Use Efficiencies work, including a code audit of McMinnville Municipal Code (MMC) Title 17 to identify and revise land use and development regulations as necessary. At this meeting, Elizabeth Decker will lead a presentation alongside city and EConorthwest staff to introduce the Land Use Efficiencies project and present initial observations and findings from the code audit, as well as potential land use efficiencies measures for consideration and discussion.

- The Project Advisory Committee (PAC) will be focusing on Land Use Efficiencies at their February 19, 2025 meeting, and will revisit this work in Summer 2025.
- Planning Commission and City Council will revisit this work in Summer 2025.

It is important to note that the City must evaluate land-use efficiencies to meet its land need within the existing urban growth boundary prior to amending the urban growth boundary. However, the City can determine what land-use efficiencies it wants to enact based on the local values and principles of the community of McMinnville. Discussions about minimum lot sizes, housing density, etc., are all local value decisions to reflect McMinnville's own unique sense of place and community.

Some recent land-use efficiencies adopted by other Oregon cities for reference: Sisters, Oregon, November, 2022 - [SISTERS HOUSING IMPLEMENTATION PLAN](#)

Attachments (Links):

Presentation slides will be distributed to the Planning Commission and City Council a day in advance of the meeting.

Background Documents

- McMinnville [Housing Needs Analysis](#) (HNA)¹ (available on City's website)
- McMinnville [Economic Opportunities Analysis](#) (EOA)² (available on City's website)
- [McMinnville Growth Management and Urbanization Plan \(MGMUP\) 2003 Urban Growth Boundary \(UGB\) Remand project webpage](#)³

Project Webpage

- [G 4-24 and G 3-24 City Project Webpage](#)⁴

HPS and Land Use Efficiencies Past Meetings

- [December 10, 2024 Joint Work Session of City Council & Planning Commission Meeting](#)⁵
 - Proposed Housing Production Strategies
- [October 22, 2024 Joint Work Session of City Council & Planning Commission Meeting](#)⁶

Staff Recommendation

Discuss initial observations and findings from the code audit, as well as potential land use efficiency measures to provide feedback to staff and the Project Advisory Committee.

¹ https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/community_development/page/9081/mcminnville_hna_final_draft_08.30.23.pdf

² https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/community_development/page/9081/mcminnville_eoa_final_draft_08.30.23.pdf

³ <https://www.mcminnvilleoregon.gov/cd/page/mgmup-2003-ugb-remand-project>

⁴ <https://www.mcminnvilleoregon.gov/cd/page/housing-production-strategy-hps-and-land-use-efficiencies-g-4-24-and-g-3-24>

⁵ <https://www.mcminnvilleoregon.gov/citycouncil/page/joint-work-session-city-council-planning-commission-meeting-530-pm-3>

⁶ <https://www.mcminnvilleoregon.gov/citycouncil/page/joint-work-session-city-council-planning-commission-meeting-530-pm-2>