



City of McMinnville
Planning Department
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MEMORANDUM

DATE: December 2, 2020
TO: Mayor Hill and McMinnville City Council
FROM: Heather Richards, Planning Director
SUBJECT: Response to Public Comment in December 1, 2020 Ordinance No. 5098 Public Hearing

Sid Friedman, Friends of Yamhill County Testimony

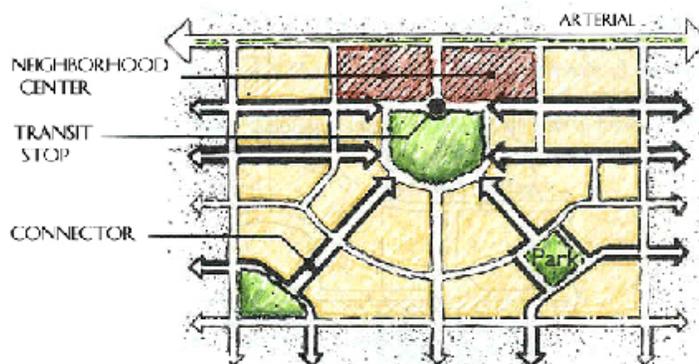
Question:

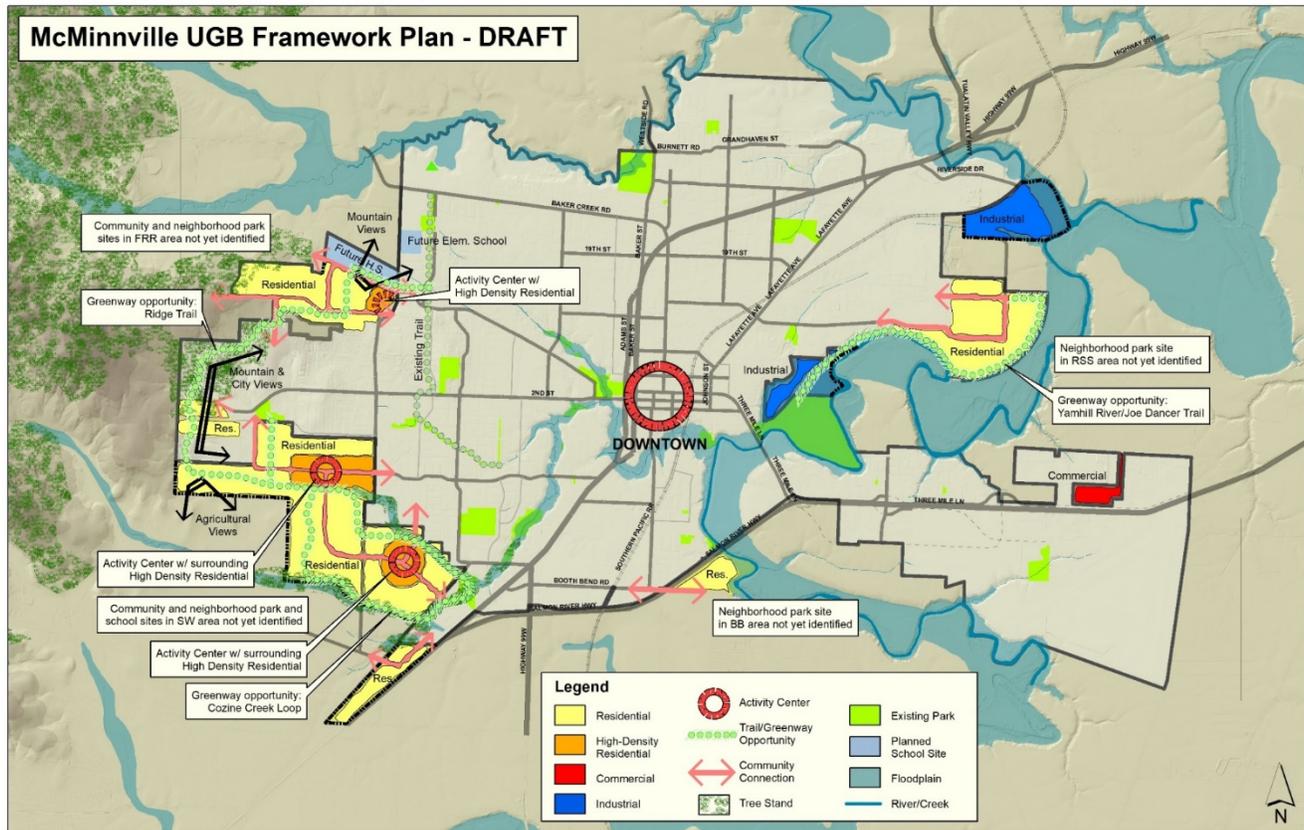
- *Is the guidance for restrictions of high and medium density housing relative to the focus area of the NACs too limiting?*

Answer:

- The distance limits for R-5 were intended to apply within the NACs; they do not limit the approval of medium density zoning outside of NAC overlay boundaries.
- The distance limits also are intended to ensure that is a break in the housing form in corridors linking NACs to promote compact nodal development rather than linear strip development.

Figure 2





Question:

- **Does the City's policies prohibit locating high and medium density housing in areas other than the NACs?**

Answer:

No, the policies actually encourage dispersal of high and medium density throughout the community. The NAC language is just relative to the NAC Overlay District which will be geographically specific. Below are other proposed policies regarding location of R5 zoned land.

- **New proposed policy 71.12**, "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."

- **New proposed policy 71.11**, “High-Density residential contains housing of densities from 8 to 30 units per acre, depending on where the high density dwellings are located (the highest densities being in the downtown commercial core and neighborhood activity centers.”

- **Proposed Amendments to Comprehensive Plan Policy 71.13.** The following factors should serve as criteria in determining areas appropriate for high-density residential development:
 1. Areas which are not committed to low or medium density development, unless identified for infill and/or redevelopment.;
 2. Areas which can be buffered by topography, landscaping, collector or arterial streets, or intervening land uses from low density residential areas in order to maximize the privacy of established low density residential areas;
 3. Areas which have direct access from a major collector or arterial street;
 4. Areas which are not subject to development constraints limitations;
 5. Areas where the existing public facilities have the capacity for additional development;
 6. Areas within a one-half mile wide corridor centered on existing or planned public transit routes;
 7. Areas within one-quarter mile from neighborhood and general commercial shopping centers or designated neighborhood activity center; and
 8. Areas adjacent to, or incorporating, either private or public permanent open space.

- **Proposed Amendment to Existing Policy 90.00.**

Greater residential densities shall be encouraged to locate along collectors and minor arterials, within one-quarter mile from neighborhood and general commercial shopping centers or within neighborhood activity centers, and within a one-half mile wide corridor centered on existing or planned public transit routes.

- **New Proposals:**

8.70 *The City should evaluate its locational policies for low, medium, and high-density residential development to ensure they sufficiently allow for “finer-grained” zoning and land use with a mix of housing types and densities within a neighborhood without segregated land use patterns that can result from conventional zoning districts uniformly applied to large land areas.*

And the existing policy 71.09 provides the criteria for the location of medium and high density housing (R-3 and R-4)

- **Existing Policy 71.09 Medium and High-Density Residential (R-3 and R-4)** - The majority of residential lands in McMinnville are planned to develop at medium density range (4 – 8 dwelling units per net acre). Medium density residential development uses include small lot single-family detached uses, single family attached units, duplexes and triplexes, and townhouses. High density residential development (8 – 30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments:

1. *Areas that are not committed to low density development;*
2. *Areas that have direct access from collector or arterial streets;*
3. *Areas that are not subject to development limitations such as topography, flooding, or poor drainage;*
4. *Areas where the existing facilities have the capacity for additional development;*
5. *Areas within one-quarter mile of existing or planned public transportation; and*
6. *Areas that can be buffered from low density residential areas in order to maximize the privacy of established low density residential areas.*

Staff would like to recommend a new amendment to existing Comprehensive Plan Policy 71.09 per the following:

New Proposed Amendment to Existing Policy 71.09 Medium and High-Density Residential (R-3 and R-4) - The majority of residential lands in McMinnville are planned to develop at medium density range (4 – 8 dwelling units per net acre). Medium density residential development uses include small lot single-family detached uses, single family attached units, duplexes and triplexes, and townhouses. High density residential development (8 – 30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments:

1. *Areas that are not committed to low density development;*
2. *Areas that have direct access from collector or arterial streets; or a local collector street within 600' of a collector or arterial street; or (similar to proposed MMC Amendment 17.21.010(C))*
3. *Areas that are not subject to development limitations such as topography, flooding, or poor drainage;*
4. *Areas where the existing facilities have the capacity for additional development;*
5. *Areas within one-quarter mile of existing or planned public transportation; and*
6. *Areas that can be buffered from low density residential areas in order to maximize the privacy of established low density residential areas.*

Question:

- ***The Residential Housing Needs Analysis describes a need for 72 acres of R5 zoning and this proposal only states the need for 36 acres of R5 zoning in the expansion land. How can the city meet its residential need if it does not account for the 72 acres of R5 zoning?***

Answer:

- The Residential Housing Needs Analysis identified the need for 112 acres of multi-family housing (tri-plex or larger). Both the R4 and R5 zone allow this housing type. See Table 3 of the Plan (page 20). Based on land-use efficiencies the City identified the need for 40 acres of R4 zoned land and 72 acres of R5 zoned land to achieve this need. The City planned for all 72 acres of R5 zoned land to occur within NACs, 36 acres in the existing UGB and 36 acres in the expansion area (Table 71, Findings, page 165).
- Table 2 and Table 3 of the Plan, and Table 7 and Table 8 of Appendix B indicated a need for 1,685 apartment units as a housing type in the planning horizon.

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- The City anticipated that this would be achieved with 72 acres of R5 zoned land and 40 acres of R4 Zoned land. 36 acres of the R5 zoned land was intended to occur within the existing UGB. Since the plan was held up in the court system for five years, the development of that 36 acres of R5 zoned land within the NACs did not occur within the existing UGB.
- Technical Memorandum #17B (attached) shows that 900 units of multi-family housing was developed within the existing UGB since the adoption of the 2003 plan, 53% of the overall planned need for this housing type. This leaves a remaining need of 47% of the multi-family housing outside the current UGB, which calculates to 33.84 acres of R-5 zoning and 18.8 acres of R-4 zoning. Thus, the 36 acres stated in the proposed Plan for R-5 zoning exceeds the identified need for R-5 zoning.