



City of McMinnville
Planning Department
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MEMORANDUM

DATE: November 18, 2020
TO: Mayor and Councilors
FROM: Heather Richards, Planning Director
SUBJECT: MGMUP UGB Update

Mayor and Councilors,

We are happy to deliver to you a binder of documents related to your consideration of the McMinnville Growth Management and Urbanization Plan, which includes a proposed UGB amendment, proposed comprehensive plan map amendments and policy amendments, and proposed zoning code amendments.

As you know this builds on the 15 years of hard work that Ron Pomeroy and Doug Montgomery put into this planning effort, including years of community engagement, public open houses, public hearings and decision-making. It feels good to try and bring their project to a conclusion. It is truly a legacy project for McMinnville.

We tried to set up the binder so that it is user friendly. I encourage you to look over these documents this week and get familiar with where they are and what they are, as we will be delivering a second packet of documents to add to your binder next Tuesday, November 24, 2020. That second set of documents will be the final staff report, the Ordinance to adopt the MGMUP and the Findings for the MGMUP (another large and wieldy document for you to enjoy).

You will note that there are many different maps inserted into the documents and we recognize that they are hard to read. We have provided an 11" x 17" map repository of all of the maps as Attachment 4 to Appendix C.

Appendix C is the remand work and it will be important for you to be familiar with it as that is the crux of your decision-making in the next couple of weeks.

I am extremely proud of the McMinnville planning team for putting this together. It is very unusual for an internal team to be able to do this type of project with limited resources in a very compressed timeframe.

With that said, we are here to serve you – to ensure that you have enough information and the right information to make the decisions that are in front of you as policy makers. If you have any questions, or need more information please do not hesitate to contact me, via email or phone. We will do everything that we can to answer your questions, and provide the same answers to the full City Council.

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As with other projects we will start collecting public testimony and providing that to you as part of your meeting materials starting on November 24, 2020. Then, as the testimony comes in daily after November 24, 2020, we will send out an email each night with the new testimony so that you have it as soon as we receive it.

The Public Information Sessions have been going really well. People are showing up, listening, asking questions and providing their comments. We are encouraging them to testify at the public hearing if they feel so inclined.

And lastly, we sent out over 1000 letters to property owners that are directly impacted and those that have property within 300 feet of the directly impacted property owners. Needless to say we are now fielding many phone calls and emails with inquiries and comments. Everyone has been really gracious.