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IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

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SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance Adopting )  
 the McMinnville Growth Management and )  
 Urbanization Plan, McMinnville Urban )  
 Growth Boundary, Appendices, and ) ORDINANCE 730  
 Supporting Findings as Part of the Yamhill )  
 County Comprehensive Plan, and Declaring )  
 an Emergency. )

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (“the Board”) sat for the transaction of county business in formal session on October 16, 2003, in room 32 of the courthouse, Commissioners Leslie Lewis, Kathy George, and Mary P. Stern being present.

THE BOARD MAKES THE FOLLOWING FINDINGS:

A. In August, 2000, the McMinnville Planning Department contracted with ECONorthwest to prepare a residential buildable lands and land needs analysis that would provide a legislative review of its comprehensive plan in order to determine if adequate land exist within the McMinnville urban growth boundary sufficient to support future residential growth. The analysis would also serve to update elements of the McMinnville Comprehensive Plan, Volume 1, related to housing, community facilities, and urbanization.

B. The first draft of the “McMinnville Residential Land Needs Analysis” was completed in January, 2001, and presented to the McMinnville Planning Commission and McMinnville City Council at a public work session held on January 23, 2001. Joint public hearings before the planning commission and city council were held on February 27 and April 10, 2001, at which considerable public testimony was received regarding the draft analysis. In addition, a public hearing before the Citizens’ Advisory Committee (CAC) was held on March 20, 2001, during which additional public testimony concerning the draft analysis was received. A final public hearing on the analysis was held before the planning commission and city council on May 22, 2001, at which time the “McMinnville Residential Land Needs Analysis” was adopted. Subsequent to that action, the Oregon Department of Land Conservation and Development appealed the city’s decision to the Oregon Land Use Board of Appeals (LUBA). On December 19, 2001, LUBA remanded the city’s decision.

C. In response to the remand, the city conducted community-wide public forums on June 3 and July 8, 2002 in an effort to solicit input regarding McMinnville’s future growth and how it should best be managed. Following the public forums, at which over 150 people participated, a joint work session was held on September 17, 2002, with the city council, planning commission, citizens’ advisory committee, McMinnville Urban Area Management Commission, and Yamhill County

Board of Commissioners to review the results of those forums and to provide direction to staff regarding preparation of the "McMinnville Growth Management and Urbanization Plan".

D. The draft "McMinnville Growth Management and Urbanization Plan" was presented to the reviewing bodies noted in the preceding paragraph at a public work session held on June 18, 2003. An additional joint public work session was held on July 21, 2003. Joint public hearings with these same reviewing bodies were held August 4 and 5, 2003, to receive public testimony regarding the draft plan.

E. At a final joint public hearing on August 12, 2003, after studying the testimony provided and the contents of the draft plan, the planning commission, McMinnville Citizens' Advisory Committee, McMinnville Urban Area Management Commission, and Yamhill County Board of Commissioners recommended to the city council that the plan be adopted, subject to certain amendments, with findings to be prepared for adoption on October 14, 2003. The amendments to the draft plan included the following: 1) that the "Thompson Property" be added to the proposed urban growth boundary expansion; 2) that an amount of land similar to that contained in the Thompson property be excluded from the southwest sub-area; 3) that all maps and text be revised accordingly; and 4) that the changes recommended by staff in the memorandum entitled "Response to comments received during McMinnville Growth Management and Urbanization Plan public hearings" dated August 12, 2003, be incorporated into the plan, with the exception of the recommendation pertaining to the exclusion of floodplain land from the proposed boundary expansion (include such land in boundary expansion).

F. The McMinnville City Council met on October 14, 2003 to review and adopt the findings and statement of reasons in support of the "McMinnville Growth Management and Urbanization Plan" as provided herein; NOW THEREFORE,

THE YAMHILL COUNTY BOARD OF COMMISSIONERS ORDAINS as follows:

Section 1. That the "McMinnville Growth Management and Urbanization Plan" dated May 2003, as described and amended in the following description, a copy of which is attached hereto and incorporated herein by this reference, is hereby adopted as part of the Yamhill County Comprehensive Plan, including the following appendices:

(a) Appendix A, "Population and Employment Justification", is adopted as an update to the "McMinnville Residential Land Needs Analysis" dated May, 2001, and the "McMinnville Economic Opportunities Analysis" dated November, 2001.

(b) Appendix B, "Revised Buildable Land Analysis", is adopted as an update to the "McMinnville Residential Land Needs Analysis" dated May, 2001, and the "McMinnville Economic Opportunities Analysis" dated November, 2001. Table 13 of Appendix B is further amended to reflect revised employment forecasts, and Table 24 is amended to reflect adjustments to public and semi-public land needs as described in the Planning Department's "Response to comments received during McMinnville Growth Management and Urbanization Plan public hearings memorandum dated August 12, 2003.

(c) Appendix C, "Alternative Sites Analysis" is adopted to satisfy the requirements of ORS 197.298 and the requirements of Statewide Planning Goals 2 and 14.

Section 2. That the "McMinnville Growth Management and Urbanization Plan - Findings", dated October 14, 2003, a copy of which is attached hereto and incorporated herein by this reference, is hereby adopted as part of the Yamhill County Comprehensive Plan.

Section 3. That the Yamhill County Comprehensive Plan Map is amended to reflect a revised urban growth boundary consistent with the boundary contained in the "McMinnville Growth Management and Urbanization Plan", as amended by the addition of the Thompson property and deletion of parcels in the southern portion of the southwest sub-area, a copy of which is attached hereto and incorporated herein by this reference.

Section 4. That the "McMinnville Growth Management and Urbanization Plan" is further amended to reflect changes to certain information, text, tables, and maps as caused by the inclusion of the Thompson property into the proposed urban growth boundary, and removal from the proposed boundary of two parcels located in the southern portion of the southwest sub-area. These changes are summarized in the document entitled "McMinnville Growth Management and Urbanization Plan - Addendum" dated October 14, 2003, a copy of which is attached hereto and incorporated herein by this reference.

Section 5. This ordinance being necessary for the health and welfare of the citizens of Yamhill County and an emergency having been declared to exist, shall become effective upon passage.

DONE this 16<sup>th</sup> day of October at McMinnville, Oregon.

ATTEST

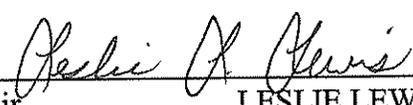
YAMHILL COUNTY BOARD OF COMMISSIONERS

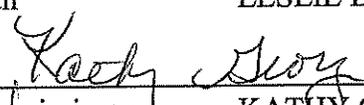
CHARLES STERN  
County Clerk

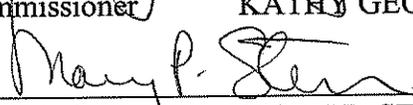
By:   
Deputy County Clerk CAROL ANN WHITE

APPROVED AS TO FORM:

  
JOHN M. GRAY, JR.  
Yamhill County Counsel

  
Chair LESLIE LEWIS

  
Commissioner KATHY GEORGE

  
Commissioner MARY P. STERN