



**City of
McMinnville**

PLANNING

Natural Resources: Work Session

January 21, 2026

Agenda

- 1. Intro**
- 2. Process**
- 3. Riparian Corridos**
- 4. Significant Tree Groves**
- 5. Significant/Landmark Trees**
- 6. Scenic Viewpoints and Viewsheds**
- 7. Next Steps**

1. Introduction

Tonight's Work Session

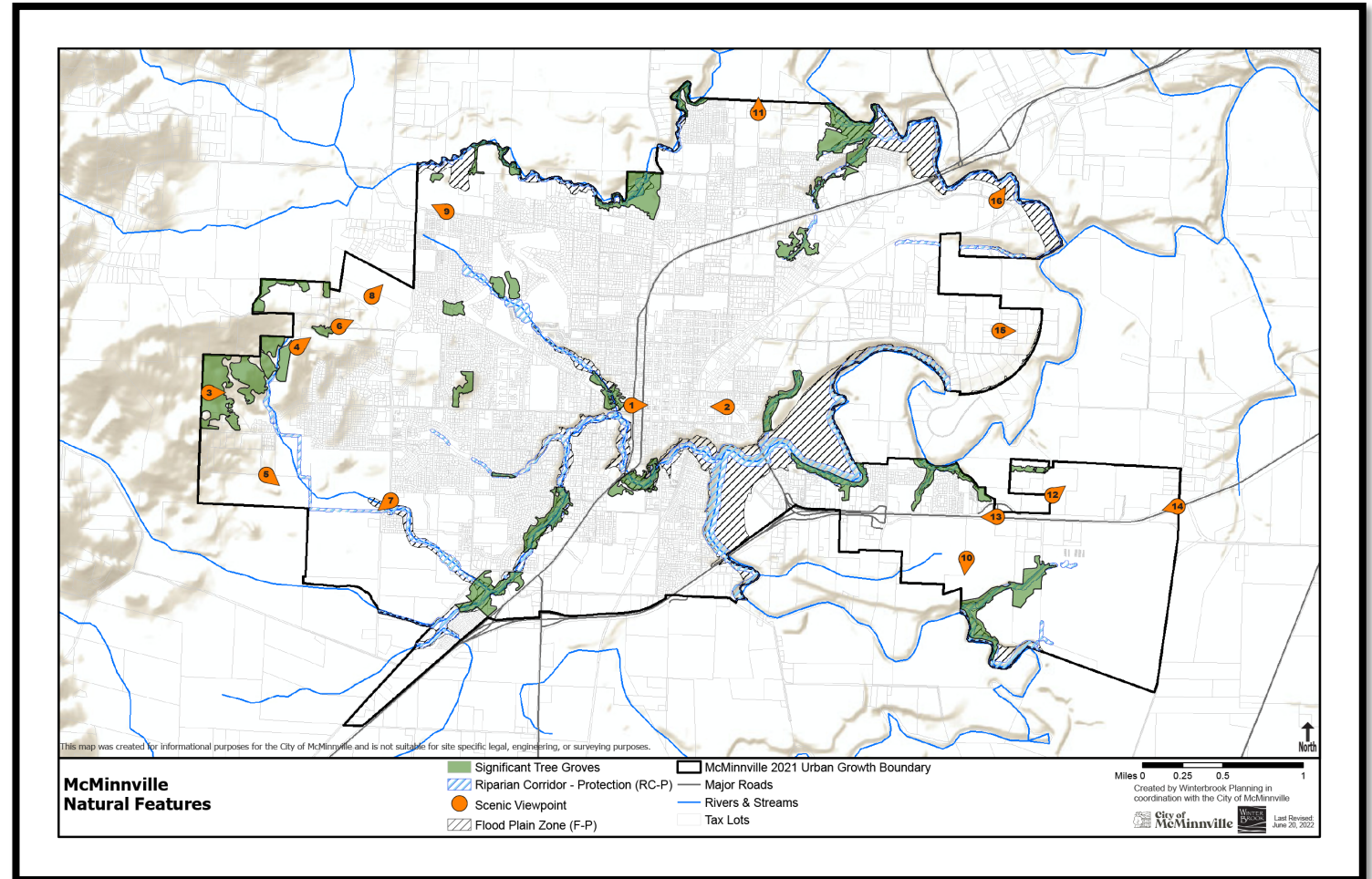
Session Goals:

- ☐ Update Council & Planning Commission on Natural Resources planning
- ☐ Summarize progress and key points from June 18, 2025 session
- ☐ Address outstanding questions
- ☐ Present final code recommendations
- ☐ Outline remaining tasks



History

- ❑ **2020 – McMinnville Growth Management and Urbanization Plan (MGMUP) and the 2020 Urban Growth Boundary (UGB) Update**
 - **Require Goal 5 (Natural Resources Update)**
- ❑ **Inventoried in 2021-22**
 - **Riparian Corridors**
 - **Tree Groves**
 - **Scenic Viewpoints and Viewsheds**
- ❑ **Draft Programs Created**
- ❑ **Presented to CC/PC at Work Sessions 2022, 2023 and June 18, 2025 Work Session**



2. Process



Process since June 2025 Work Session

1. Presented at Work Session

- Work session held on June 18, 2025

2. Outreach to Tree Grove property owners

- August 8, 2025
- Comments in support
- Request for alterations

3. Agencies notified

- Two-week mailings on:
 - September 16, 2025
 - December 12, 2025
- Met with agencies as well

4. LRC Recommendation

- Meetings with LRC held on: December 3 & 29, 2025
- LRC recommended program



Code: 17.06 and 17.47.100 - .190

Attachment:

1. Chapter 17.06 "Definitions"
2. Chapter 17.47 "Natural Resources Protection Overlay Zones"

3. Riparian Corridors



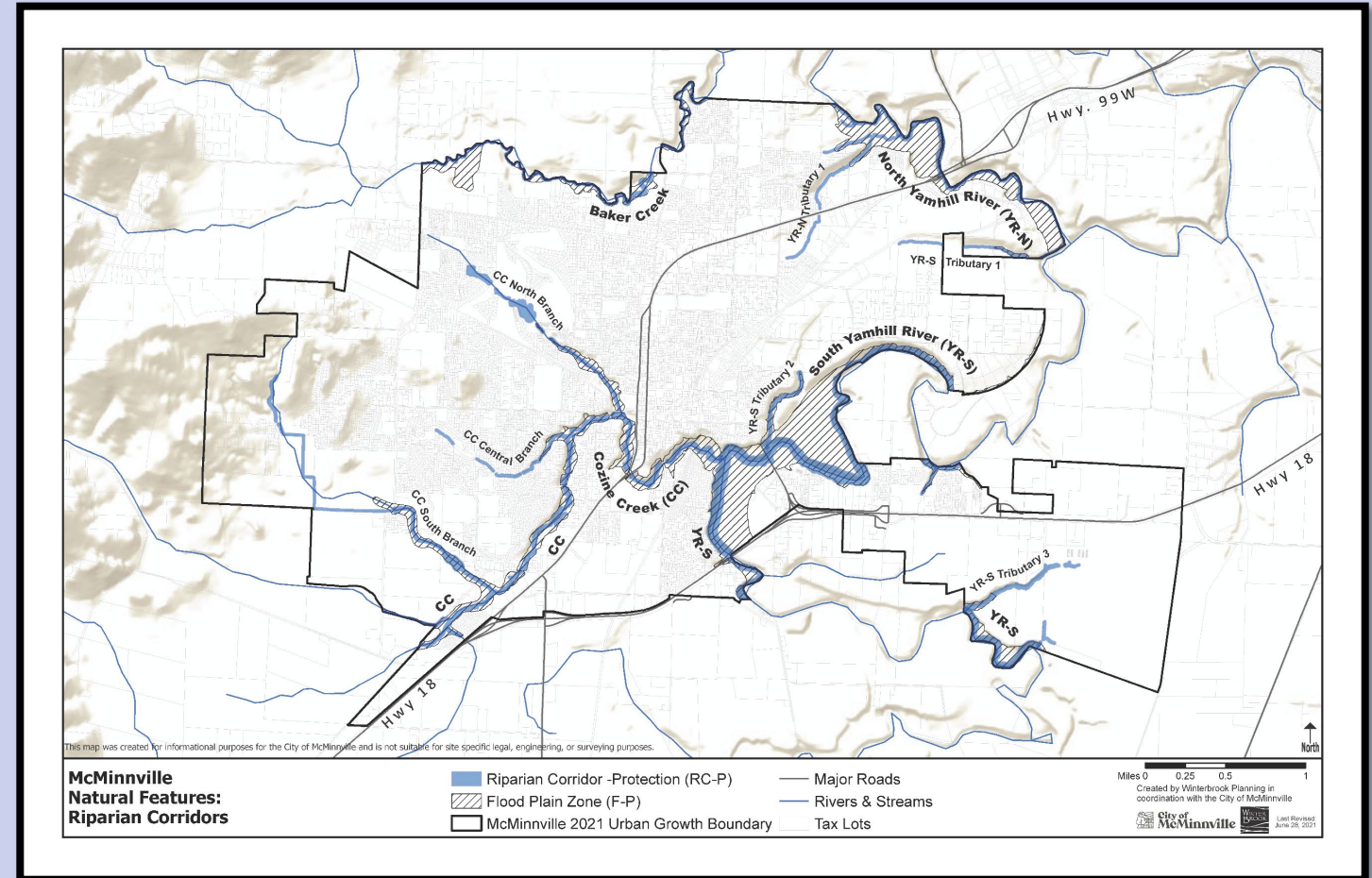
Work Session Presentation

Code: 17.47.100 - .190

Attachment:

2. Chapter 17.47 "Natural Resources Protection Overlay Zones"

- ❑ Eleven Riparian Corridors Inventoried
- ❑ Followed "Safe Harbor" under OAR 660-023-0030
- ❑ 75' from bank of South Yamhill River
- ❑ 50' from bank of all other fish-bearing streams
- ❑ No Goal 5 ESEE analysis required because of safe harbor
- ❑ Most riparian corridors within 100-year floodplain



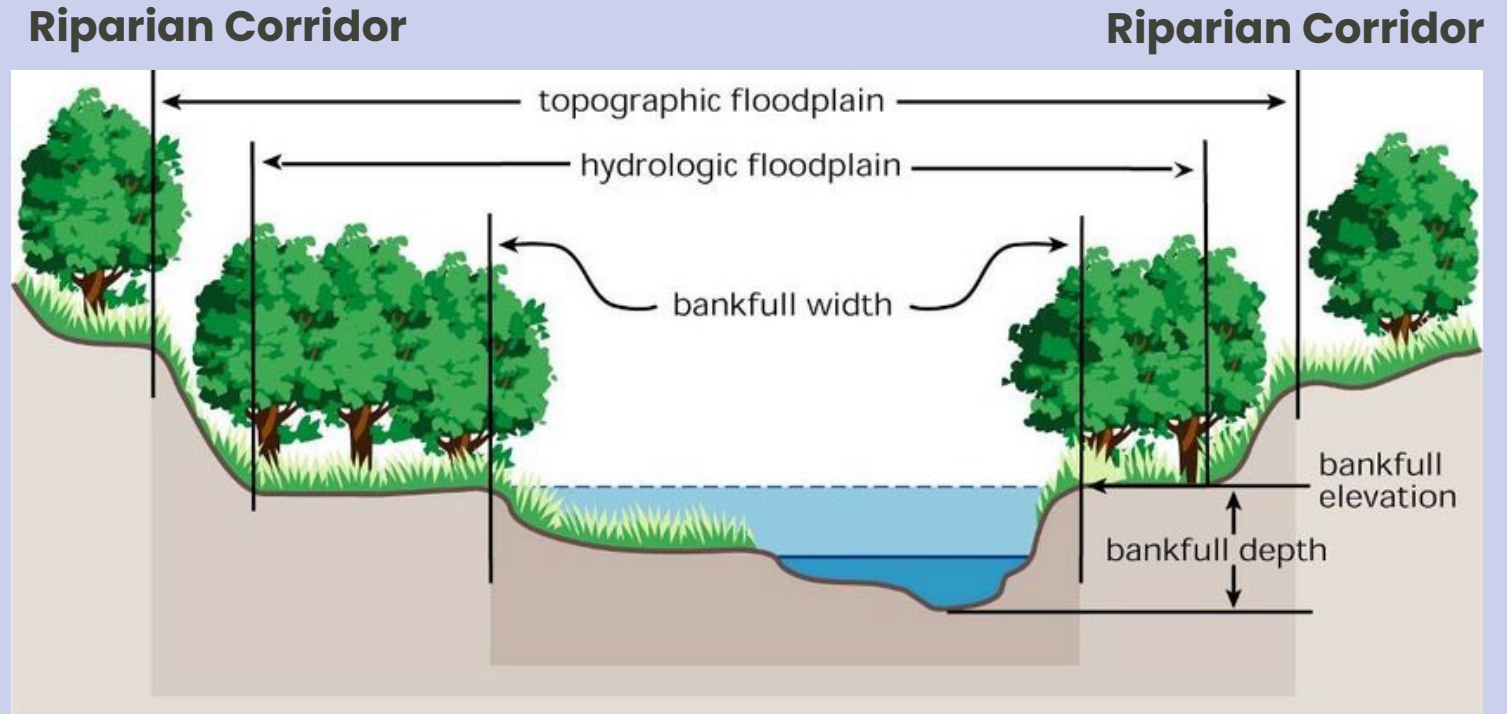
Work Session Presentation

Code: 17.47.100 - .190

Attachment:

2. Chapter 17.47 "Natural Resources Protection Overlay Zones"

- ❑ **Eleven Riparian Corridors Inventoried**
- ❑ **Followed "Safe Harbor" under OAR 660-023-0030**
- ❑ **75' from bank of South Yamhill River**
- ❑ **50' from bank of all other fish-bearing streams**
- ❑ **No Goal 5 ESEE analysis required because of safe harbor**
- ❑ **Most riparian corridors within 100-year floodplain**



Bank = Bankfull Width

CC/PC Questions

Code: 17.47.100 - .190

Attachment:

2. Chapter 17.47 “Natural Resources Protection Overlay Zones”

**No questions were
unanswered from the
June 18, 2025,
Joint Work Session**



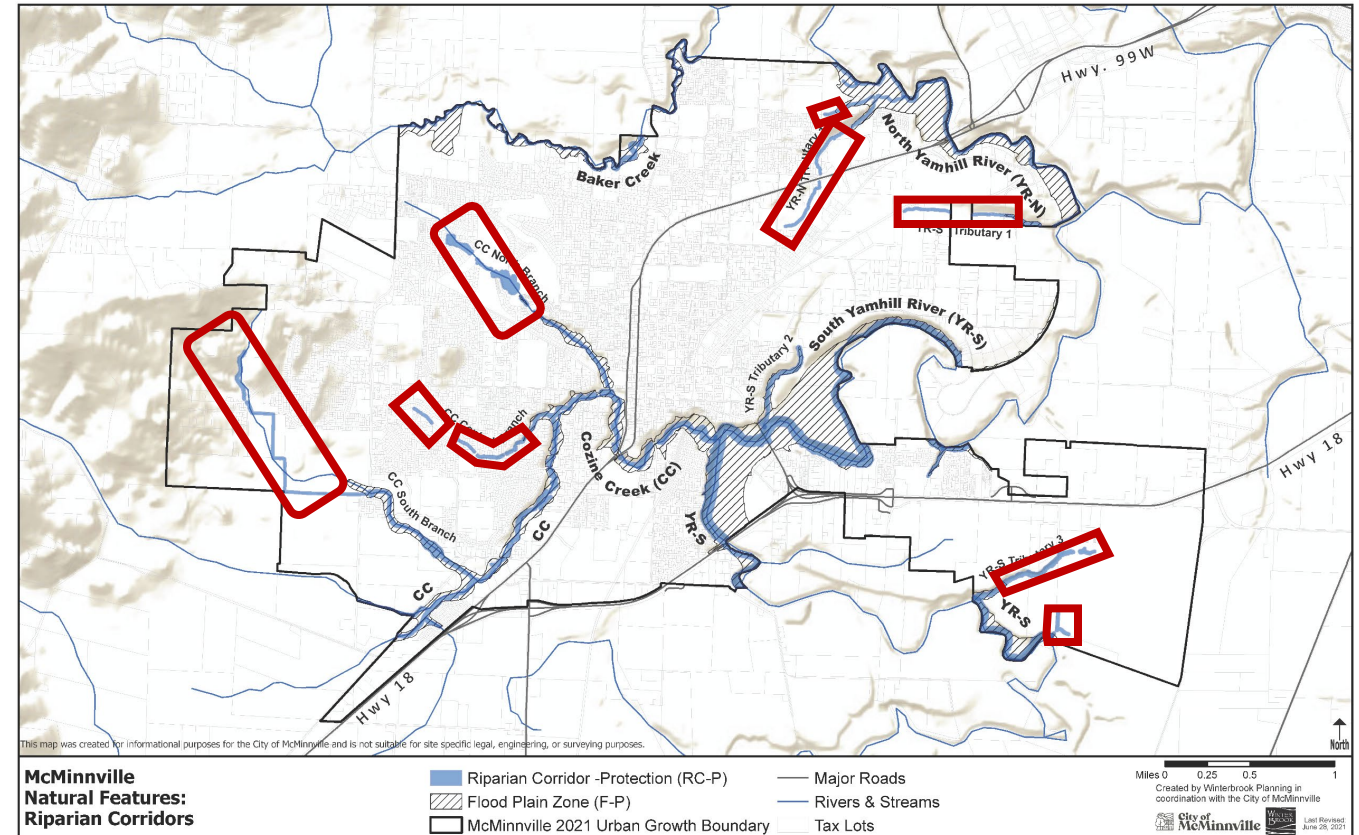
Property Owner Request

Code: 17.47.100 - .190

Attachment:

2. Chapter 17.47 "Natural Resources Protection Overlay Zones"

Remove tributaries from the Riparian Corridor overlay and rely on floodplain zone for protections of Riparian Corridors with floodplains.



Recommendation – Safe Harbor

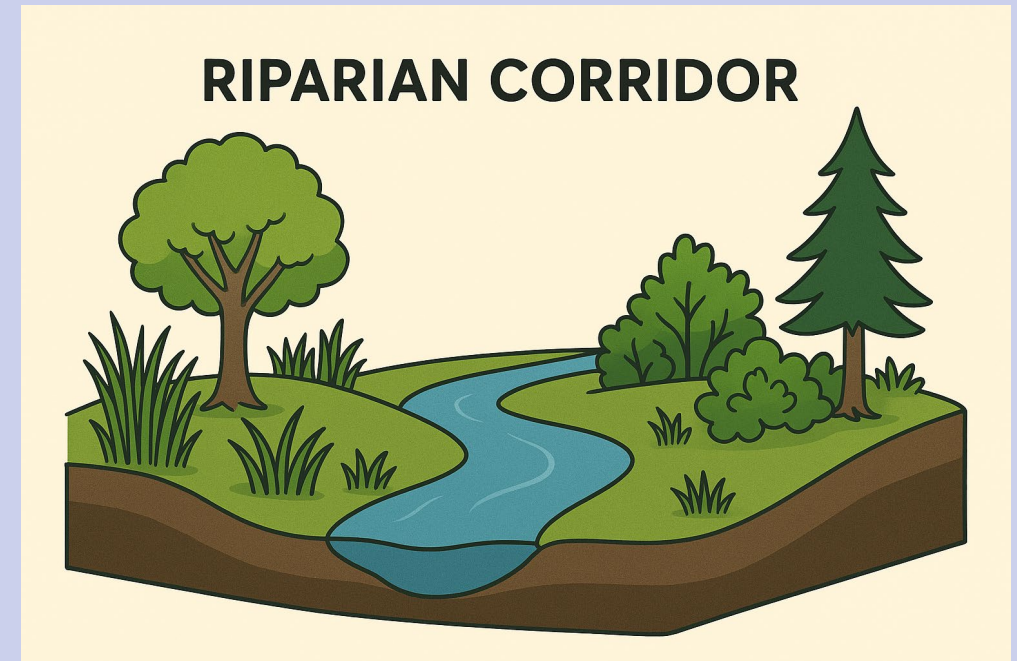
Code: 17.47.110 - .190

Attachment:

2. Chapter 17.47 “Natural Resources Protection Overlay Zones”

Safe Harbor Standards (Sections 17.47.110 & 17.47.190):

- ☐ 75 ft setback from South Yamhill River
- ☐ 50 ft setback from other fish-bearing streams
- ☐ Adjustments allowed with City-approved engineering study



Recommendation – Safe Harbor

Code: 17.47.110 - .190

Attachment:

2. Chapter 17.47 “Natural Resources Protection Overlay Zones”

**To adopt an alternative Overlay boundary:
Follows OAR 660–023–0030 and 0040**

Goal 5 Process:

- (1) Inventory resources**
- (2) Determine significance**
- (3) Identify conflicting uses and define impact area**
- (4) Analyze ESEE consequences of three program options—full protection, no protection, and limited protection; and**
- (5) Adopt a program to achieve Goal 5**



Recommendation – Safe Harbor

Code: 17.47.100 - .190

Attachment:

2. Chapter 17.47 “Natural Resources Protection Overlay Zones”

Management Standards – “Safe Harbor”

(Sections 17.47.120 to 17.47.180)

- ☐ **Development:** No permanent riparian alteration except limited uses (e.g., recreation, removal of non-native or hazardous vegetation, public facilities, utilities, trails, replacing existing structures).
- ☐ **Vegetation Management:** Removal restricted; allowed for non-natives (replace with natives) or approved uses.
- ☐ **Relief Mechanisms:** Density transfer, economic hardship variances, mapping corrections, unbuildable parcel relief.
- ☐ **Alternative Protections:** Limited development if equal/better protection; ≤50% riparian width impacted

Code: 17.06, and 17.47.000 - .300

Attachment:

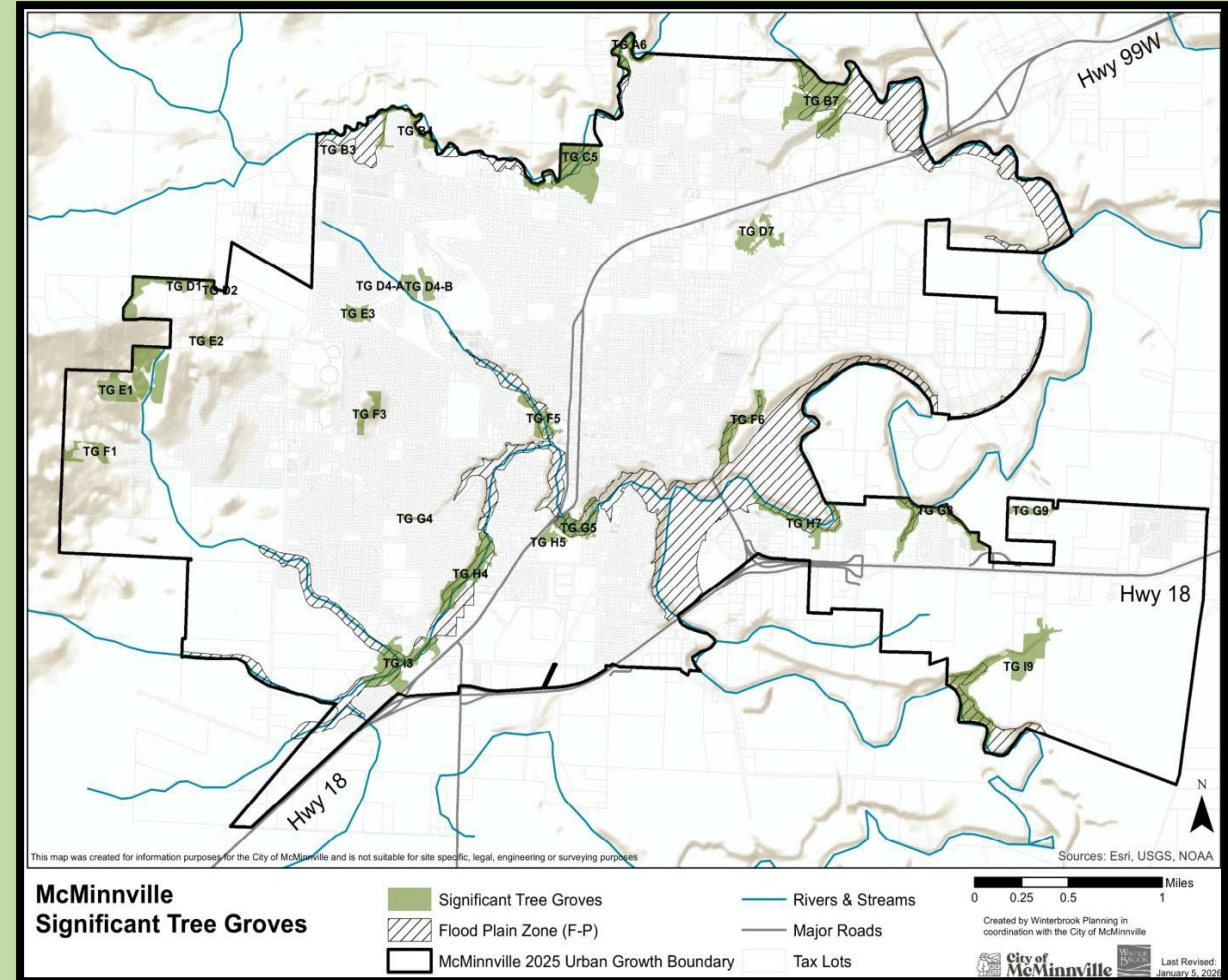
1. Chapter 17.06 "Definitions"
2. Chapter 17.47 "Natural Resources Protection Overlay Zones"

4. Significant Tree Groves

Work Session – June 18, 2025

Code: 17.47.000
Attachment: 2. Chapter 17.47 “Natural Resources Protection Overlay Zones”

- ❑ **Thirty groves identified**
 - Predominantly 25’ tall or more
 - One acre of contiguous canopy
- ❑ **Field assessment – point system based on ten functional criteria**
 - 27 groves ranked as “significant”
- ❑ **Goal ESEE analysis in process – required prior to developing a protection program (tree grove subdistrict)**



PC + CC questions

Code: 17.47.280 - .300

Attachment:

2. Chapter 17.47 “Natural Resources Protection Overlay Zones”

Question: Economic Hardship – Alter Groves?

- ☐ **Requires variance under Sec. 17.47.280**
- ☐ **Must meet specific criteria; Planning Commission reviews**
- ☐ **Some discretion, but approval depends on compliance**

Question: Grove becomes too small and is eliminated?

- ☐ **Yes, if below size/scoring thresholds**
- ☐ **Boundary adjustments allowed (Sec. 17.47.290–300)**



Recommendation

- **Code:** 17.47.200 - .300
- **Attachment:** 2. Chapter 17.47 "Natural Resources Protection Overlay Zones"

Significant Tree Groves and ESEE Analysis

- Adopt 26 significant tree groves (minus 1 following August 8, 2025, notification to property owners)
- Adopt ESEE Analysis

Applicability (Section 17.47.210)

- All development on lots with a significant tree grove

Exceptions:

- Existing disturbed side/rear yards of residential lots <10,000 sq. ft.
- Structure/impervious surface replacement
- Routine maintenance (lawns, non-native removal >10' from bank, pruning for health)

City Exceptions:

- Emergencies, restoration, maintenance/replacement of facilities

Note: Canopy protection only applies to properties where the trunk of the tree is.

Recommendation

- **Code:** 17.47.200 - .300
- **Attachment:** 2. Chapter 17.47 “Natural Resources Protection Overlay Zones”

Development (Sec. 17.47.220–240)

- ☐ No permanent alteration of groves
- ☐ Limited uses allowed: recreation, hazard tree removal, restoration, public facilities, replacing structures

Vegetation (Sec. 17.47.240–250)

- ☐ Removal limited; must replace with natives

Relief (Sec. 17.47.260–280)

- ☐ Options: zone adjustments, density transfer, hardship variances, mapping corrections, unbuildable parcel relief

Code: 17.06 and 17.58 -.020, -.040, -.050, -.070, -.075, -.090

Attachments:

1. Chapter 17.06 “Definitions”
3. Chapter 17.58 “Trees”

5. Significant/Landmark Trees



Work Session – June 18, 2025

Code:

Attachments:

1. Chapter 17.06 “Definitions”

Proposed two new tree categories: landmark and significant.

Trees located on private or public property

Landmark Trees: UGB that are either:

- **≥ 36 " dbh OR Oregon white oak ≥ 12 " dbh**
- **Excludes nuisance, diseased, dead, dangerous**

Significant Trees:

- **12"–36" dbh OR ≥ 6 " dbh in F–P, NH–P, RC–P zones**
- **Excludes nuisance, diseased, dead, dangerous**

Dbh (diameter at breast height) = diameter at 4.5 feet above ground



PC + CC questions

Code: 17.58 -.040,- .075,
Attachments:
3. Chapter 17.58 "Trees"

Question: Fee for Removing Tree? Sliding scale based on intent?

- ☐ Director may choose Class 1–3 violation
- ☐ Fee: \$1,000–\$5,000 per tree (Sec. 17.58.075)

Question: What burden should be placed on private property, and how will the program be managed, considering the impact on staff resources?

- ☐ Program modified with Landscape Review Committee
- ☐ Adjusted significant & landmark tree requirements (Sec. 17.58.040)



Recommendation

Code: 17.06 and 17.58.040

Attachments:

1. Chapter 17.06 "Definitions"
3. Chapter 17.58 "Trees"

Tree Categories

☐ Landmark Trees (Sec. 17.06)

- Voluntary designation by property owner
- Listed in City inventory

☐ Significant Trees (Sec. 17.06)

- DBH $\geq 36"$ OR Oregon white oak $\geq 20"$
- Applies to public/private land in UGB

☐ Exceptions (Sec. 17.58.040)

- Small parcels $< 20,000$ sq. ft.
- Undeveloped parcels: up to 2 removals/year
- Hazardous, diseased, dead, nuisance trees excluded
- No permit or replacement required

Recommendation

Tree Categories

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- Voluntary designation by property owner
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Code: 17.06 and 17.58.040

Attachments:

1. Chapter 17.06 "Definitions"
3. Chapter 17.58 "Trees"

Significant:

- 3-to-1 replacement ratio. On-site (primary), off-site, or FIL if City agrees.

Landmark:

- 3-to-1 replacement ratio + fee. On-site (primary), off-site, or FIL if City agrees.

Code: Comprehensive Plan
Chapter XI “Natural
Resources”

Attachments:

4. Draft Comprehensive
Chapter XI “Natural
Resources”

6. Scenic Viewpoint and Viewsheds

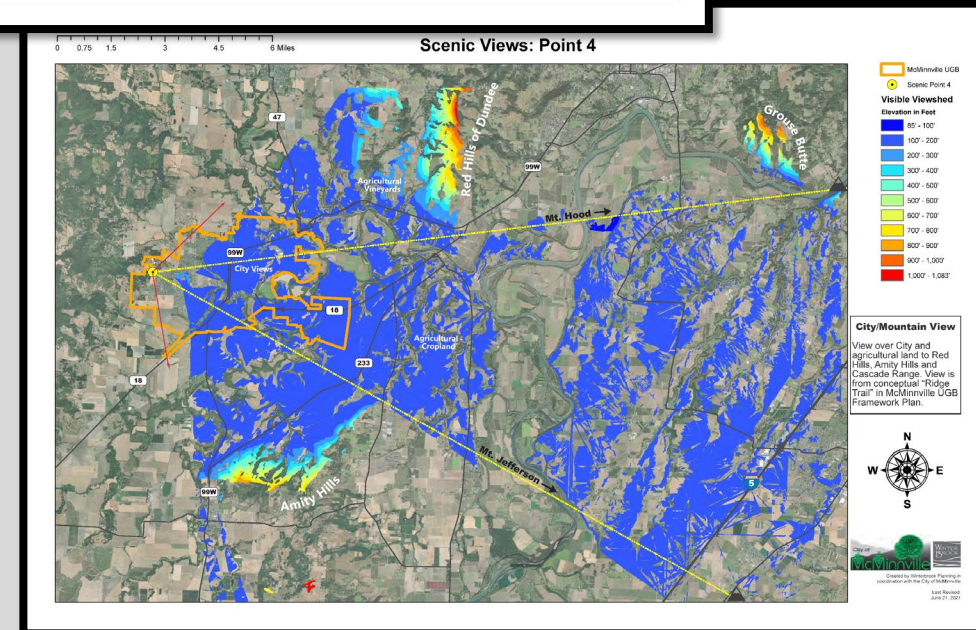
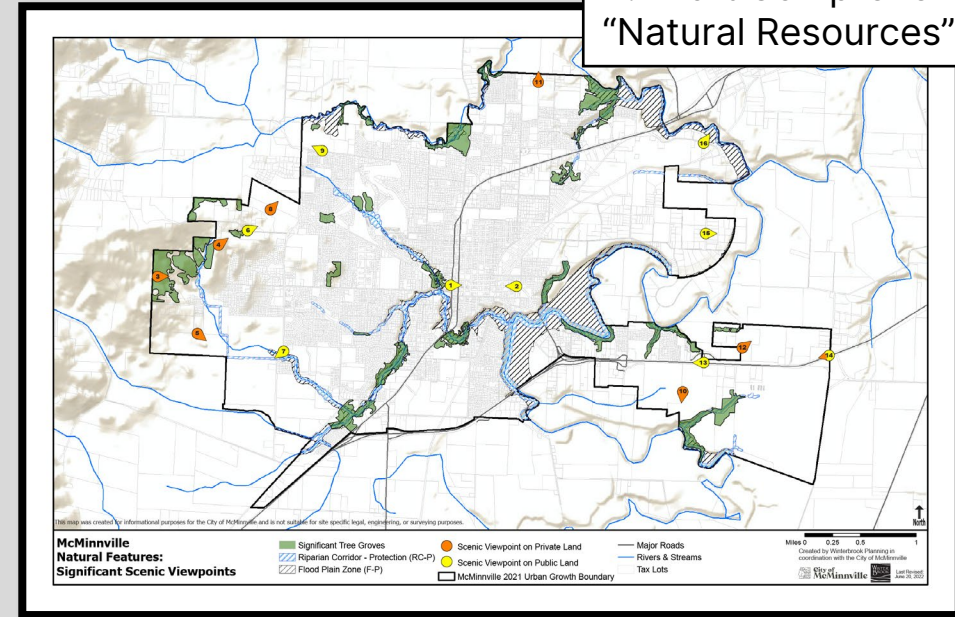


Work Session – June 18, 2025

Code: Comprehensive Plan
Chapter XI “Natural Resources”
Attachments:
4. Draft Comprehensive Chapter XI
“Natural Resources”

Comprehensive Plan Policies

- ❑ **Private Land** – consider options to protect scenic viewsheds by street layout, design of streets and open spaces, circulation systems, and spacing and design of buildings, landscaping, and utilities.
- ❑ **Public Land** – required for creation of and amendments to park master plans and public facilities adopted by Council. Consider the orientation of above-ground infrastructure projects.
- ❑ **Sixteen viewpoints identified:**
 - ❖ Mountain Views
 - ❖ Hill Views
 - ❖ Agricultural Land Views
 - ❖ Riparian Corridor Views
 - ❖ Gateway Views
 - ❖ City Views



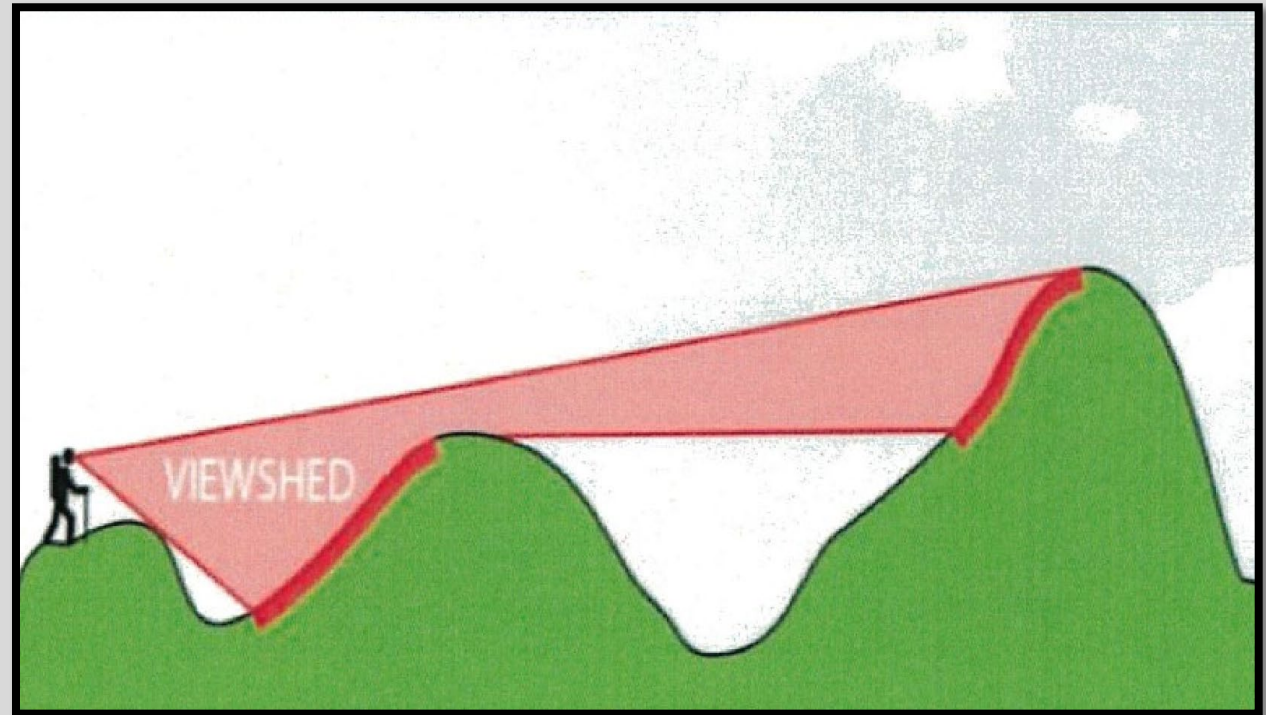
PC + CC questions

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4. Draft Comprehensive Chapter XI
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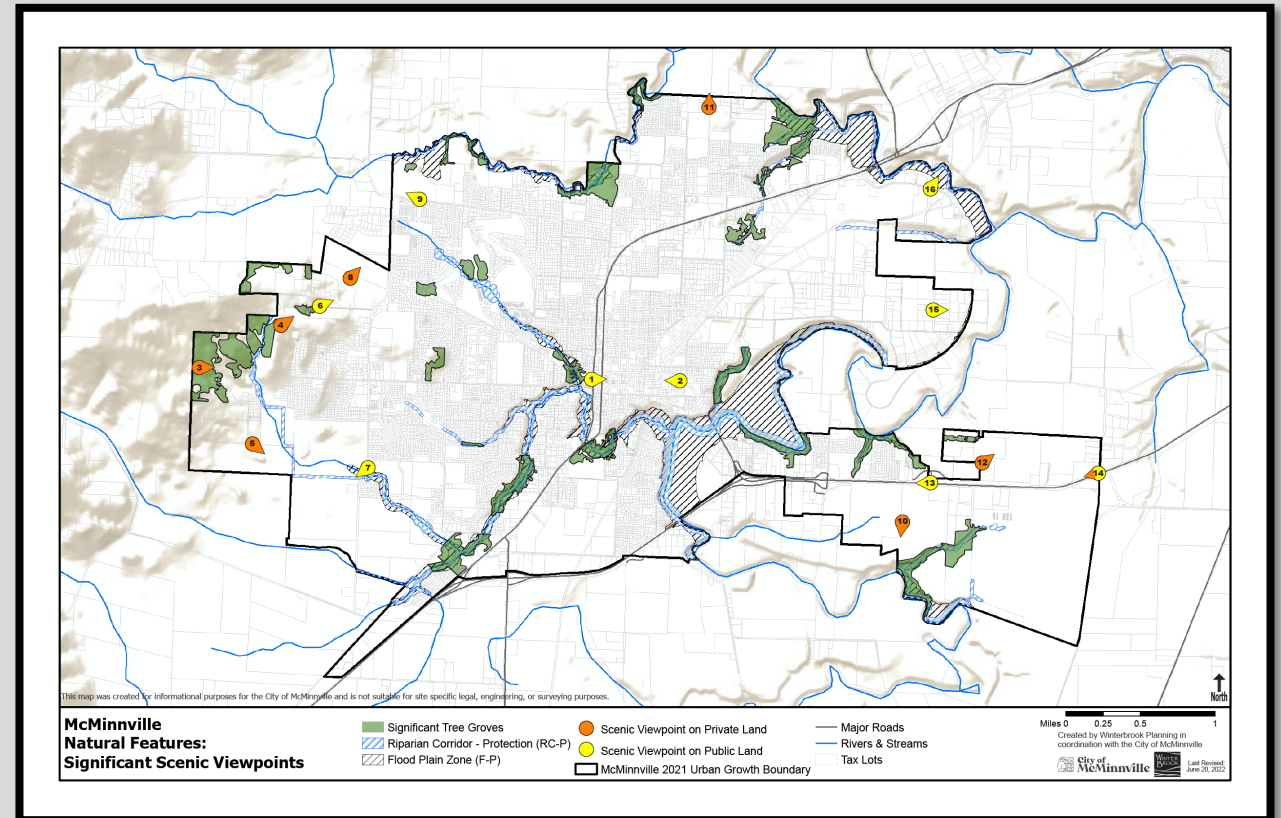
**No questions were
unanswered from the June
18, 2025 Joint Work Session**



Recommendation

Code: Comprehensive Plan
Chapter XI “Natural Resources”
Attachments:
4. Draft Comprehensive Chapter XI
“Natural Resources”

**Adopt program as presented at
the June 18, 2025 Work Session**



6. Next Steps

Next Steps

Measure 56:

- **Notify all property owners who would be impacted by the tree grove overlay and riparian corridor overlay. This needs to be done 20 – 40 days in advance of the Planning Commission public hearing.**

DLCD:

- **Notify the Department of Land Conservation and Development through the “PAPA” (post-acknowledgement plan amendment process). This needs to be done 35 days in advance of the public hearing.**

Planning Commission (March 19th)

- **Notify item in the News-Register.**
- **Post packet at least 7 days before hearing.**

City Council (Earliest would be April 14th due to noticing requirements)

- **If recommended by PC, vote on adoption of the Ordinance.**

Tonight's Consideration

Recommendation of the Staff and LRC:

- **Direct staff to initiate the Ordinance adoption process, to bring the item before the Planning Commission on March 19, 2026.**

Alternatives:

- **Direct Staff to return to a joint work session of the Planning Commission and City Council to further discuss the topic.**
- **Direct Staff to return to an individual work session with the Planning Commission or City Council to further discuss the topic.**
- **The Council may consider any other alternative not presented by staff.**

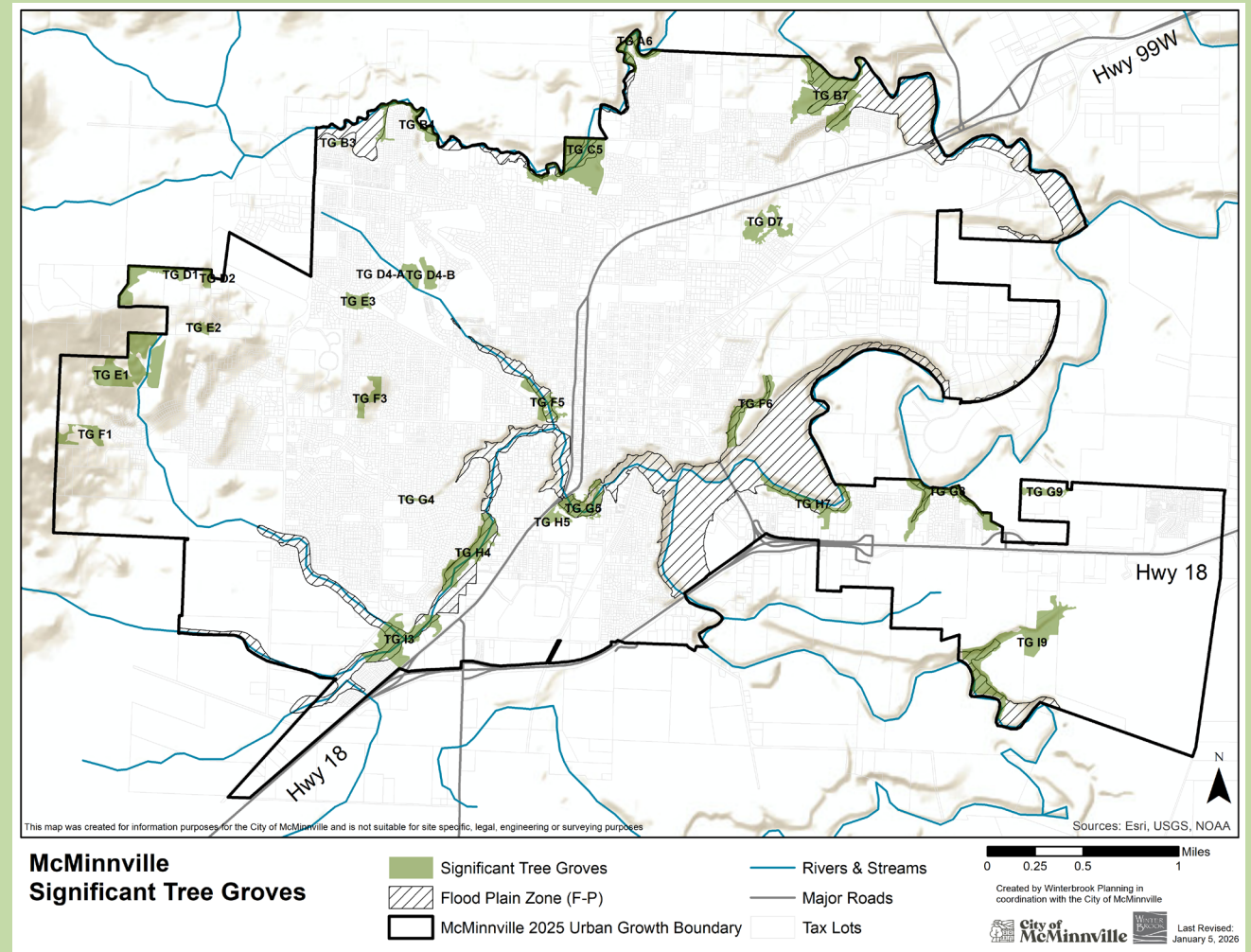
QUESTIONS?



Resource Slides

ESEE ANALYSIS

- Based on Significant Tree Grove Inventory
- Analyzes Consequences
 - Economic
 - Social
 - Environmental
 - Energy
- Follows OAR 660-023-0030 and 0040



ESEE ANALYSIS Conclusions

- **Reviews consequences of:**
 - No Protections
 - Limited Protections
 - Full Protections
- **Limited Protection Program (Draft Chapter 17.47) is recommended to balance consequences.**

