



Goal 5 – Natural Resources

Oregon Land Use Goal #5 requires cities to conduct natural resources planning.

“Local governments shall adopt programs that will protect natural resources and conserve scenic, historic, and open space resources for present and future generations. These resources promote a healthy environment and natural landscape that contributes to Oregon’s livability.”

Goal 5 – Natural Resources

What governments should inventory:

- **Riparian corridors, including water and riparian areas and fish habitat**
- **Wetlands**
- **Wildlife Habitat**
- **Federal Wild and Scenic Rivers**
- **State Scenic Waterways**
- **Groundwater Resources**
- **Approved Oregon Recreation Trails**
- **Natural Areas**
- **Wilderness Areas**
- **Mineral and Aggregate Resources**
- **Energy sources**
- **Scenic Views**
- **Cultural areas**

Goal 5 – Natural Resources

What governments should inventory:

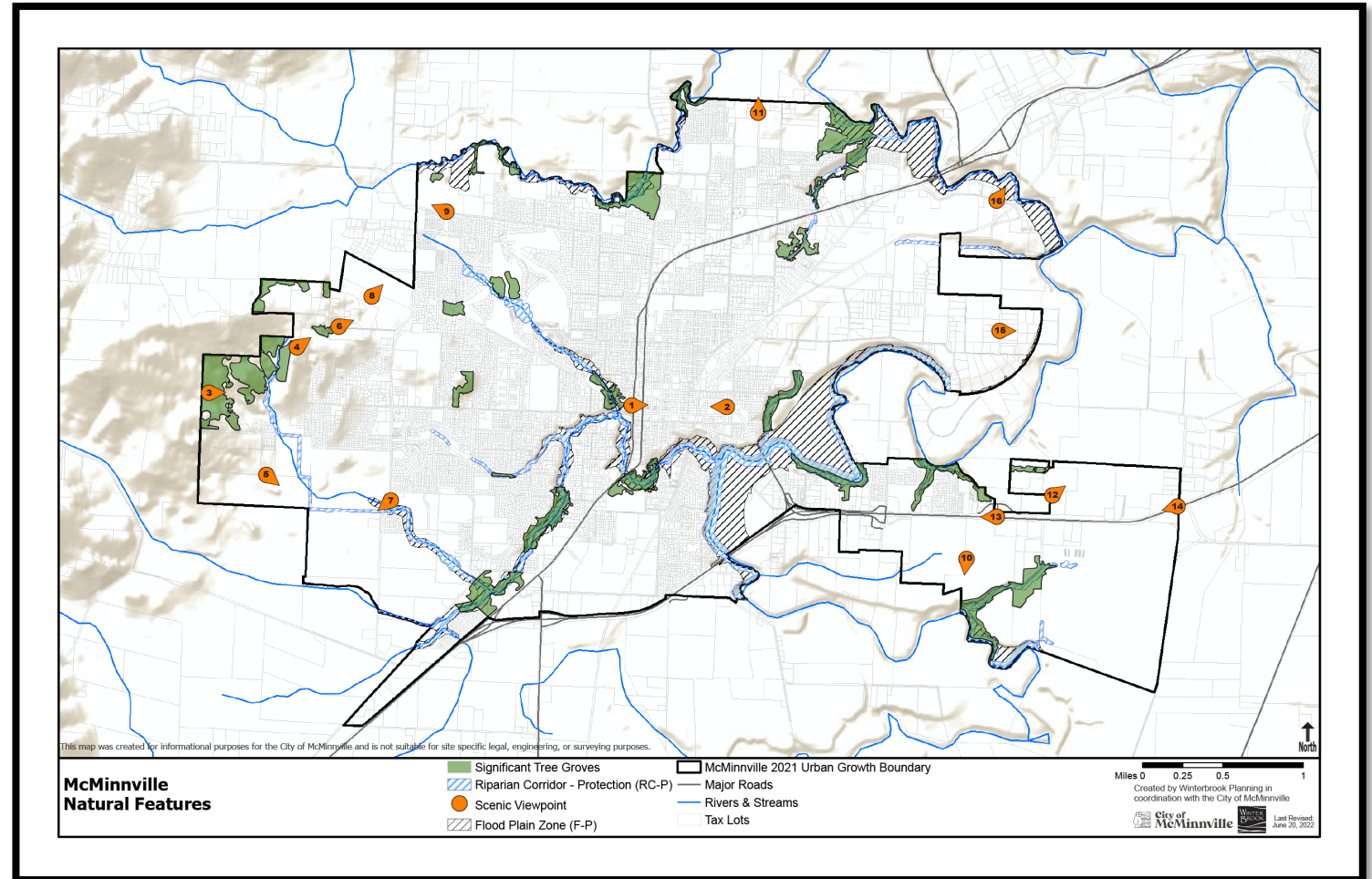
- Riparian corridors, including water and riparian areas and fish habitat
- Wetlands
- Wildlife Habitat (**Tree Groves and Riparian Corridors**)
- Federal Wild and Scenic Rivers
- State Scenic Waterways
- ~~Groundwater Resources~~
- ~~Approved Oregon Recreation Trails~~
- ~~Natural Areas~~
- Wilderness Areas (**Tree Groves**)
- ~~Mineral and Aggregate Resources~~
- ~~Energy sources~~
- Scenic Views
- Cultural areas – (**Historic Landmarks Committee**)

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**

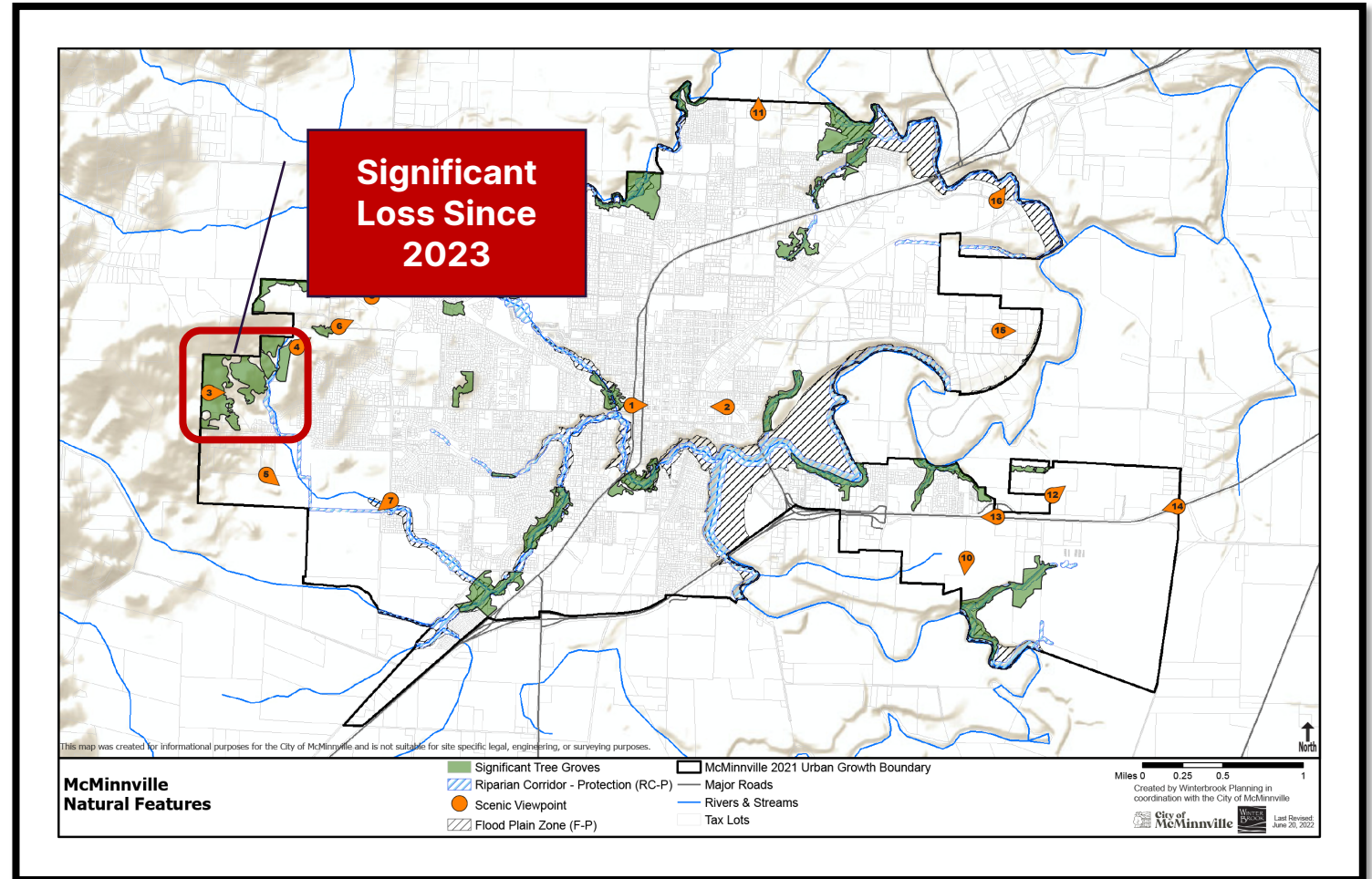
History

- ❑ **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, 2025 and 2026**



History

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TONIGHT'S WORK SESSION

- ❑ **RIPRARIAN CORRIDORS** – State Mandate
- ❑ **SIGNIFICANT AND LANDMARK TREES** –
Local Value and Direction
- ❑ **TREE GROVES** – State Mandate

Riparian Corridors

Handouts:

**Proposed Amendments - 17.47
OAR 660-023-0090
Letter from ODFW**

Purpose:

- ❖ **Protect significant streams and limit development in designated riparian corridors;**
- ❖ **Maintain and enhance water quality;**
- ❖ **Maximize flood storage capacity;**
- ❖ **Preserve significant trees and native plant cover;**
- ❖ **Minimize streambank erosion;**
- ❖ **Maintain and enhance fish and wildlife habitats; and**
- ❖ **Conserve scenic, recreational, and educational values of significant riparian corridors.**

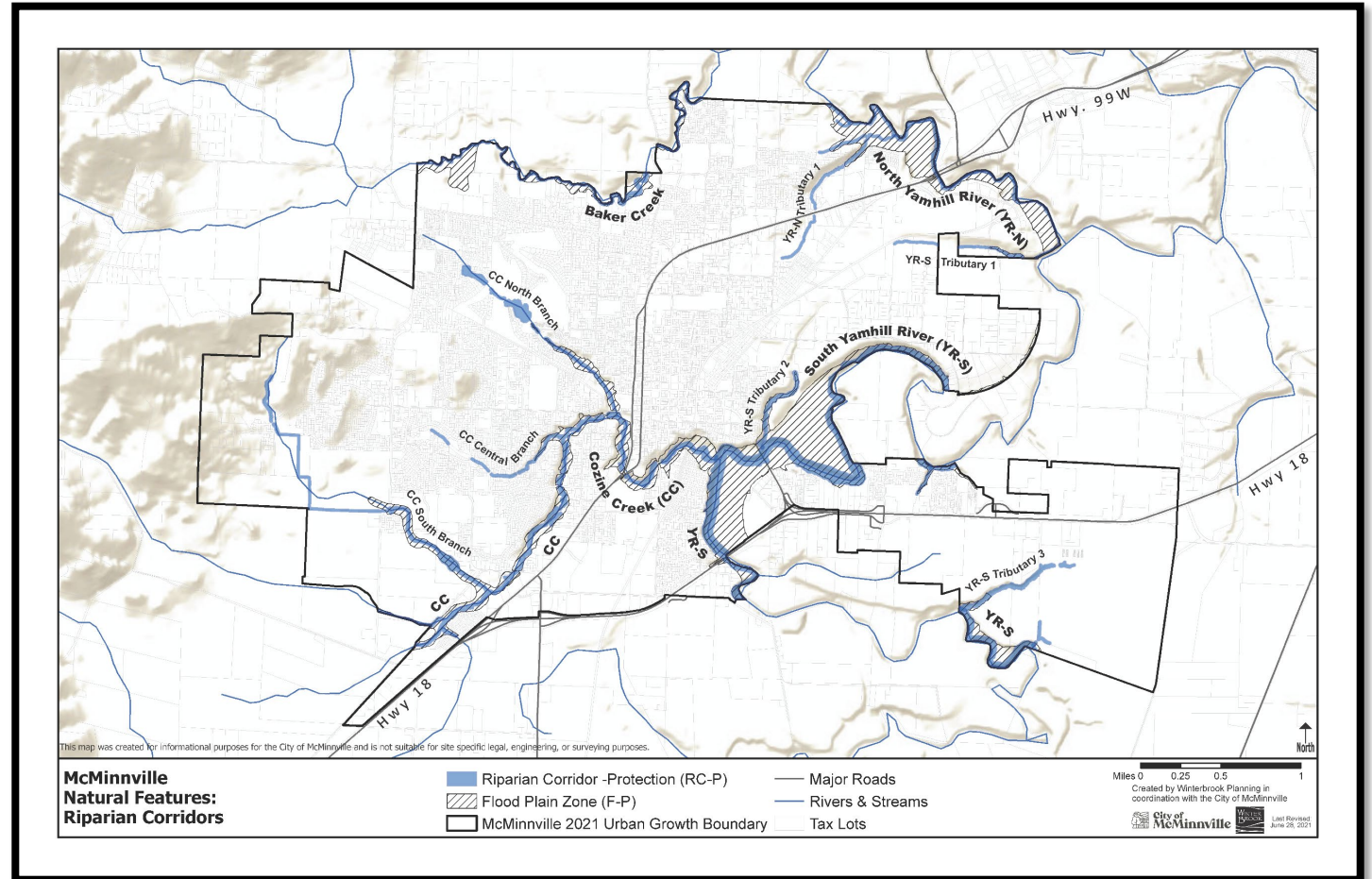


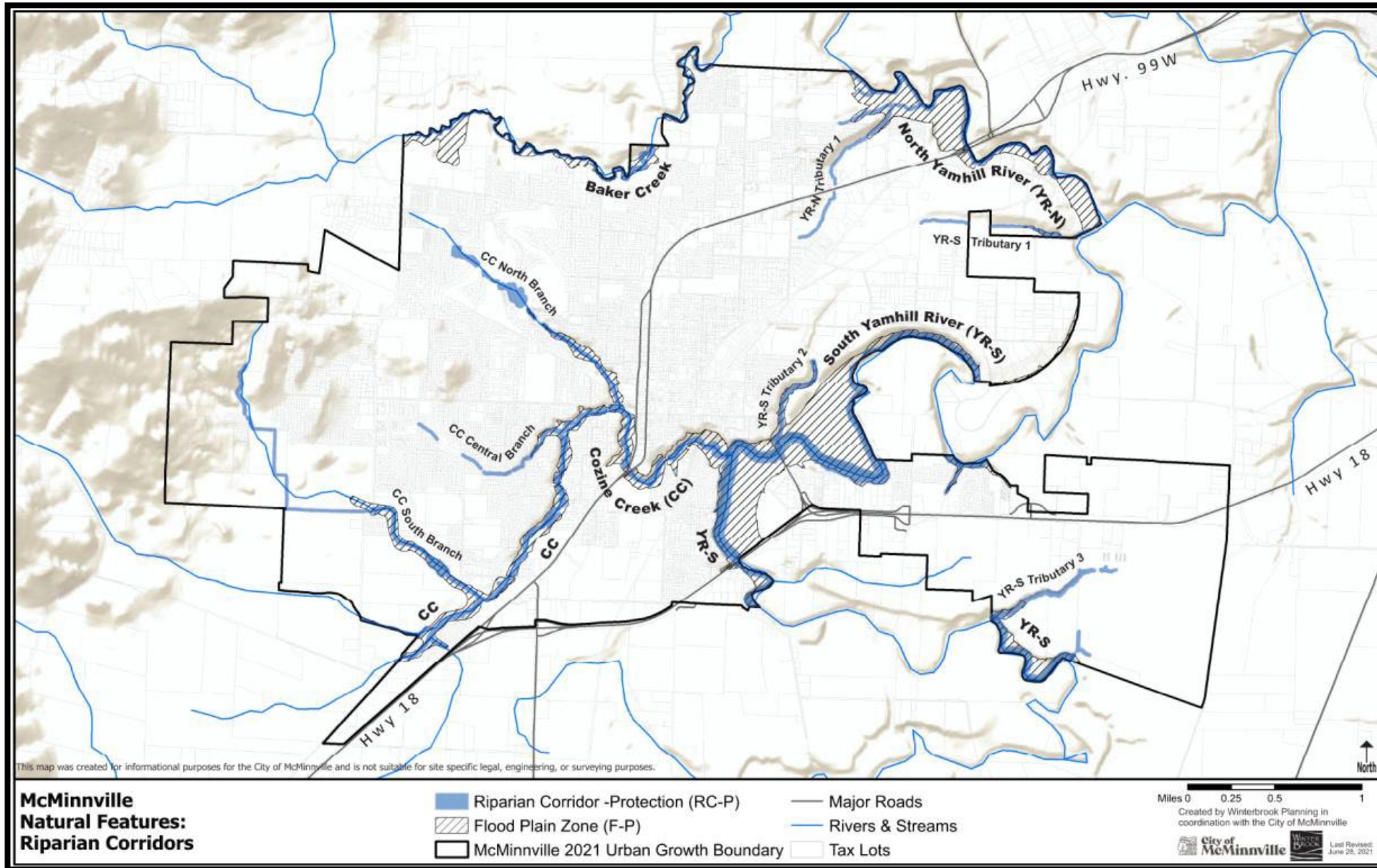
**City of
McMinnville**
Planning

Riparian Corridors

Code: 17.47.100 - .190
Chapter 17.47 “Natural Resources
Protection Overlay Zones”

- ❑ **Eleven Riparian Corridors Inventoried**
- ❑ **Followed “Safe Harbors” under OAR 660-023-0090**
 - Establishing Inventory (5)
 - Management Standards (8)
- ❑ **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**

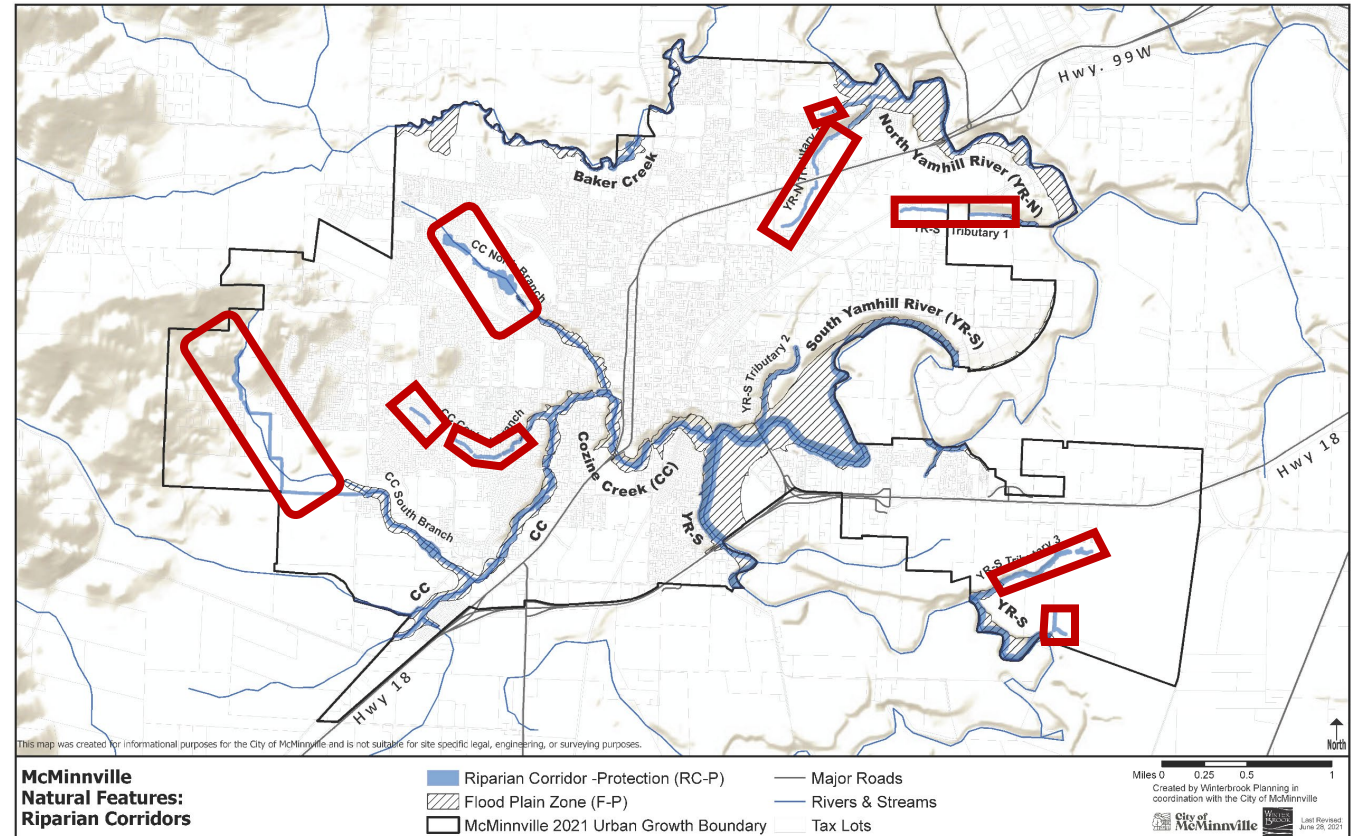




Property Owner Request

Code: 17.47.100 - .190
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.**

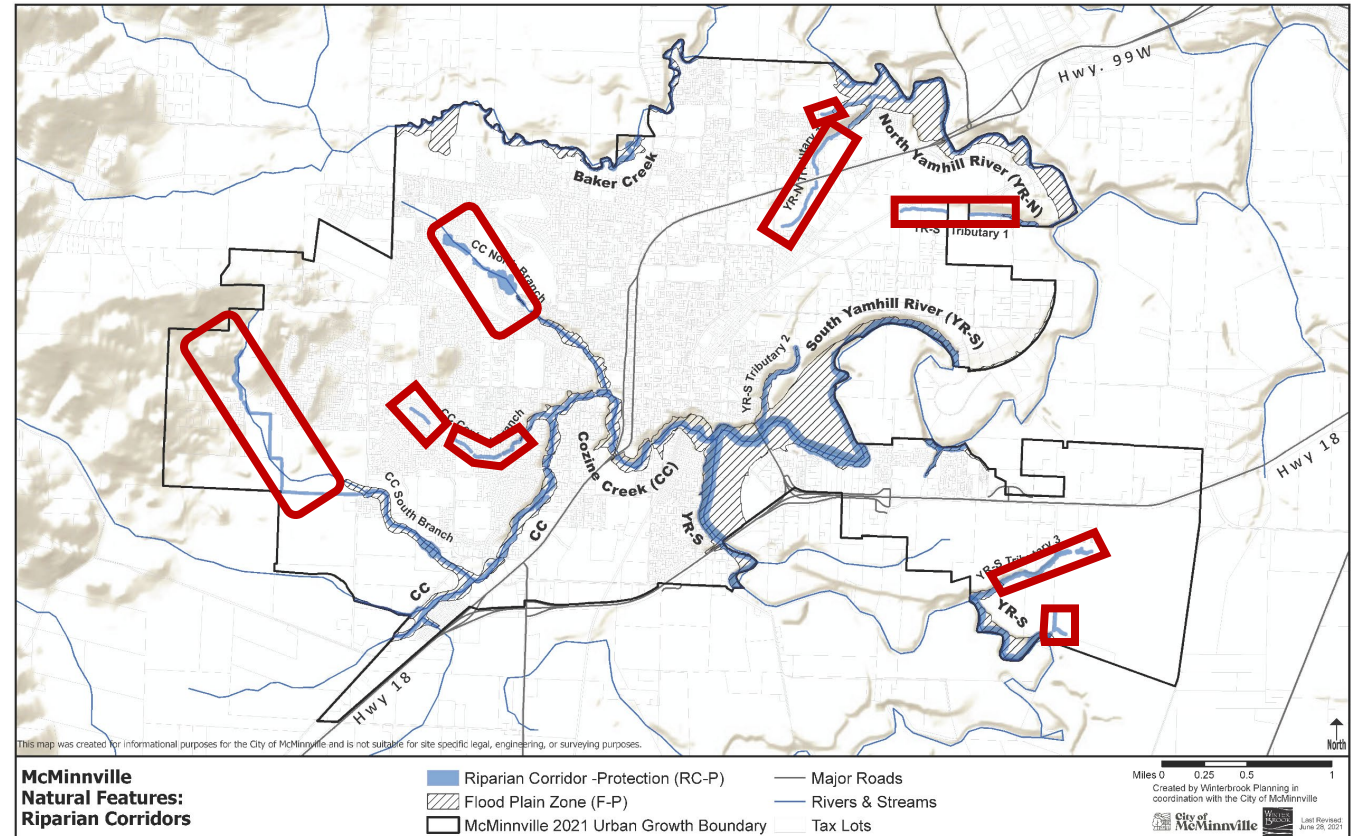


Property Owner Request

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

**Response from DLCD and ODFW
that we cannot rely on the
Floodplains as a finding that we
are meeting the mandates of
Goal 5 as it pertains to Riparian
Corridors**

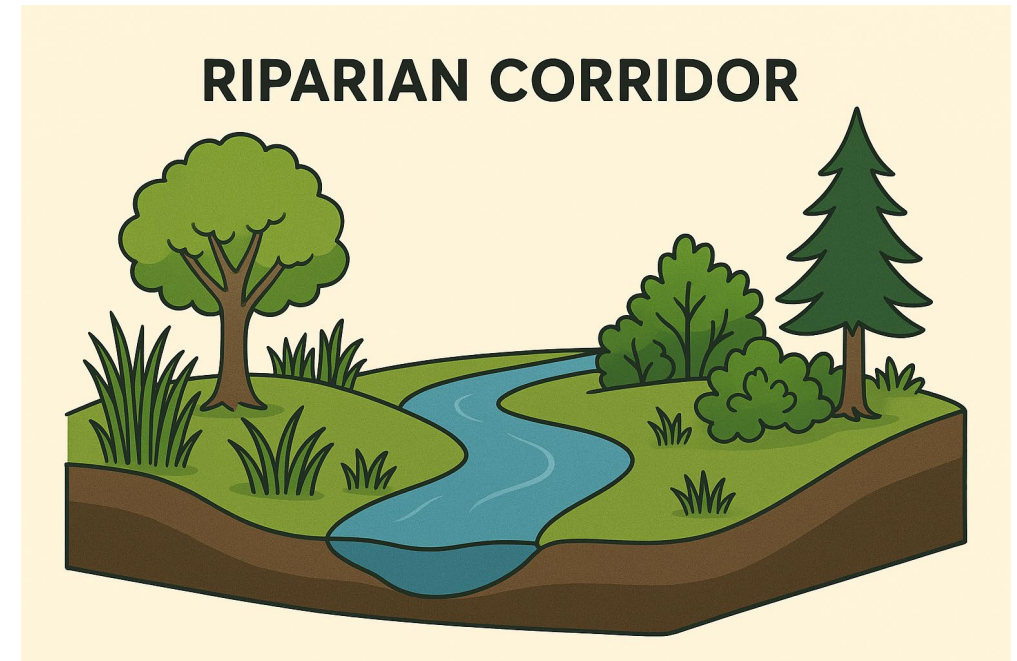


Safe Harbor – Inventory

Code: 17.47.100 - .190
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



Safe Harbor – Management

Code: 17.47.100 - .190
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

Talking through the Code

Code: 17.47.100 - .190
Chapter 17.47 “Natural Resources
Protection Overlay Zones”

- ❑ **Exemptions: (Section 17.47.110)**
- ❑ **Permitted, and Reviewing Body: (Section 17.47.120)**
- ❑ **Administrative Adjustment to Underlying Zone Dimensional Standards: (Section 17.47.160)**
- ❑ **Density Transfer: (Section 17.47.170)**
- ❑ **Economic Hardship Variances: (Section 17.47.180)**
- ❑ **Determination of Top of Bank: (Section 17.47.190)**

Talking through the Code

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- ❑ **Administrative Adjustment to Underlying Zone Dimensional Standards: (Section 17.47.160)**
- ❑ **Density Transfer: (Section 17.47.170)**
- ❑ **Economic Hardship Variances: (Section 17.47.180)**
- ❑ **Determination of Top of Bank: (Section 17.47.190)**

**Should there be a section for
removal of the Riparian
Corridor from the inventory?**

What if we do not use the Safe Harbors?

**Conduct our own inventory:
OAR 660-023-0090(4)**

Same data as Safe Harbor with local findings.

(1) Inventory resources

(2) Determine significance

**Conduct ESEE Analysis:
OAR 660-023-0090(6) and (7)**

(1) Identify conflicting uses and define impact area

(2) Analyze ESEE consequences of three program options—full protection, no protection, and limited protection; and

DEVELOP PROGRAM (Comp Plan Policies and Proposed Code Amendments)



What if we do not use the Safe Harbors?

Conduct our own inventory: (\$39,500)
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Same data as Safe Harbor with local findings.

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Conduct ESEE Analysis: (\$50,000)
OAR 660-023-0090(6) and (7)

(1) Identify conflicting uses and define impact area

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DEVELOP PROGRAM (Comp Plan Policies and Proposed Code Amendments)



What if we do not use the Safe Harbors?

Conduct our own inventory: (\$39,500)
OAR 660-023-0090(4)

Same data as Safe Harbor with local findings.

(1) Inventory resources

Staff Hours = 300 Hours
Noticing = \$5,000

(2) Determine significance

Conduct ESEE Analysis: (\$50,000)
OAR 660-023-0090(6) and (7)

(1) Identify conflicting uses and define impact area

(2) Analyze ESEE consequences of three program options—full protection, no protection, and limited protection; and

DEVELOP PROGRAM (Comp Plan Policies and Proposed Code Amendments)



Handouts:

**Proposed Amendments - 17.47
OAR 660-023-0090
Letter from ODFW**

Riparian Corridors – Comments/Questions

How should we move forward?

Do our own inventory and ESEE analysis?

Keep program as is?

Table at 17.47.120 – Revisions?



**City of
McMinnville**
Planning

Significant and Landmark Trees:

Handouts:

**Brief Sheet
Proposed Amendments - 17.58**

Purpose:

- ❖ **Protect our larger, more mature trees as part of our urban forest.**
- ❖ **Maintain a tree canopy in the city limits that helps to reduce heat for residents and properties**

1. Key Issues

- ❑ **Equity & Consistency:** Ensure tree regulations apply fairly across all properties; avoid exemptions.
- ❑ **Enforceability:** Need clear, verifiable standards (e.g., ground-level measurement) to support enforcement.
- ❑ **Private Property Impacts:** Balance urban forest protection with reasonable requirements for property owners.
- ❑ **Mature Tree Preservation:** Protect large, established trees, including species-specific considerations.



1. Key Issues

- ❑ **Landmark Tree Inventory:** Clarify process, keep voluntary designation, streamline removal criteria.
- ❑ **Program Administration:** Create a simple, predictable permitting system with citywide applicability.
- ❑ **Urban Forest Management:** Support long-term canopy goals through replacement ratios and fee-in-lieu options.



2. Work Sessions

Jan 21, 2026 Joint CC/PC Work Session

- ❑ Reviewed draft Goal 5 Natural Resources regulations.
- ❑ Asked for refinement on Landmark Tree Process and Oregon White Oak Threshold.

Feb 19, 2026 Planning Commission Work Session

- ❑ Directed: 10" ground level size for significant Oregon White Oak and Significant Tree
- ❑ Supported voluntary Landmark Tree designation recorded on deed.
- ❑ Requested recommendations on significant tree regulations.



2. Work Sessions

March 5, 2026 Planning Commission Work Session

- ❑ **Significant Tree Discussion Continued:**
 - ❑ **Make it fair and equitable to all property owners.**
 - ❑ **Focus less on prevention and more on mitigation given that it is very expensive to cut down a tree of that size so property owners are not doing it frivolously.**
 - ❑ **Mitigation of loss of tree canopy.**

RESULTS: No limit on the number that can be cut down. Simple permit process to capture the mitigation requirement and to ascertain if it is part of a hazard area or a resource area.



Significant Trees (Program)

Tree Removal and Mitigation Program:

- ☐ Applies to all properties—no exemptions.
- ☐ All significant trees removals require a permit.
- ☐ No removal criteria; may request removal for any reason.
- ☐ Mitigation requirement: 3 replacement trees (2-inch caliper, measured 6 inches above ground) or fee-in-lieu.
- ☐ Benefits: equitable and consistent application, easier enforcement, strong mature tree protection, straightforward administration, and supports long-term canopy goals.



Significant Trees (Oregon White Oaks)

Mitigation Requirements for Oregon White Oaks

- ☐ All significant trees, including Oregon White Oaks, require the same mitigation requirements for removal.
- ☐ Mitigation requirement: 3 replacement trees (2-inch caliper, measured 6 inches above ground) or fee-in-lieu.



Walking Through the Code

- ❑ **Removal and Pruning (17.58.040(E)(1))**
- ❑ **Mitigation (17.58.040(E)(2))**
 - ❖ **3 : 1, 2 inch caliper 6" off of the ground; or**
 - ❖ **Fee in lieu of (\$650.00)**
- ❑ **Permit Applications (Section 17.58.050(D)):**
 - ❖ **Criteria = None**
 - ❖ **Meet the standards of the MDA, LDA, RC-P, FP and TG-P**
- ❑ **Landmark Tree Program (Section 17.58.120):**

Landmark Tree Inventory

- ❑ **Maintenance: Similar to other trees in town regarding pruning standards.**
- ❑ **To remove (cut down) the tree (permit required):**
 - ❖ **Property Owner makes request**
 - ❖ **3:1 replacement + additional fee**
 - ❖ **The tree is not removed from the inventory, just identified as removed.**

Significant and Landmark Trees – Questions and Comments

How should we move forward?

**Do you want to have a program that
protects Significant and Landmark Trees?**

Tree Groves:

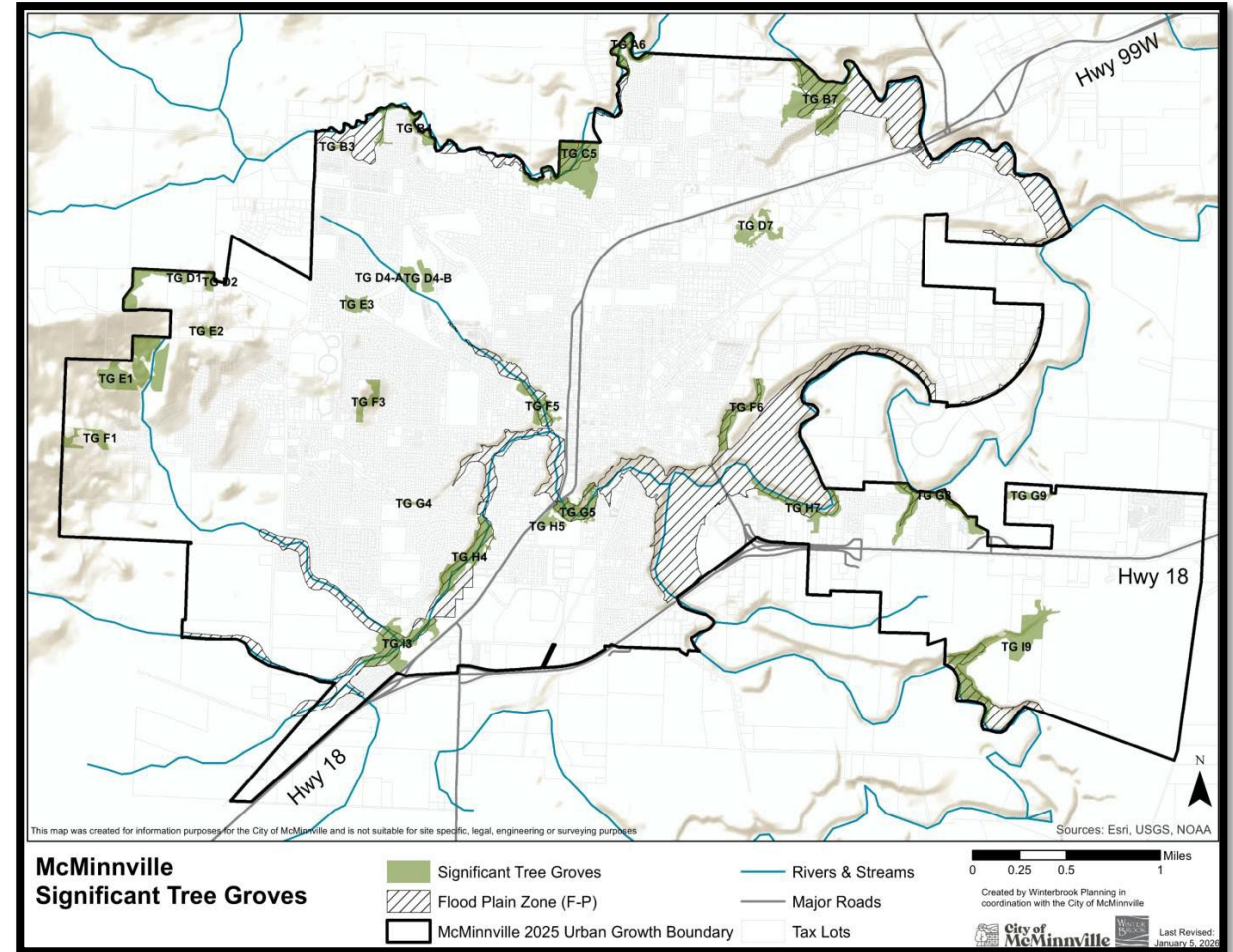
Purpose:

- ❖ **Protect significant tree groves and restrict development within their boundaries;**
- ❖ **Provide shade and minimize runoff and erosion, thereby maintaining and enhancing water quality;**
- ❖ **Preserve Landmark and Significant Trees and native plant cover within tree groves, thereby maintaining and enhancing fish and wildlife habitats; and**
- ❖ **Conserve scenic, recreational and educational values of significant tree groves.**

TREE GROVES

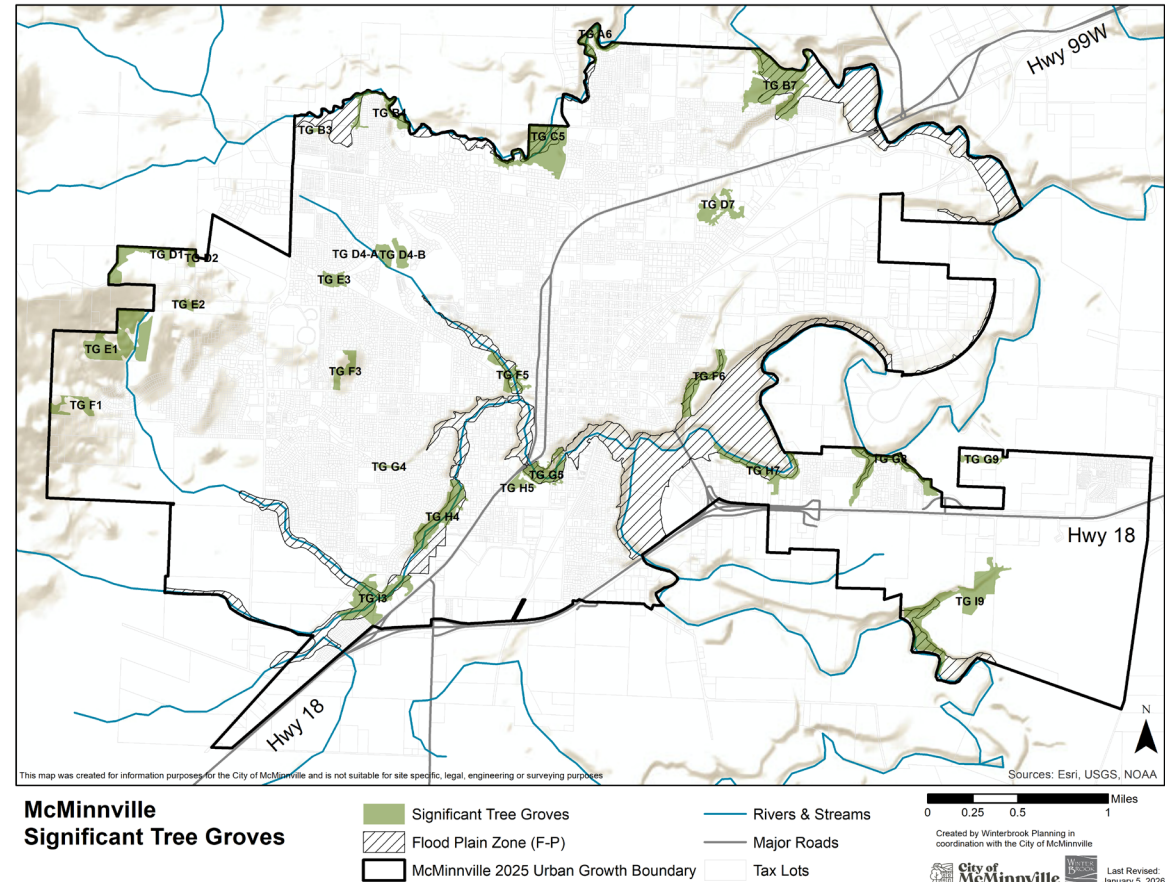
Code: 17.47.200 - 300
Chapter 17.47 "Natural Resources
Protection Overlay Zones"

- ❑ **Thirty groves identified**
 - **Predominantly 25' tall or more**
 - **One acre of contiguous canopy**
- ❑ **Field assessment – point system based on ten functional criteria**
 - **26 groves ranked as "significant"**
- ❑ **Goal ESEE analysis conducted.**
- ❑ **Recommends Limited Protection Program**



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.**



Recommendation

Code: 17.47.200 - 300
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 (economic, social, environmental, and energy consequences)

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, 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.

Tree Grove Program: Exemptions/Allowances



- **Activities outside Tree Groves**
- **Already-developed residential lots**
- **Routine Maintenance**
- **Structure replacement**
- **Restoration**
- **Mowing Existing Lawns**
- **Hazardous Tree Removal**
- **Emergency Public Facility Repairs**
- **Master Plan-identified public facilities improvements**
- **Vegetation removal identified in Wildfire Mitigation Plans**

Recommendation

Code: 17.47.200 - 300
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**

Tree Grove

Code: 17.47.200 - 300
Chapter 17.47 “Natural Resources
Protection Overlay Zones”

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Letter to City Council, 08.09.26

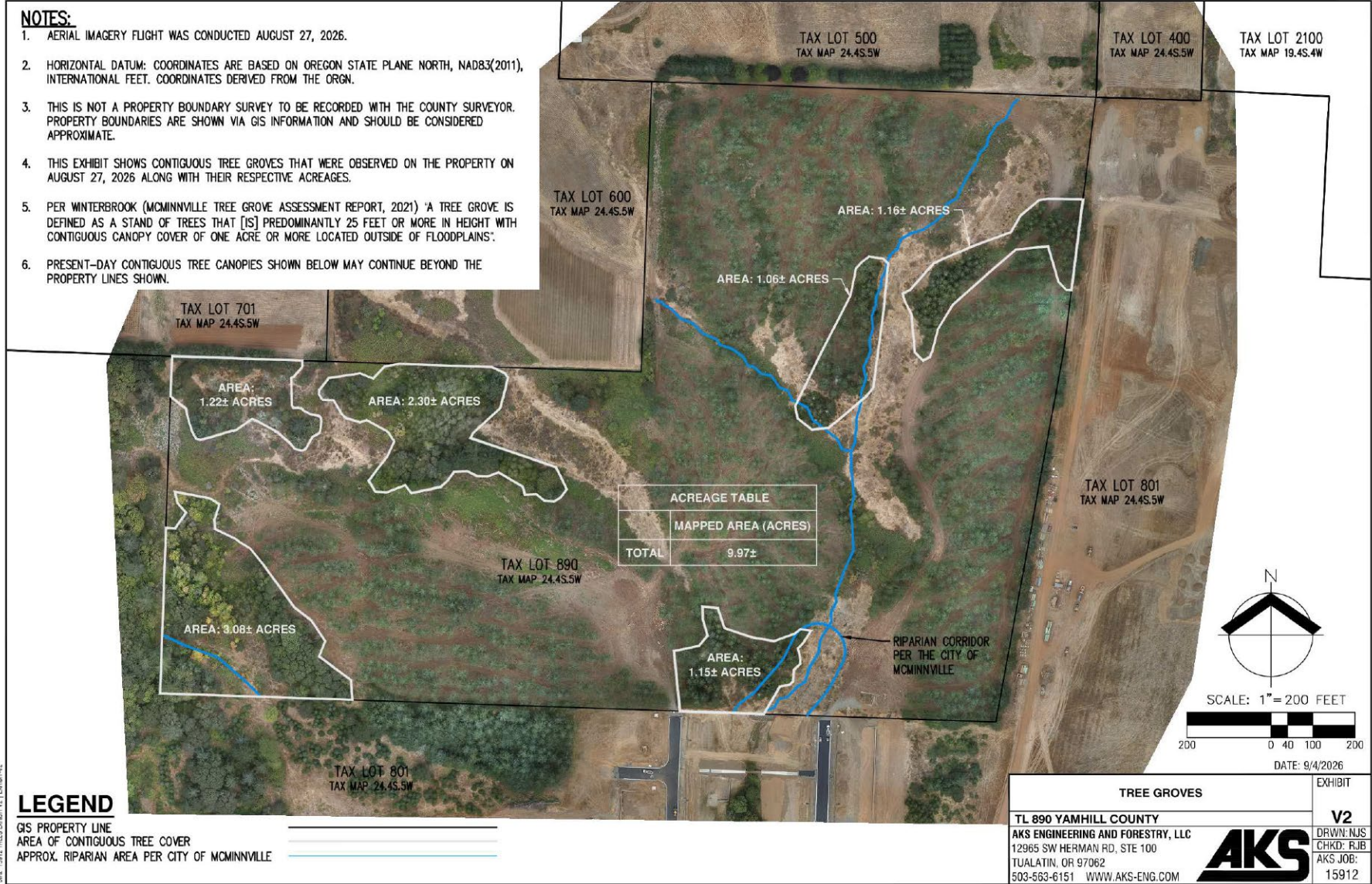
Requested Public Hearing

Staff met with their team to discuss code amendments and amendments to their Tree Grove

Between March and May, 2026, 75% of the trees were cut down.

Canopy reduced by 50%.

Tree Grove reduced from 34 Acres to 10 Acres.



Tree Groves— Questions and Comments

Are we good to move forward?

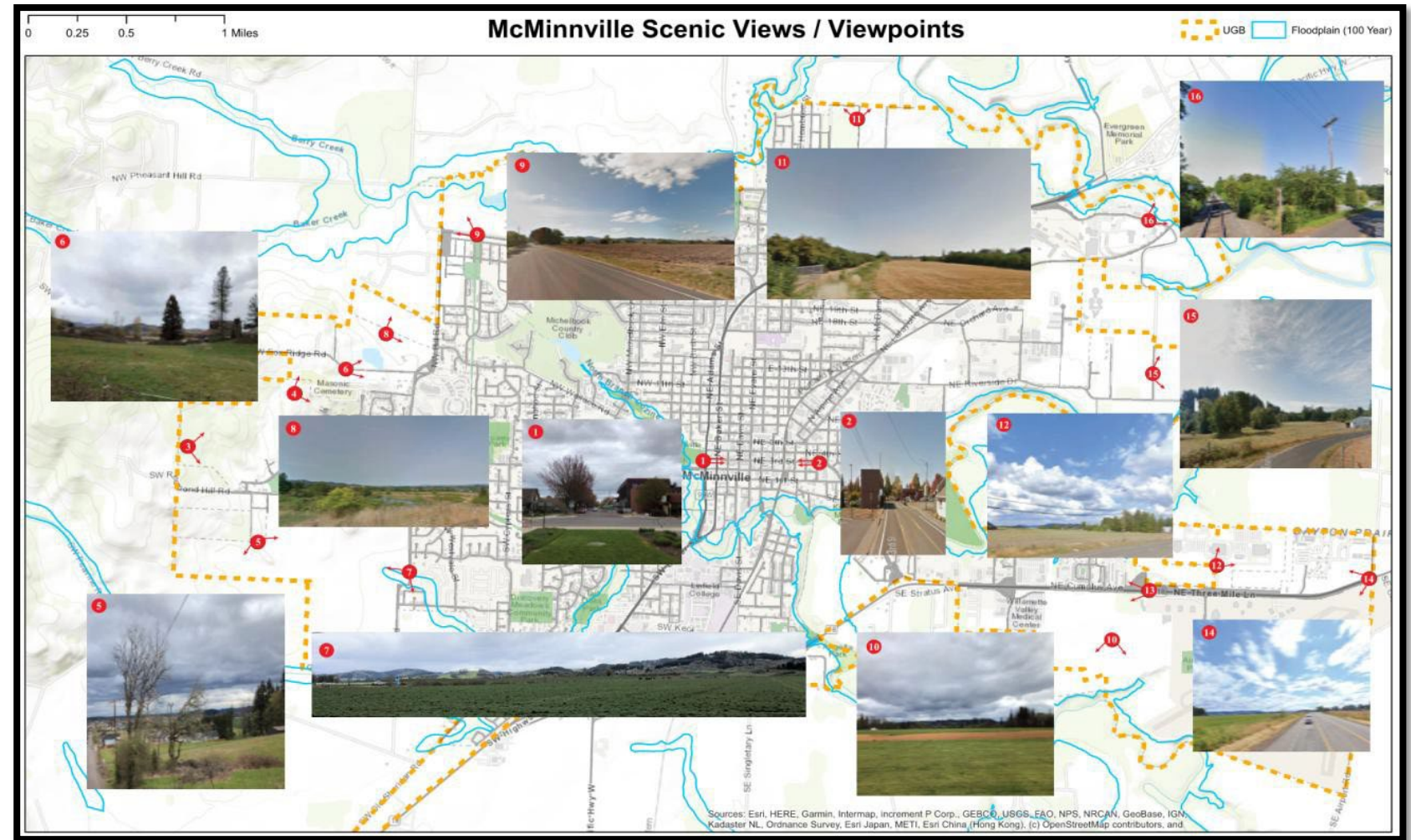
QUESTIONS?



Scenic Views

SCENIC VIEWS

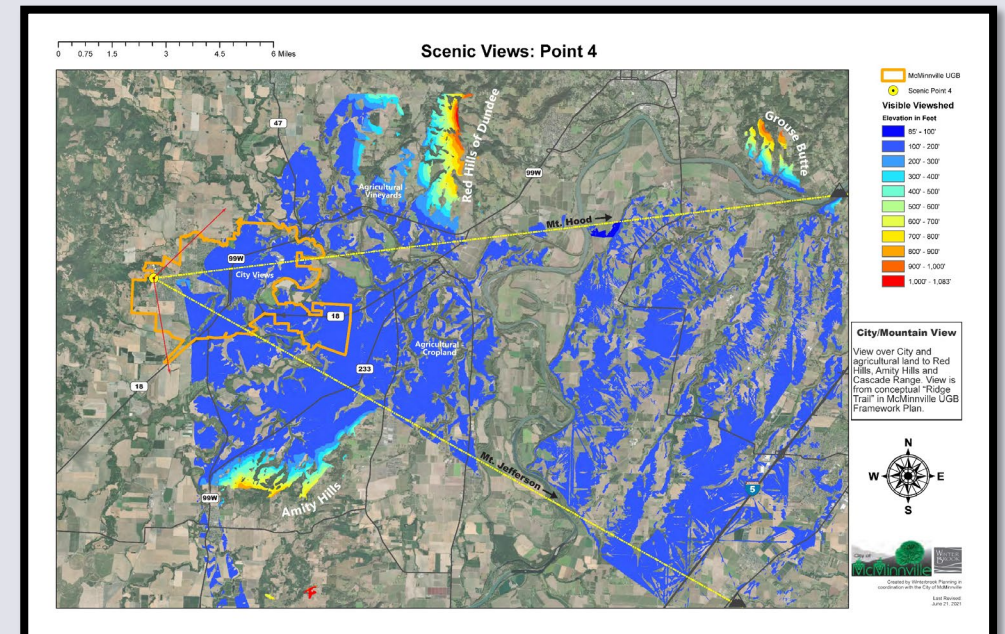
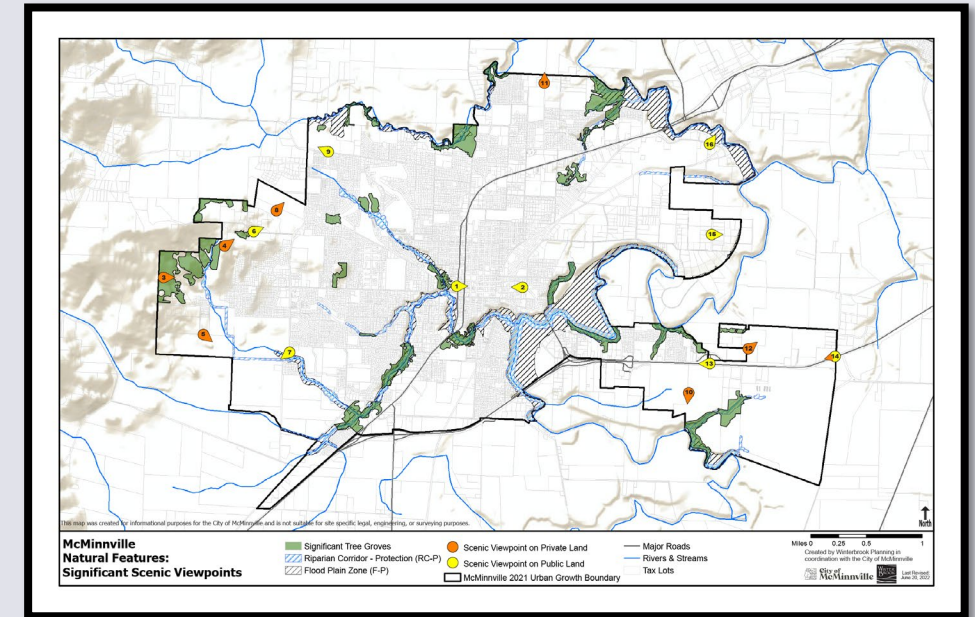
**Policies
embedded in
Chapter VII,
Community
Facilities and
Chapter IX,
Urbanization**



SCENIC VIEWS

Comprehensive Plan Policies

- ❑ **Private Land** – during area plans 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**



Chapter VII – Community Facilities

170.07 The McMinnville Scenic Viewpoint and Viewshed Inventory identifies significant viewpoints within the McMinnville UGB and corresponding viewsheds both within and outside the McMinnville UGB. Viewsheds include the following characteristics:

1. Mountain views – Cascade Range, including Mt. Jefferson and Mt. Hood and the Coast Range areas.
2. Hill views - McMinnville's West Hills, Red Hills of Dundee, Amity Hills, and Chehalem Mountains, including forested areas.
3. Agricultural land views - Cropland, pastures, orchards, and vineyards.
4. Riparian corridor views - Forests and floodplains along North and South Yamhill Rivers and Baker Creek.
5. Gateway views - Views entering City along Highway 18 and views of Downtown historic buildings and tree-lined streets.
6. City views – Views of the City from the West Hills, including downtown, forested riparian corridors and park views.

170.08 Public Land with Scenic Viewpoints: Scenic views and viewsheds shall be considered in creation of and amendments to park master plans and public facilities master plans adopted by the City Council. Viewpoints and viewsheds shall be considered in the orientation and design of above-ground (vertical elements) infrastructure projects that could obstruct scenic views from public land or improvements.

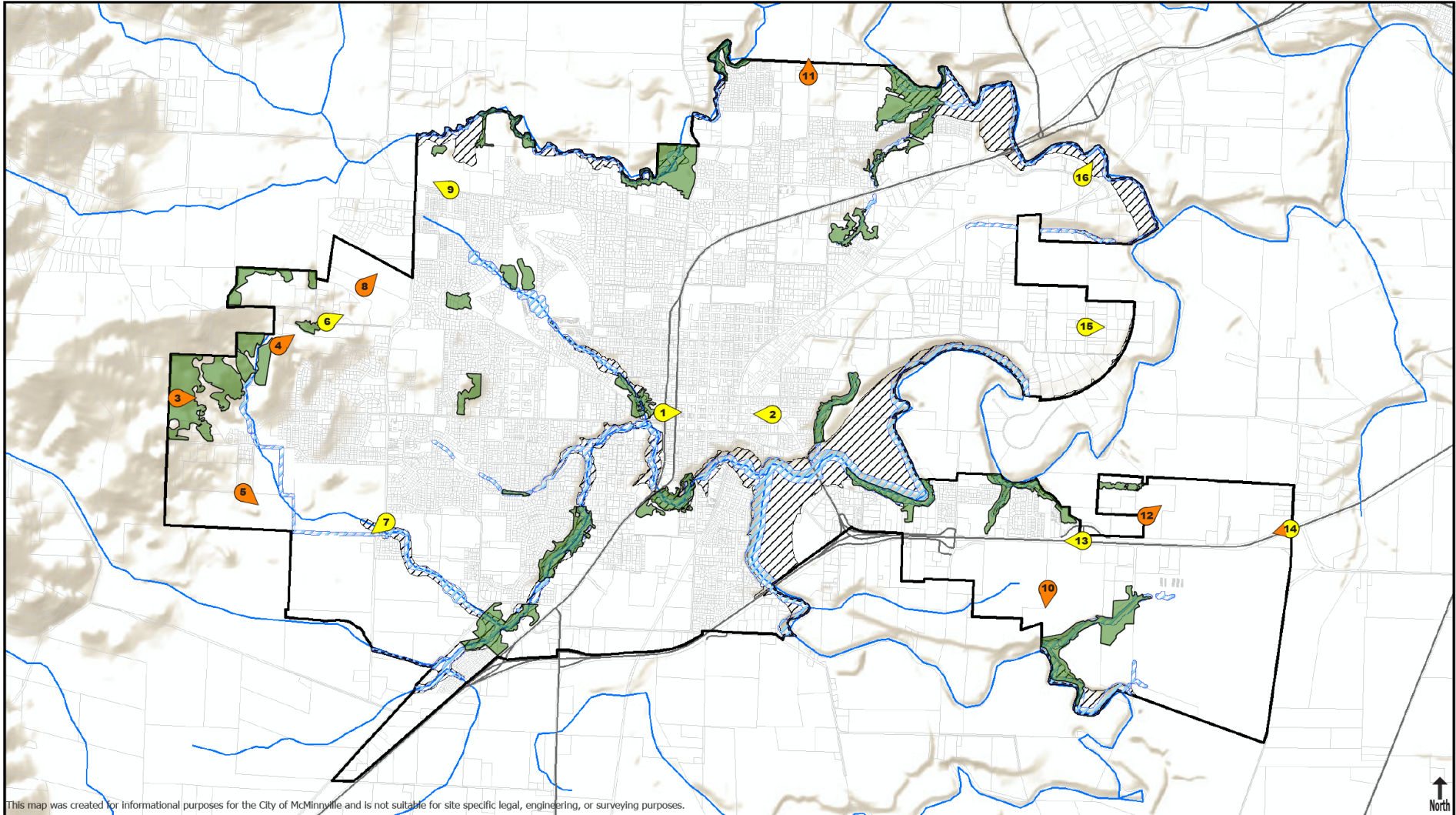
Chapter IX – Urbanization

187.96.00 The City of McMinnville scenic view program is designed to ensure the protection of scenic viewpoints and corresponding viewsheds consistent with Great Neighborhood Principles.

187.96.01 The McMinnville Scenic Viewpoint and Viewshed Inventory identifies significant viewpoints within the McMinnville UGB and corresponding viewsheds both within and outside the McMinnville UGB. Viewsheds include the following characteristics:

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187.96.02 Public Land with Scenic Viewpoints: Scenic views and viewsheds shall be considered in creation of and amendments to park master plans and public facilities master plans adopted by the City Council. Viewpoints and viewsheds shall be considered in the orientation and design of above-ground (vertical elements) infrastructure projects that could obstruct scenic views from public land or improvements.



McMinnville Natural Features: Significant Scenic Viewpoints

- Significant Tree Groves
- Riparian Corridor - Protection (RC-P)
- Flood Plain Zone (F-P)
- McMinnville 2021 Urban Growth Boundary
- 11 Scenic Viewpoint on Private Land
- 2 Scenic Viewpoint on Public Land
- Major Roads
- Rivers & Streams
- Tax Lots

Miles 0 0.25 0.5 1

Created by Winterbrook Planning in
coordination with the City of McMinnville

City of McMinnville WINTERBROOK PLANNING Last Revised
June 20, 2022