



**City of
McMinnville**

**Kent Taylor Civic Hall
200 NE Second Street
McMinnville, OR 97128**

**Joint Work Session of City Council
& McMinnville Planning Commission Meeting
Wednesday, October 18, 2023
6:00 PM**

Welcome! The public is strongly encouraged to participate remotely but there is seating at Civic Hall for those who are not able to participate remotely. However, if you are not feeling well, please stay home and take care of yourself.

*You can live broadcast the City Council Meeting on cable channels Xfinity 11 and 331,
Ziply Fiber 29 or webstream here:*

www.mcm11.org/live

You may join online via Zoom Meeting:

<https://mcminnvilleoregon.zoom.us/j/89394508129?pwd=5ELnV0ZlQnYTJlRn20Bk2jlt6lXV2p.1>

Zoom ID: 893 9450 8129

Zoom Password: 124760

Or you can call in and listen via Zoom: 1-253- 215- 8782

ID: 893 9450 81293

1. CALL JOINT MEETING TO ORDER
2. FOX RIDGE ROAD AREA PLAN
3. ADJOURNMENT OF JOINT MEETING

Meeting Accessibility Services and Americans with Disabilities Act (ADA) Notice: Kent Taylor Civic Hall is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made a least 48 hours before the meeting to the City Recorder (503) 435-5702 or Claudia.Cisneros@mcminnvilleoregon.gov.

STAFF REPORT

DATE: October 18, 2023
TO: City Council and Planning Commission
FROM: Tom Schauer, Senior Planner
SUBJECT: Fox Ridge Road Area Plan – Joint Work Session

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

Guide growth & development strategically, responsively & responsibly to enhance our unique character.

OBJECTIVE/S: Strategically plan for short and long-term growth and development that will create enduring value for the community

Report in Brief

The purpose of this work session is twofold: The first is to provide an update regarding the Fox Ridge Road Area Plan, including the PAC's recommended draft preferred land use concept plan (**Attachment 1**) and draft goals and policies (**Attachment 2**). The second is to obtain any feedback regarding these drafts to provide to the PAC as they work on plan refinement.

Background

The Fox Ridge Road Area Plan will guide future development of the Fox Ridge Road area as it transitions from rural to urban land uses over time, consistent with the adopted Framework Plan. As property owners seek annexation, they will need to demonstrate how proposed development of their property is consistent with the Area Plan.

The attached memo from HHPR (**Attachment 3**) provides more detailed background information.

Discussion

At the work session, we will walk through a PowerPoint presentation, including discussion of the regulatory and policy framework, technical considerations, and public engagement that led to development and evaluation of alternatives leading to the Draft Preferred Land Use Concept. The attached memo from HHPR (**Attachment 3**) provides information relevant to this discussion.

Attachments:

1. Attachment 1. Draft Preferred Land Use Concept Plan
2. Attachment 2. Draft Goals and Policies
3. Attachment 3. Memo from HHPR

Action Requested:

Following information sharing and discussion, staff is seeking feedback from the City Council and Planning Commission to provide to the PAC as they work on plan refinement.

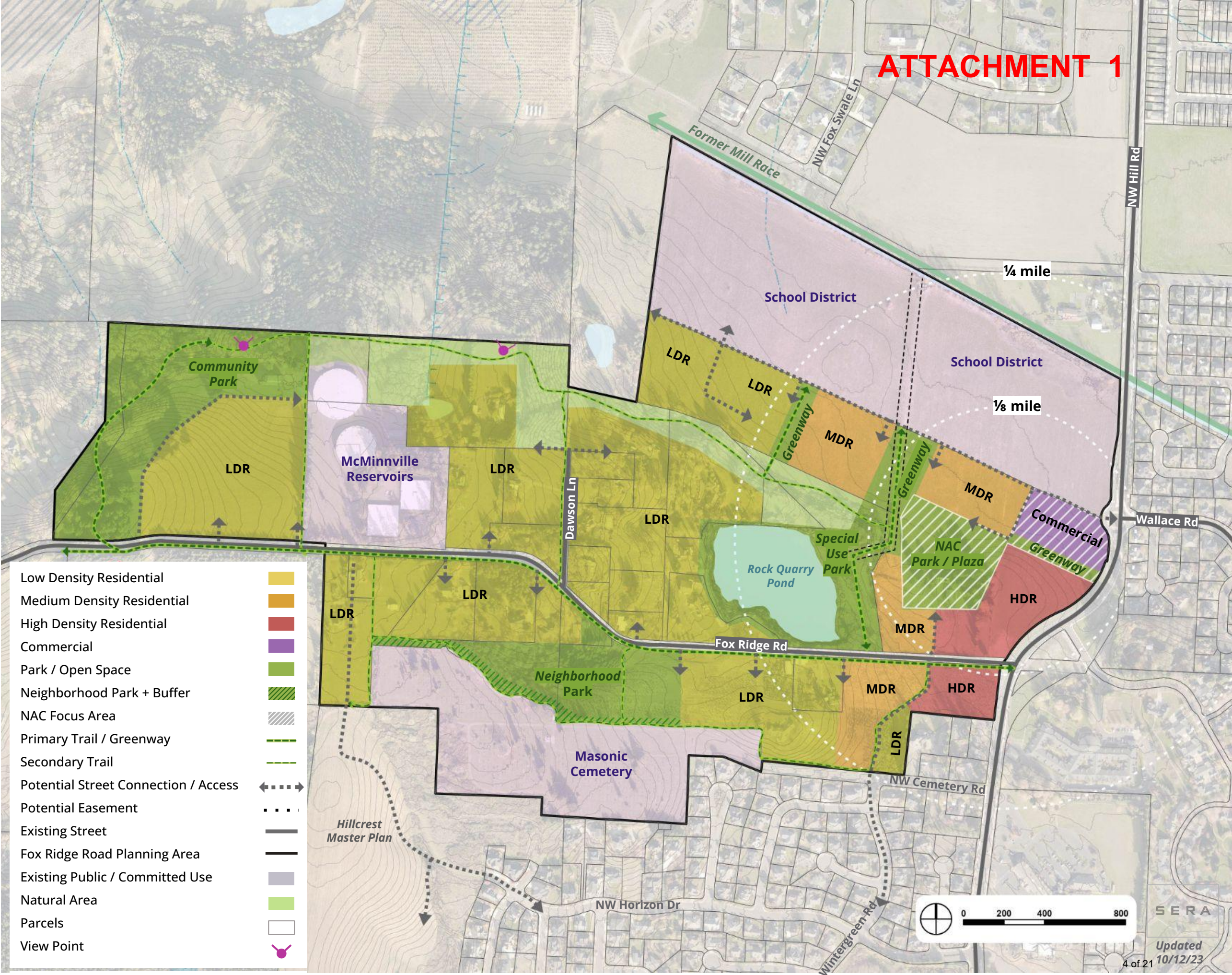
Draft Preferred Land Use Concept

This concept maximizes capacity on the eastern and northern portions of the planning area, where the land is generally flatter, less constrained, and has closer access to NW Hill and Wallace Roads.

Parks and open spaces are distributed throughout the planning area with greenway connections, including those along the northern boundary, and parallel to Fox Ridge Road

- High Density:** 7.4 ac
Framework Plan target: 2 acres
- Medium Density:** 12.9 ac
Framework Plan target: 2-5 acres
- Low Density:** 69.9 ac
- Commercial:** 2.5 ac
Framework Plan target: 1-2 acres
- Neighborhood Park + Buffer:** 8.7 ac
Framework Plan target: 3-5 acres
Parks Master Plan target: 5-13 acres
- Community Park:** 14.6 ac
Framework Plan target: 10-20 acres
Parks Master Plan target: > 13 acres
- Special Use Park:** 12.6 ac
- NAC Park / Plaza:** 5.0 ac
- Greenway Area (between bldgs):** 3.0 ac
- Natural Areas:** 14.9 ac
- Existing Public / Committed Use:** 72.5 ac

Note: Acreage is reported as gross and does not assume any rights-of-way deductions.



FOX RIDGE ROAD AREA PLAN***Draft Community Vision and Goals***

The Fox Ridge Road area is a beautiful naturalistic landscape with rolling hills that reflect the character and connection of a small-town community. With its breathtaking vistas, historical features, and opportunities for future neighborhood development, this area highlights the goals of McMinnville's Great Neighborhood Principles in its envisioned land use, development, design, preservation, and connectivity. The following are goals for the Fox Ridge Road area that reflect the desires and values of the community with specific policies provided under each goal to guide development and future planning decisions:

GOAL 1: COHESIVE LAND USE PLAN – Ensure future development reinforces the framework plan and great neighborhood principles with a connected Neighborhood Activity Center.

The plan area contains existing low-density residential development. This plan aims to provide a mix of land uses that support each other, including a variety of housing development types to support single-family and multi-family development, and neighborhood serving commercial and office developments.

Policies:

- 1. New commercial developments should be designed to be at a walkable, human scale and for ease of use by all ages and abilities.*
- 2. Encourage a diversity of future housing forms, types, and designs that respect the existing character of the Fox Ridge Road plan area including both single-family and multi-family development.*
- 3. New developments should promote inclusion and interaction within the right-of-way.*
- 4. Encourage neighborhood serving, oriented, and scaled commercial uses that is easily accessible to residents within the Neighborhood Activity Center.*
- 5. Limit the location of any commercially zoned land to the Neighborhood Activity Center.*

GOAL 2: OPEN GREEN SPACES – Create well programmed and connected park, trails, and open spaces that aim to help preserve existing natural resources.

The plan area contains several natural resources including the Rock Quarry Pond or community features such as the Masonic Cemetery. This plan aims to preserve and enhance these identified natural areas while promoting both passive and active recreational opportunities that are connected throughout the area.

Policies:

- 1. The built environment will be designed to provide and protect scenic views from the area.*
- 2. The Rock Quarry Pond should be protected and enhanced as a Special Use Park with public access.*
- 3. The Masonic Cemetery should be protected and respected by future developments.*
- 4. Significant natural and community features should be inventoried and protected to the extent fullest.*
- 5. Locate and acquire areas within the plan area that have been identified as open space for the development of parks, trail corridors, and open green spaces.*

GOAL 3: AESTHETICS AND DESIGN – Encourage well designed and aesthetically pleasing developments that help meet land use goals while preserving the character of the area.

The plan area contains existing rural residential developments at very low densities with small-town design characteristics. This plan aims to preserve the small-town character of the area by allowing development for future growth which reflects, preserves, and supports the existing character of McMinnville. Alternative proposals to design will be evaluated based on compatibility with the plan area.

Policies:

- 1. The existing small-town character of the Fox Ridge Road plan area should be considered when designing residential, commercial, or institutional developments within the plan area.*
- 2. Require future landscaping within the area to include native landscape plantings with seasonal variation and tree plantings that include deciduous trees to provide shade for the public streets.*
- 3. Adopt design guidelines for the Neighborhood Activity Center that compliment the small-town character of the Fox Ridge Road plan area and the City of McMinnville.*

GOAL 4: TRANSPORTATION – Enhance local connectivity and pedestrian accessibility throughout the area.

This plan aims to create a connected transportation and pedestrian network that serves the Fox Ridge Road plan area and its surrounding neighborhoods, ensuring safe access for residents of all ages and abilities.

Policies:

- 1. The Fox Ridge Road Area will have safe shared pedestrian and bicycle routes for residents.*
- 2. New street connections should connect to the existing local street grid consistent with the Local Street Connectivity map and comply with the Transportation System Plan standards.*

GOAL 5: NATURAL FEATURES AND HAZARD AREAS – Protect wildlife species, significant tree stands, and hazard areas that have been identified for mitigation or protection.

The plan area contains identified hazard areas for both mitigation and protection. This plan aims to protect those areas identified as hazard, protected wildlife, or landslide areas from development.

Policies:

- 1. The plan should be coordinated with Natural Hazards and Natural Features Planning.*
- 2. The plans should seek to protect areas of wildlife habitat.*
- 3. The plan should be coordinated with planning for natural hazards to protect life and property from natural hazards.*
- 4. Plan for the “ridgeline” natural areas to trails for connectivity or passive and active recreational opportunities.*
- 5. Public improvements and private development should strive to protect existing significant tree stands and individual mature significant trees.*

Great Neighborhood Principles

In April 2019, the City of McMinnville adopted the Great Neighborhood Principles into the City’s Comprehensive Plan. Their purpose is to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. These 13 principles are listed below. Under each principle are specific policies that detail how these principles are expected to be expressed in a site and context-specific way within the Fox Ridge Road Area Plan:

1. *Natural Feature Preservation*
 - Protect the Rock Quarry Pond and Masonic Cemetery.
 - Protect existing significant tree stands and mature significant trees.
 - Protect riparian corridors and wildlife species of concern.
2. *Scenic Views*
 - Provide viewpoints and protect scenic vistas along the northern ridge of the plan area.
 - Gathering spaces will be designed to incorporate natural areas and scenic views.
 - Orient streets and open spaces towards scenic views.
3. *Parks and Open Spaces*
 - Protect existing natural resources in open spaces.
 - Create new gathering spaces within the proposed neighborhood.
 - Provide a nature-based community park.
 - Provide an open space park plaza within the Neighborhood Activity Center.
4. *Pedestrian Friendly*
 - Provide a trail system and pedestrian corridors that provide connectivity throughout the plan area and safe access to the Neighborhood Activity Center.
 - Incorporate shade trees along pedestrian corridors.
5. *Bike Friendly*
 - Provide safe routes for residents and cyclists.
 - Utilize connected primary greenway system.
6. *Connected Streets*
 - Connect local street systems within Neighborhood Activity Center and School District site.
 - Connect to existing local street grid in the Fox Ridge Road plan area.
 - Improve Fox Ridge Road and local streets to better serve the plan area.
7. *Accessibility*
 - Design new developments with pedestrian corridors for ease of use by all ages and abilities.
 - Create connected and accessible secondary trail loops throughout the plan area.
8. *Human Scale Design*
 - Design based on small-town character—porches, balconies, prioritize outdoor and open spaces.
 - Promote inclusion and interaction within the right-of-way.
 - Design commercial uses to typical human scale.
 - Encourage shorter block lengths within new developments.
 - The public and private areas between land uses in the focus area should be intentionally designed to provide pleasant places for pedestrian and human interaction ensuring vehicular use and parking lots do not dominate street edges and park and common area interfaces.
9. *Mix of Activities*
 - Design the Neighborhood Activity Center to provide mixed-use developments where feasible.
 - Encourage neighborhood serving commercial and institutional uses easily accessible to residents.

10. *Urban-Rural Interface*

- Preserve small-town character in development and design.
- Consider existing agriculture and respect this heritage through careful transitions.

11. *Housing for Diverse Incomes and Generations*

- Allow for a mix of housing types that serve a variety of household incomes.

12. *Housing Variety*

- Encourage a diversity of housing forms and types for future housing developments that reflects the existing character of the plan area.

13. *Unique and Integrated Design Elements*

- Unique public art, public furnishing, and design elements should be incorporated into public places, parks, and commercial areas.

MEMORANDUM

City of McMinnville – Fox Ridge Road Area Plan



Date: October 13, 2023
To: Tom Schauer, City of McMinnville
From: Thuy Cao, HHPR
Subject: Planning Commission and City Council Update #2

Report in Brief:

This agenda item is a joint work session with the Planning Commission and City Council to provide an update on the Fox Ridge Road Area Plan work progress. The purpose of the work session is information sharing and discussion of the preferred concept plan and related goals and policies.

Background

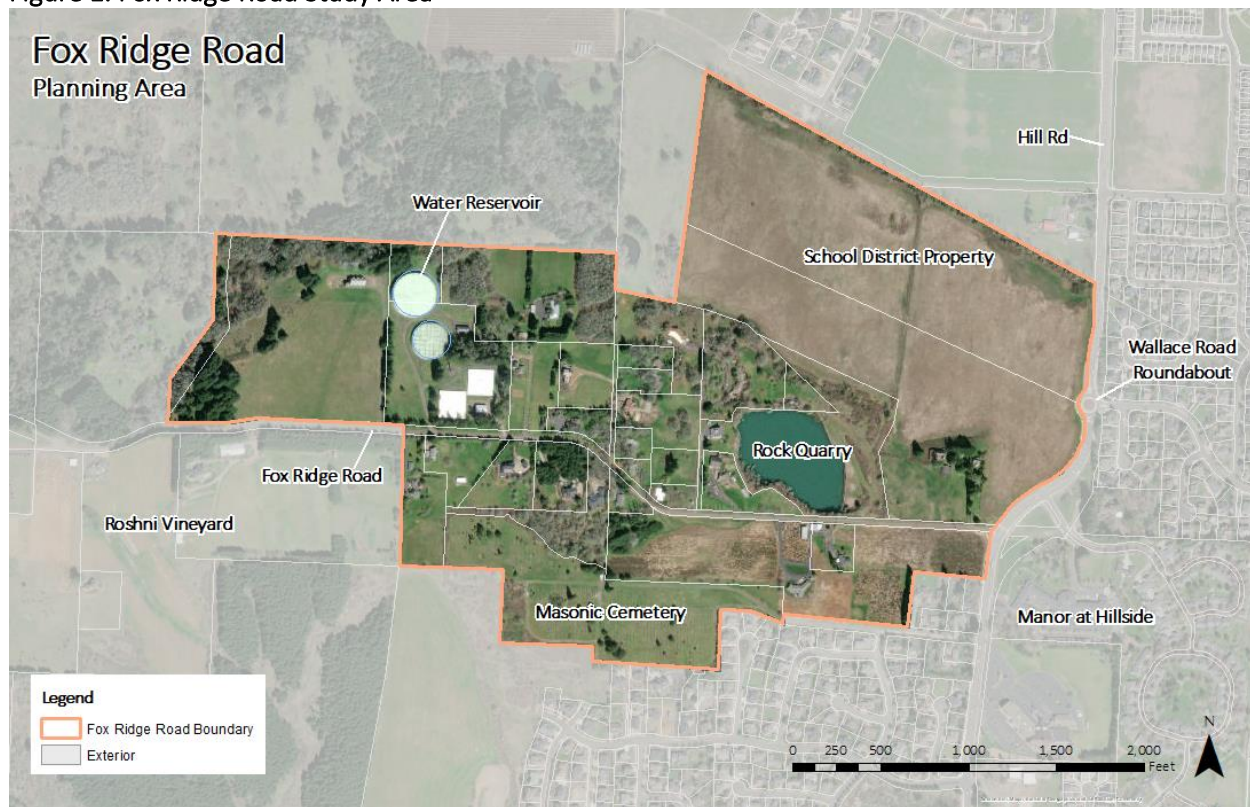
The City of McMinnville has adopted the McMinnville Growth Management and Urbanization Plan (MGMUP) in order to amend its urban growth boundary (UGB). Additional acreage from the amended UGB was placed into an Urban Holding (UH) comprehensive plan designation. All land designated as UH is required to undergo an area planning process prior to annexation into the city limits. The first area plan initiated by the City is the Fox Ridge Road Area Plan, known as the area surrounding Fox Ridge Road and comprised of approximately 230 acres. The purpose of this area plan is to guide and support the annexation and future urbanization of the Fox Ridge Road study area.

The Fox Ridge Road area planning process began in December 2022 with the establishment of the Project Advisory Committee (PAC) and the development of a plan for public engagement. The process has since been guided by the PAC, which includes 14 members of the public and three liaisons from both the McMinnville City Council and Planning Commission, as well as public input from two community design workshops and an online survey. Key stakeholders were also interviewed early in the process, including property owners of potential development sites and representatives for public utilities, the McMinnville School District, and the Oregon Department of Fish & Wildlife (ODFW).

The Fox Ridge Road Area Plan is primarily proposed to be zoned for housing and will include a lot that is owned by the McMinnville School District that is currently identified for the development for a future high school. The Fox Ridge Road Area Plan will also provide an opportunity for a reduced Neighborhood Activity Center (NAC) along the area's Hill Road frontage between the Wallace Road roundabout and the intersection of Fox Ridge Road. Based on the MGMUP Framework Plan, the reduced NAC will include a minimum of 1 – 2 acres of neighborhood serving commercial and office development, at least 2 acres of high-density residential development, and approximately 2 – 5 acres of medium-density residential housing. The remaining residential land of the study area is suitable for low-density residential development, specifically within the southern and western portions where the topography exhibits steeper slopes. The Fox Ridge Road Area Plan will also incorporate one neighborhood park and a community park.



Figure 1. Fox Ridge Road Study Area



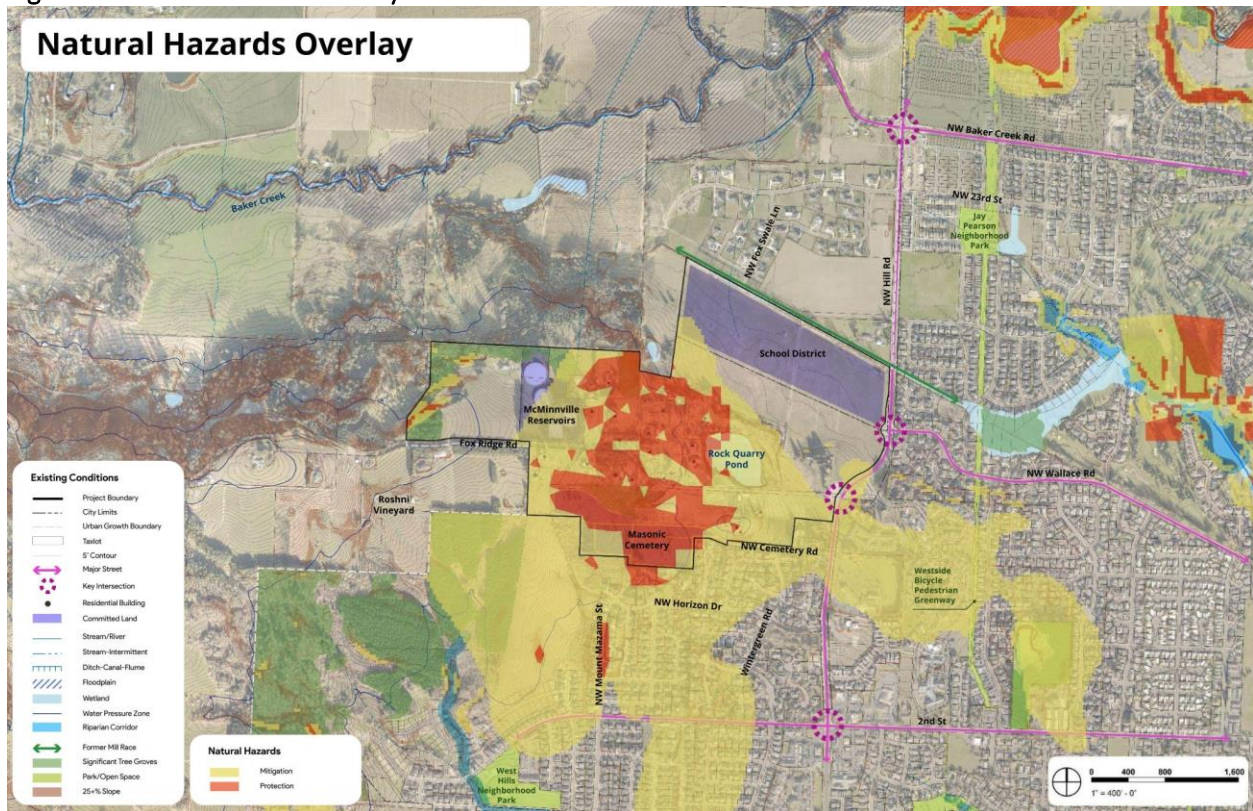
Existing Conditions

The Fox Ridge Road study area is characterized by its moderate to steeply sloping terrain, dense stands of mature Douglas Fir trees, and the expansive views of the surrounding lands. The study area primarily consists of large-parcel farm land with single-family homes that are situated to take advantage of the scenic views. Much of these areas are located within the Natural Hazards Overlay and identified as either mitigation (NH-M) or protection (NH-P) zones, see **Figure 2**. The following are key findings from the amended Document Review and Existing Conditions Report for the Fox Ridge Road study area:

Natural Features

- **Topography.** The majority of the study area consists of gradual to steeply sloping land that may affect the construable residential densities and related utilities.
- **Stormwater.** Majority of the area's soils are of moderate to poor permeability which limits the types of stormwater facilities that can be utilized in support of future urban development.
- **Natural Hazards.** Recent mapping conducted by the City of McMinnville to identify natural hazards and natural features in conjunction with Statewide Planning Goals 5 and 7 identified significant tree groves at the western edge of the planning area, and scenic viewpoints along ridgelines to the north and south of Fox Ridge Road. It will be important to conserve natural greenspaces and greenways that may also serve to protect the dense stands of mature Douglas Fir trees and provide habitat for protected avian species.

Figure 2. Natural Hazards Overlay



Land Use and Zoning

- **Low-Density Residential.** A large portion of the land within the study area is most suitable for lower density residential housing development due to topographic constraints and natural hazards.
- **Flat Portions.** Relatively flat properties at the northeast corner of the planning area and at the base of Fox Ridge Road, near the intersection with Hill Road, are less impacted by slopes and closer to existing utilities. Therefore, these properties are likely to develop earlier, and with greater intensity of uses than properties further to the west at higher elevations.
- **School District.** A significant land use within the area is the large 41-acre site owned by the McMinnville School District that is slated for the potential development of a future high school. Pedestrian, bicycle, and vehicle connectivity to the school will need to be anticipated.
- **Neighborhood Activity Center.** The reduced Neighborhood Activity Center should be strategically located to provide services and amenities to the diverse residential developments proposed within the study area. This location has been determined in the Framework Plan near the intersection of Fox Ridge Road and Hill Road.

Infrastructure and Services

- **Road Improvements.** Future development will require road improvements to meet City standards, including improvements to the right-of-way, construction of paved travel surfaces, 5-foot minimum sidewalks along both sides of the street, curbs and gutters, meet block length standards, etc.

- **Pedestrian and Bike Connectivity.** Connectivity for bikes and pedestrians will be critical to the area. Coordination and connectivity with existing and trails and linear parks throughout McMinnville should be considered. Greenways and trails should be planned to provide access and connections within and around the Fox Ridge Road study area.
- **Public Transit.** Coordination with Yamhill County Transit to provide public transit services, especially in conjunction with the proposed Neighborhood Activity Center location.
- **Water and Sewer.** Due to the study area location and topographic features, providing water and sewer services to areas within higher water pressure zones will be challenging. The vast majority of the land fronting Fox Ridge Road sits above the current water service level.

Regulatory Context and Planning Framework

- **Fox Ridge Road Area Plan.** The area plan will be adopted as a supplement to the McMinnville Comprehensive Plan, and act as a guide for future urbanization of land located within the Fox Ridge Road Area Plan. The area plan will comply with the following regulatory documents:
- **McMinnville Growth Management and Urbanization Plan.** As highlighted in the MGMUP, the City of McMinnville’s plan for urbanization is modeled around the planning and development of the “Traditional Neighborhood” model. This type of development is designed to be fully integrated, mixed-use, and pedestrian oriented, and typically includes narrower streets that emphasize pedestrian orientation and scale, highly connected streets, walkable street design, and diverse commercial and residential developments with public green spaces that provide opportunities for social gatherings and interactions. To be consistent with the MGMUP, the Fox Ridge Road Area Plan will follow the guidelines set forth for the development of a traditional neighborhood model.
- **MGMUP Framework Plan.** The MGMUP emphasizes Neighborhood Activity Centers as the most critical element of the City’s growth management and land use plan. The development of the Neighborhood Activity Center allows for a traditional neighborhood that meets the neighborhood commercial land needs as identified in the MGMUP Framework Plan, supports surrounding residential development, and provides opportunities for open space, parks, and trails. According to the MGMUP Framework Plan, the Neighborhood Activity Center should:
 - provide local context with the ability to foster the development of a traditional neighborhood;
 - have the ability to accommodate higher intensity development and be strategically located based on the proximity to vacant buildable land;
 - be located at major street intersections with their service areas extending to a group of neighborhoods ranging from a one (1) to three (3) mile radius.

Focus Area of the activity center should contain facilities necessary for day-to-day activity (such as personal services, grocery and convenience shopping, schools, places of worship, limited office space, public plazas or parks) and ideally be located within close proximity to one another in the focus area so that all essential services for the subarea are easily accessible in a single stop.

Support Areas that surround the activity center’s focus area should contain the neighborhood’s high- to medium-density housing options and enables the highest concentration of population to easily access the focus area within walking distance (reducing the number of automotive trips for daily needs or services and allows for a single transit stop to serve the shops, services and adjacent higher-density housing in the subarea).

- **McMinnville Comprehensive Plan.** Adopted in 2019, the Great Neighborhood Principles are described by Comprehensive Plan Policy 187.10 as a means to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. These principles ensure the livability, accessibility, safety and beauty of all new developments. The Great Neighborhood Principles are listed under the ‘Community Vision and Goals’ section of this document with specific polices on how to achieve each principle.
- **Parks, Recreation and Open Space Master Plan.** The City of McMinnville created and adopted its Parks Master Plan in 1999 to meet the parks and recreational needs of the community, while ensuring natural resources crucial to the character of the city are protected and enhanced. As with the Parks Master Plan, the Fox Ridge Road Area Plan must plan for the City’s population growth and increasing diversity. The study area has its own unique existing natural features and opportunities for new parks and recreational services. The Parks Master Plan provides the community vision for parks and recreation, along with specific park facility guidelines.

Other Natural/Limiting Features

- **Rock Quarry Pond.** Large gravel borrow pit filled with water, centrally located within the study area near the base of Fox Ridge Road and adjacent to the location for the Neighborhood Activity Center. Currently serves as stormwater drainage and retention, providing supplemental irrigation to properties outside of the study area.
- **Masonic Cemetery.** Occupies nearly 70 percent of the southern boundary of the study area. Must be protected in place and buffered from potential surrounding uses.
- **McMinnville Water and Light.** Owns a large property near the center of the study area that houses two above-ground water reservoirs.

Opportunities and Constraints

The initial Phase 1 and 2 tasks have been completed, and preliminary draft products have been produced summarizing the key findings. A document review of existing plans and policies, and existing conditions, was conducted. These findings have helped inform the “Opportunities and Constraints Diagram” presented and utilized at Community Design Workshop #1 and has also been referenced in several Project Advisory Committee meetings to provide context, see **Figure 3**. This diagram summarizes the opportunities for various land uses, development patterns, building relationships, open spaces, and connections, as well as any key constraints that would need to be overcome in order to realize those opportunities.

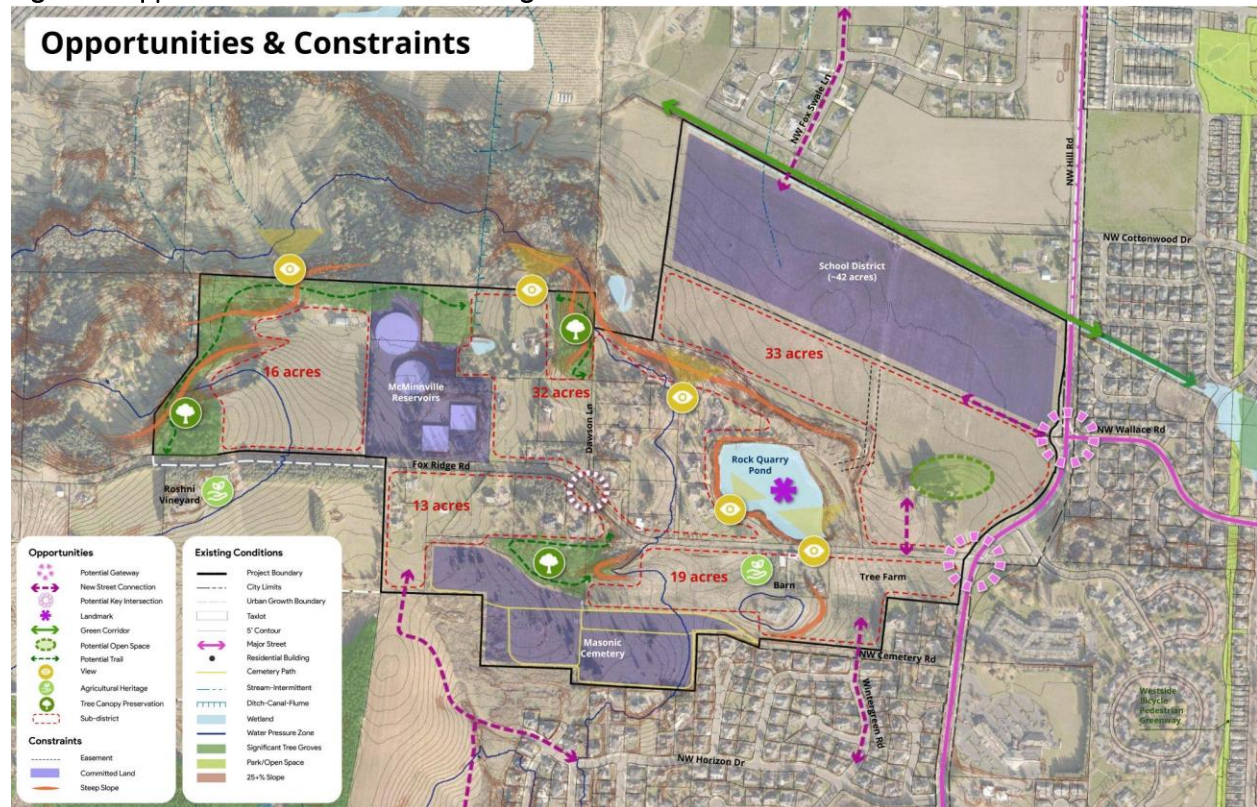
Opportunities

- Potential gateways to the study area have been identified at the Hill Rd/Wallace Rd intersection and the Hill Rd/Fox Ridge Road intersection.
- New street connections identified connect the Fox Ridge Road study area to the Hillcrest Master Plan development, to the location of the Neighborhood Activity Center, through the School District site, and to both Hill Road and Wallace Road.
- Landmarks include the existing Rock Quarry Pond for preservation as a key community feature.
- Areas of significant tree groves have been identified for tree canopy preservation.
- Scenic viewpoints are shown that take advantage of the steep topography of the study area.

Constraints

- Committed lands include the School District site, Masonic Cemetery, and McMinnville Reservoirs.
- Steep slopes surpassing 25%+ will severely limit development due to topographical constraints.
- An existing easement from the Rock Quarry Pond runs through the proposed NAC site.

Figure 3. Opportunities and Constraints Diagram



(Larger hard copies of figures can be provided upon request).

Study Area Analysis

Market Analysis for Residential and Commercial Uses

A market and development analysis were conducted that focused on identifying the most feasible development types for commercial and higher density residential land in the Neighborhood Activity Center proposed for the Fox Ridge Road study area. The report provides market overviews, generates reliable assumptions with respect to achievable pricing and absorption, and outlines feasible uses, scale, and development forms within the Neighborhood Activity Center. The residential analysis provided focuses on high-density uses and evaluates the rental and ownership housing separately.

The analysis indicates that there is adequate market support for rental apartments, rental townhomes, ownership townhomes, and commercial space in the Fox Ridge Road Neighborhood Activity Center. The analysis also provides further detail on the development types that would be feasible in this area, the potential for mixed-use projects, as well as the location for commercial and high-density residential uses. Given the recent approval of the Baker Road mixed use project north of the study area, the absorption rate of the commercially designated properties in the area is expected to be slower.

Transportation Planning Rule (TPR) Analysis

An existing conditions analysis of traffic conditions was conducted with 20-year future forecasting for future growth assumptions based on PM Peak Hour growth assumptions from a model provided by the city.

The analysis includes a future 20-year no-build and build analysis and identifies the transportation infrastructure needs for the Fox Ridge Road study area based on the preferred development scenario. The study is in the process of being completed based on the preferred concept plan.

Community Engagement

Public engagement provided additional insights and input into opportunities and constraints, which served as the basis for the development of several conceptual land use scenarios for discussion and evaluation. The following are methods of community engagement that was conducted through the area planning process for the Fox Ridge Road Area Plan:

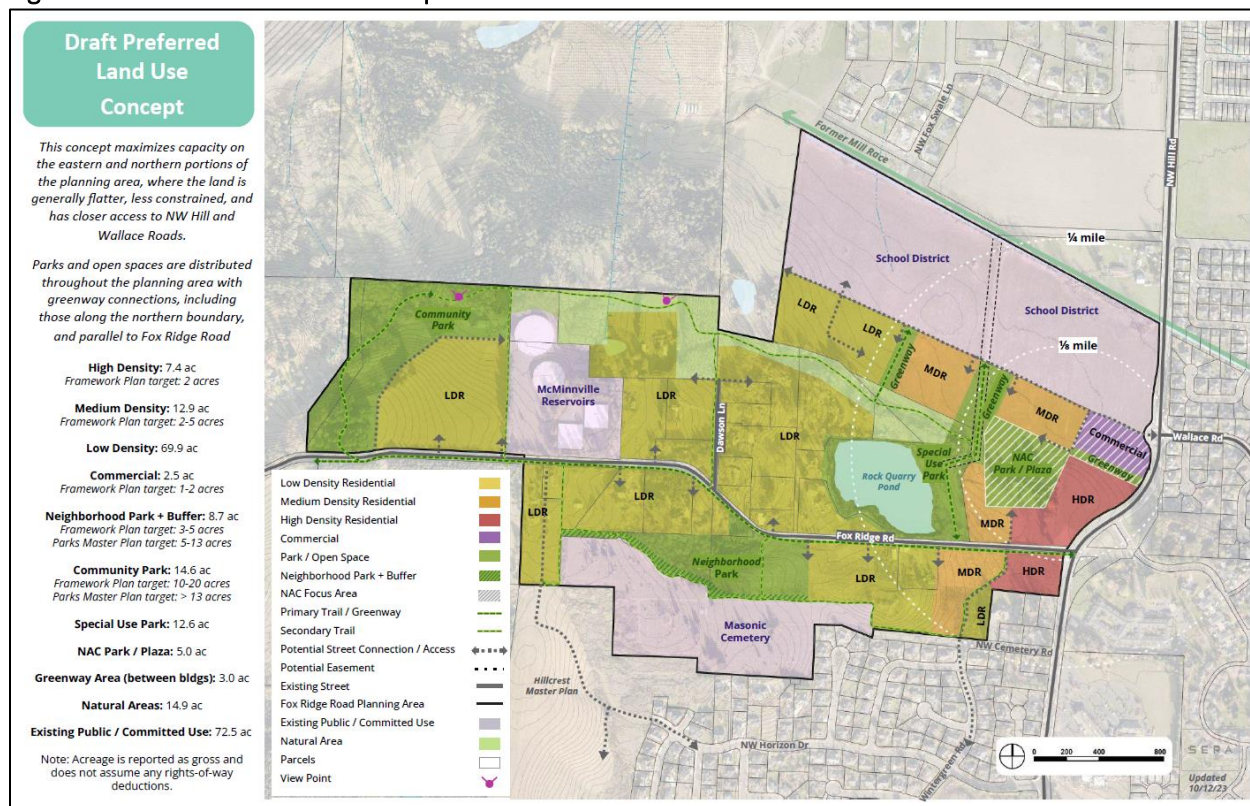
- **Stakeholder interviews.** Interviews with key stakeholders were conducted early in the process and included private property owners, developers, and representatives from the McMinnville School District, McMinnville Water and Light, and the Oregon Department of Fish and Wildlife. These interviews provided insight and future considerations to be accounted for within the area plan.
- **Online Survey.** An online survey was conducted to receive a wide range of input from the Fox Ridge Road neighborhood and surrounding community. The survey was available in both English and Spanish and was advertised online and at the first Community Design Workshop. A total of 147 responses were submitted, many of which emphasized parks, trails, and open space, and helped identify key assets such as the rock quarry pond, Masonic Cemetery, and scenic views of the area. There were diverse responses regarding housing density and affordability.
- **Community Design Workshops.** A total of two community design workshops were held to engage stakeholders, City staff, and citizens in interaction design sessions around the potential development scenarios for the Fox Ridge Road area. The intent of these events was to collaboratively develop a framework for future growth. The first workshop focused on gathering input to develop three distinct development scenarios for the area, with the consideration of land use, urban design, connectivity, access, infrastructure, and stakeholder concerns. The second workshop focused on parks, trails, and connectivity, and explored design concepts for specific parks and trails, as well as the bike and pedestrian connections between these spaces.
- **Project Advisory Committee Meetings.** The Project Advisory Committee has held a total of five meetings over the course of ten months starting in December 1, 2022. These meetings reviewed project goals, findings of analyses and reports that were developed, outcomes of the community design workshops and online survey, and the development scenarios that were created as a result of those workshops. Committee members provided their input on these items and helped refine the resulting land use concepts to create a preferred land use concept plan. The Project Advisory Committee also identified key goals for the community and provided valuable feedback on the goals and policies that were created based on public engagement, stakeholder concerns, and the regulatory context and planning framework required to be met by the area plan. The final meeting will be held a few weeks after this work session to discuss recommendations from the Planning Commission and City Council.

Preferred Land Use Concept Plan

As a result of the community engagement efforts, three land use concepts were initially developed and reviewed with the Project Advisory Committee. Input from the committee included considerations of park and trail locations, natural areas and preservation, existing community features, housing densities, the location of higher density residential uses and neighborhood commercial uses, and street, bike, and pedestrian connectivity throughout the study area. The Project Advisory Committee provided direction for refinement to the draft land use concepts to develop a preferred concept that reflected the interest of the public and satisfied the adopted regulatory standards and planning goals for the Fox Ridge Road study area.

Most recently, at PAC Meeting #4 and #5, the Project Advisory Committee finalized the locations and size of the Neighborhood Park and Community Park to meet the minimum target acreages based on the Framework Plan and Parks Master Plan requirements for these types of park facilities. Through the interest of maximizing housing densities in areas where development is feasible, both high-density and medium-density residential land uses exceeds their minimum target acreages. However, with the increase of housing density allocated, proposed acreages for park and green open spaces have also increased proportionally and far exceeds the target minimums provided, *See Figure 4.*

Figure 4. Preferred Land Use Concept Plan



An evaluation of the Preferred Land Use Concept Plan against the applicable regulatory and planning frameworks is provided in **Attachment 1**. The preferred concept is evaluated based on individual goals for the Fox Ridge Road Area Plan referenced in the MGMUP, Framework Plan, Comprehensive Plan, and the Parks Master Plan. The following are the plan highlights and deficiencies concluded from the report card:

Plan Highlights

- Neighborhood Activity Center located in area with minimal development constraints. Maximizes capacity on the eastern and northeastern portions of the planning area, where the topography is flatter, less constrained, and has direct access to Hill Road and the Wallace Road roundabout.
- Neighborhood Activity Center takes advantage of advantageous location to transit corridors, maximizes higher density residential opportunities, with a total of 7.4 acres of high-density (exceeding target 2 acres) and 12.9 acres of medium-density (exceeding target 5 acres).
- Community Park is located at the west end of the study area and the Neighborhood Park is centrally located south of Fox Ridge Road, meeting the ½-mile maximum distance requirement from all residents within the area. Both parks exceed their minimum target acreages.
- Greenway connections and secondary trail systems provide access from Hill Road through the study area heading west along Fox Ridge Road and north through the Neighborhood Activity Center into the High School Site. Maximize bicycle and pedestrian connectivity for safe and accessible travel without the need for vehicles or auto-oriented developments.
- “Looped” and well-connected pedestrian network of primary trail/greenways and secondary trails.
- Natural Areas preserve existing natural features such as significant tree stands or steep slopes.
- Commercial location accessible to all adjacent residences and High School Site.
- NAC Park/Plaza and greenway areas create opportunities for open green areas and buffers between residential uses within Neighborhood Activity Center.
- Potential street connections and street access points connect the study area to the surrounding neighborhoods and their existing street systems.
- Rock Quarry Pond designated as a special use park, helping to not only preserve the natural feature, but also providing passive recreational opportunities and access to the community.
- Masonic Cemetery has been preserved and a buffer has been identified along the southern boundary of the Neighborhood Park to ensure the cemetery is protected.

Plan Deficiencies

- Does not meet 60/40 split per Zoning Code requirements for single-family and multi-family residential. Under HB 2001, all single-family zoned properties can accommodate up to 4 units which qualifies as multi-family under the code.
- Much of the low-density residential property is significantly constrained by natural hazards.

Community Vision and Goals

The Fox Ridge Road area is a beautiful naturalistic landscape with rolling hills that reflects the character and connection of a small-town community. With its breathtaking vistas, historical features, and opportunities for future neighborhood development, this once sprawling area highlights the goals of McMinnville’s Great Neighborhood Principles in its envisioned land use, development, design, preservation, and connectivity.

The following are goals for the Fox Ridge Road area that reflect the desires and values of the community with specific policies provided under each goal to guide development and future planning decisions:

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The plan area contains existing low-density residential development. This plan aims to provide a mix of land uses that support each other, including a variety of housing development types to support single-family and multi-family development, and neighborhood serving commercial and office developments.

Policies:

1. *New commercial developments should be designed to be at a walkable, human scale and for ease of use by all ages and abilities.*
2. *Encourage a diversity of future housing forms, types, and designs that respect the existing character of the Fox Ridge Road plan area including both single-family and multi-family development.*
3. *New developments should promote inclusion and interaction within the right-of-way.*
4. *Encourage neighborhood serving, oriented, and scaled commercial uses that is easily accessible to residents within the Neighborhood Activity Center.*
5. *Limit the location of any commercially zoned land to the Neighborhood Activity Center.*

GOAL 2: OPEN GREEN SPACES – Create well programmed and connected park, trails, and open spaces that aim to help preserve existing natural resources.

The plan area contains several natural resources including the Rock Quarry Pond or community features such as the Masonic Cemetery. This plan aims to preserve and enhance these identified natural areas while promoting both passive and active recreational opportunities that are connected throughout the area.

Policies:

1. *The built environment will be designed to provide and protect scenic views from the area.*
2. *The Rock Quarry Pond should be protected and enhanced as a Special Use Park with public access.*
3. *The Masonic Cemetery should be protected and respected by future developments.*
4. *Significant natural and community features should be inventoried and protected to the extent fullest.*
5. *Locate and acquire areas within the plan area that have been identified as open space for the development of parks, trail corridors, and open green spaces.*

GOAL 3: AESTHETICS AND DESIGN – Encourage well designed and aesthetically pleasing developments that help meet land use goals while preserving the character of the area.

The plan area contains existing rural residential developments at very low densities with small-town design characteristics. This plan aims to preserve the small-town character of the area by allowing development for future growth which reflects, preserves, and supports the existing character of McMinnville. Alternative proposals to design will be evaluated based on compatibility with the plan area.

Policies:

- 1. The existing small-town character of the Fox Ridge Road plan area should be considered when designing residential, commercial, or institutional developments within the plan area.*
- 2. Require future landscaping within the area to include native landscape plantings with seasonal variation and tree plantings that include deciduous trees to provide shade for the public streets.*
- 3. Adopt design guidelines for the Neighborhood Activity Center that compliment the small-town character of the Fox Ridge Road plan area and the City of McMinnville.*

GOAL 4: TRANSPORTATION – Enhance local connectivity and pedestrian accessibility throughout the area.

This plan aims to create a connected transportation and pedestrian network that serves the Fox Ridge Road plan area and its surrounding neighborhoods, ensuring safe access for residents of all ages and abilities.

Policies:

- 1. The Fox Ridge Road Area will have safe shared pedestrian and bicycle routes for residents.*
- 2. New street connections should connect to the existing local street grid consistent with the Local Street Connectivity map and comply with the Transportation System Plan standards.*

GOAL 5: NATURAL FEATURES AND HAZARD AREAS – Protect wildlife species, significant tree stands, and hazard areas that have been identified for mitigation or protection.

The plan area contains identified hazard areas for both mitigation and protection. This plan aims to protect those areas identified as hazard, protected wildlife, or landslide areas from development.

Policies:

- 1. The plan should be coordinated with Natural Hazards and Natural Features Planning.*
- 2. The plans should seek to protect areas of wildlife habitat.*
- 3. The plan should be coordinated with planning for natural hazards to protect life and property from natural hazards.*
- 4. Plan for the “ridgeline” natural areas to trails for connectivity or passive and active recreational opportunities.*
- 5. Public improvements and private development should strive to protect existing significant tree stands and individual mature significant trees.*

Great Neighborhood Principles

In April 2019, the City of McMinnville adopted the Great Neighborhood Principles into the City's Comprehensive Plan. Their purpose is to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. These 13 principles are listed below. Under each principle are specific policies that detail how these principles are expected to be expressed in a site and context-specific way within the Fox Ridge Road Area Plan:

1. *Natural Feature Preservation*
 - Protect the Rock Quarry Pond and Masonic Cemetery.
 - Protect existing significant tree stands and mature significant trees.
 - Protect riparian corridors and wildlife species of concern.
2. *Scenic Views*
 - Provide viewpoints and protect scenic vistas along the northern ridge of the plan area.
 - Gathering spaces will be designed to incorporate natural areas and scenic views.
 - Orient streets and open spaces towards scenic views.
3. *Parks and Open Spaces*
 - Protect existing natural resources in open spaces.
 - Create new gathering spaces within the proposed neighborhood.
 - Provide a nature-based community park.
 - Provide an open space park plaza within the Neighborhood Activity Center.
4. *Pedestrian Friendly*
 - Provide a trail system and pedestrian corridors that provide connectivity throughout the plan area and safe access to the Neighborhood Activity Center.
 - Incorporate shade trees along pedestrian corridors.
5. *Bike Friendly*
 - Provide safe routes for residents and cyclists.
 - Utilize connected primary greenway system.
6. *Connected Streets*
 - Connect local street systems within Neighborhood Activity Center and School District site.
 - Connect to existing local street grid in the Fox Ridge Road plan area.
 - Improve Fox Ridge Road and local streets to better serve the plan area.
7. *Accessibility*
 - Design new developments with pedestrian corridors for ease of use by all ages and abilities.
 - Create connected and accessible secondary trail loops throughout the plan area.
8. *Human Scale Design*
 - Design based on small-town character—porches, balconies, prioritize outdoor and open spaces.
 - Promote inclusion and interaction within the right-of-way.
 - Design commercial uses to typical human scale.
 - Encourage shorter block lengths within new developments.
 - The public and private areas between land uses in the focus area should be intentionally designed to provide pleasant places for pedestrian and human interaction ensuring vehicular use and parking lots do not dominate street edges and park and common area interfaces.
9. *Mix of Activities*
 - Design the Neighborhood Activity Center to provide mixed-use developments where feasible.
 - Encourage neighborhood serving commercial and institutional uses easily accessible to residents.

10. *Urban-Rural Interface*

- Preserve small-town character in development and design.
- Consider existing agriculture and respect this heritage through careful transitions.

11. *Housing for Diverse Incomes and Generations*

- Allow for a mix of housing types that serve a variety of household incomes.

12. *Housing Variety*

- Encourage a diversity of housing forms and types for future housing developments that reflects the existing character of the plan area.

13. *Unique and Integrated Design Elements*

- Unique public art, public furnishing, and design elements should be incorporated into public places, parks, and commercial areas.

Discussion

At the Planning Commission and City Council joint work session, staff and consultants will provide a PowerPoint presentation that reviews the project background, work completed to date, the process of developing the Preferred Land Use Concept, key highlights and deficiencies of the preferred concept, and finally the proposed goals and policies. Images will be included to provide examples of shared use paths and trails for pedestrian and bike safety, as well as examples that illustrate the connection between open spaces and relating land uses to one another. The joint work session will clarify if the work product is in line with what was expected when adopting the Framework Plan. After guidance is received, the Preferred Land Use Concept and resulting draft goals and policies will be revised and included in the first draft of the Fox Ridge Road Area Plan document. These goals and policies will inform the necessary implementation measures that will be required to implement the Area Plan. A copy of the Area Plan will be provided at both the City's Planning Commission and City Council hearings for review and adoption.