

**City Council Meeting Agenda
Tuesday, August 11, 2026
5:30 p.m. – Work Session Meeting
7:00 p.m. – City Council Regular Meeting**

Welcome! This meeting will be a hybrid (in-person & Zoom) Meeting. However, if you are not feeling well, please stay home and take care of yourself.

The public is strongly encouraged to relay concerns and comments to the Council in one of five ways:

- **Pre-register** using the online form here:

<https://www.mcminnvilleoregon.gov/citycouncil/webform/public-comment-card> (Registration **OPENS** at **5:00 p.m.** on the day the agenda is posted, one week before the meeting and **CLOSES** at **12:00 p.m.** the day **BEFORE** the meeting // (Any form submitted outside this window will not be addressed);

- **Written comments** may be submitted to the City Recorder Team any time up to **12:00 p.m. the day BEFORE** the meeting and mailed to (McMinnville City Hall, c/o City Recorder Team, 230 NE Second Street, McMinnville, OR, 97128);
- **Digital comments (email)** may be submitted to the City Recorder Team any time up to **12:00 p.m. the day BEFORE** the meeting to CityRecorderTeam@mcminnvilleoregon.gov;
- Fill out a **physical public comment card** found at McMinnville City Hall; any time up to **12:00 p.m. the day BEFORE** the meeting, but **not before 5:00 p.m.** on the day the agenda is posted for the following week;
 - Attend **in person** and fill out a public comment card.

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

mcm11.org/live

CITY COUNCIL WORK SESSION & CITY COUNCIL REGULAR MEETING:

You may join online via Zoom Webinar Meeting:

<https://mcminnvilleoregon.zoom.us/j/88974873534?pwd=x8PDcQtWZgh7v7JBuvXN388c0vvaO.1>

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

Webinar ID: 889 7487 3534

5:30 PM – WORK SESSION MEETING – VIA ZOOM AND SEATING AT CIVIC HALL

1. CALL TO ORDER
2. PARKS SYSTEM DEVELOPMENT CHARGES (SDCS)
3. ADJOURNMENT OF WORK SESSION

7:00 PM – REGULAR COUNCIL MEETING – VIA ZOOM AND SEATING AT CIVIC HALL

1. CALL TO ORDER & ROLL CALL
2. PLEDGE OF ALLEGIANCE

3. INVITATION TO COMMUNITY MEMBERS FOR PUBLIC COMMENT –

The Mayor will announce that any interested audience members are invited to provide comments. Anyone may speak on any topic other than: a matter in litigation, a quasi-judicial land use matter; or a matter scheduled for public hearing at some future date. The Mayor may limit comments to 4 minutes per person for a total of 32 minutes. The Mayor will read comments emailed to the City Recorder and then call on anyone who has signed up to provide public comment.

4. CONSENT AGENDA

- a. Consider the draft minutes of the June 09, 2026 City Council Regular Meeting.
- b. Consider the draft minutes of the June 17, 2026 City Council Work Session Meeting.
- c. Consider the draft minutes of the June 23, 2026 City Council Work Session Meeting & City Council Regular Meeting.
- d. Consider the draft minutes of the July 14, 2026 City Council Work Session Meeting & City Council Regular Meeting.
- e. Consider **Resolution No. 2026-45**: A Resolution removing a code compliance lien from a property.

5. ORDINANCE

- a. Consider the first reading with a possible second reading of **Ordinance No. 5181**: An Ordinance amending the McMinnville Comprehensive Plan, Volumes I, II, and III to support a Natural Resources (Trees and Scenic Views) planning program (Docket # G 2-23) per Oregon Land Use Goal #5.

6. ADVICE/ INFORMATION ITEMS

- a. Reports from Councilors on Committee & Board Assignments
- b. Department Head Reports

7. ADJOURNMENT OF REGULAR MEETING

From: [Mayor Kim Morris](#)
To: [Claudia Cisneros](#)
Subject: Fw: Questions About My Business In McMinnville
Date: Friday, July 31, 2026 10:38:49 AM

FYI message sent to all councilors.

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From: PNW Comedy [REDACTED]
Sent: Friday, 31 July 2026 09:38:54
To: Sal Peralta <Sal.Peralta@mcminnvilleoregon.gov>; Chris Chenoweth <Chris.Chenoweth@mcminnvilleoregon.gov>; Daniel Tucholsky <Daniel.Tucholsky@mcminnvilleoregon.gov>; Zack Geary <Zack.Geary@mcminnvilleoregon.gov>; Scott Cunningham <Scott.Cunningham@mcminnvilleoregon.gov>; Carson Benner <Carson.Benner@mcminnvilleoregon.gov>; Mayor Kim Morris <Kim.Morris@mcminnvilleoregon.gov>
Subject: Questions About My Business In McMinnville

This message originated outside of the City of McMinnville.

Good day!

Good morning!

I hope this email finds you well. I am reaching out today to see if you, as an elected official, will respond in a timely manner to a citizen reaching out via email. This is for a series on <https://url.us.m.mimecastprotect.com/s/ph8hC9ryXLik0rpnHoflfqimlK> called "Integrity Checks".

So how's life treating you? Anything new at the council you'd like to discuss with a citizen of McMinnville?

Thank you for your time and I look forward to hearing from you.

-Andrew Brunello
[REDACTED]

Mayor Kim Morris and Members of the McMinnville City Council

City of McMinnville, McMinnville, Oregon

RE: Proposed Parks System Development Charges



Dear Mayor Morris and Members of the City Council,

On behalf of the McMinnville Area Chamber of Commerce and the hundreds of businesses we represent, I want to begin by expressing our sincere appreciation for your commitment to preserving and enhancing McMinnville's parks system. Our parks are among the community's greatest assets. They enrich our quality of life, support healthy families, create places where our community gathers, and are an important part of what makes McMinnville an attractive place to live and work.

The Chamber has consistently supported investments that strengthen our community. We proudly supported the Community Parks and Recreation Bond because we believe parks are essential to McMinnville's future. We do not question the value of parks. We question whether the proposed Parks System Development Charges are the right funding approach at this moment in our community's growth.

Over the past several months, we have intentionally sought input from those who will be most directly affected by these proposed fees. We met with commercial lenders, developers, employers, business owners, and our membership. We reviewed the PROS Plan and its methodology, studied how other Oregon communities structure System Development Charges, and surveyed more than 160 local businesses regarding the challenges they face.

Across every conversation, one message was remarkably consistent.

Developers and lenders value parks. Business owners value parks. They recognize that quality parks help attract and retain employees and contribute to McMinnville's reputation as a great place to live. But when it comes to making an investment decision—whether to build housing, expand a manufacturing facility, develop commercial space, or invest millions of dollars in a new project—that decision is not driven by community amenities. It is driven by financial feasibility.

Simply put: Projects must pencil.

Commercial lenders told us that System Development Charges increase project costs without increasing project value or income. Those additional costs require more equity, reduce financing capacity, and can quickly make otherwise viable projects financially infeasible. Developers echoed that concern, explaining that every additional upfront cost is weighed alongside land costs, construction costs, financing costs, permitting costs, and market conditions. When the numbers no longer work, projects are delayed, reduced in scope, or abandoned entirely.

That reality should concern all of us because McMinnville stands at a pivotal moment.

We are working to unlock transformative opportunities such as McMinnville Landing, the future development potential surrounding Linfield University's South Campus, and the remaining commercial and industrial lands that will define our economic future. We are simultaneously working to revitalize vacant storefronts, encourage redevelopment, attract employers, and expand our tax base.

At the same time, we continue to face one of the greatest challenges confronting communities across Oregon: housing.

Employers consistently tell us that housing affordability has become one of the largest barriers to workforce recruitment and retention. Increasing the cost of residential development moves us further away from solving that challenge. While SDCs are collected from developers, those costs do not disappear. They become part of the purchase price of a home, the monthly rent paid by a family, or the lease paid by a local business. The economic burden is ultimately carried by the people we are all working to serve.

Our concern extends beyond the proposed Parks SDC itself. We understand additional updates to Stormwater and Transportation SDCs are anticipated in the future. Each fee may be justifiable when viewed independently. However, developers, lenders, and businesses do not evaluate them independently—they evaluate the cumulative cost of investing in McMinnville. The Parks SDC is one piece of a much larger equation.

McMinnville also does not compete in isolation.

Every commercial, industrial, and housing project has choices. We compete daily with Newberg, Sherwood, Wilsonville, Salem, Woodburn, and communities throughout the Willamette Valley for investment, employers, and housing development. Unlike some of those communities, we cannot change the fact that we are farther from Interstate 5 or farther from the Portland metropolitan area. Those realities already increase transportation costs, freight costs, and commute times. We should be cautious about adding additional local costs that further weaken our competitive position.

We also believe it is important to distinguish between maintaining and improving existing parks and expanding park capacity to serve future growth. Much of the PROS Plan appropriately focuses on reinvesting in existing facilities—replacing aging infrastructure, upgrading amenities, and preserving assets that serve today's residents. Those are worthwhile investments. However, asking new development to bear a disproportionate share of those costs raises important policy questions. Growth should contribute to the infrastructure needed because of growth, but investments that benefit the entire existing community should also be supported by the broader community.

For these reasons, the Chamber respectfully urges the City Council to reconsider the proposed Parks SDC methodology and implementation.

We believe there is a balanced path forward that protects both our parks and our economy. Specifically, we encourage the City to:

- **Phase in the proposed increase** over several years to avoid disrupting projects already in planning or financing.
- **Reduce the cost recovery percentage** within the methodology to lessen the immediate burden on new development while still generating meaningful revenue.

- **Expand credits, offsets, and reimbursement opportunities** for developments that provide public improvements or community benefits.
- **Evaluate the cumulative impact of future SDC increases** before adopting additional development costs so McMinnville remains competitive for housing, commercial, and industrial investment.

This is not a choice between parks and economic development.

McMinnville deserves both.

Our concern is that if development slows because projects no longer pencil, we will build fewer homes, attract fewer employers, create fewer jobs, and ultimately generate less revenue—not only for parks, but for every public investment our community hopes to make in the future.

The strongest communities are those that invest in quality of life **and** create an economic environment where investment is encouraged rather than discouraged. We believe McMinnville can do both.

We respectfully ask that you carefully consider the long-term economic impacts of the proposed Parks System Development Charges and work with the business community to develop a funding strategy that protects our parks while preserving McMinnville's ability to grow, compete, and prosper.

Thank you for your thoughtful consideration and for your continued leadership. The Chamber remains committed to partnering with the City to find solutions that strengthen both our community and our economy.

Sincerely,

John Olson

President & CEO

McMinnville Area Chamber of Commerce

ENTERED INTO THE RECORD
DATE RECEIVED: 08/07/2026
SUBMITTED BY: MEVLC
SUBJECT: Park SDC's

From: [Patty Herzog](#)
To: [Mayor Kim Morris](#); [Sal Peralta](#); [Zack Geary](#); [Scott Cunningham](#); [Daniel Tucholsky](#); [Carson Benner](#); [Chris Chenoweth](#); [Adam D. Garvin](#)
Cc: [Claudia Cisneros](#); [Jaime J. Phillips](#); [Meg Ordaz](#); [cbenner@cellaridge.com](#); [Diana Riggs](#); [jcd](#); [morrisinc](#); [patrick@dominiowines.com](#); [Paul Davis](#); [Paul Davis](#); [pdkircher@goldenvalleybrewery.com](#); [peterk@goldenvalleybrewery.com](#); [Mark Siegel](#); [msiegel@delphian.org](#); [Dr. Mike Wenz](#); [kferrua@msd.k12.or.us](#); [Scott Hinchcliff](#); [lorir@cutting-edge-metals.com](#); [Heather Richards](#); [dan@visitmcminnville.com](#); [Heather Hadley Blank](#); [president@mcminnville.org](#)
Subject: MEVLC Letter for August 11 City Council Work Session
Date: Friday, August 7, 2026 12:40:20 PM
Attachments: [FINAL MEVLC Letter 20260806.pdf](#)

Good afternoon, Mayor Morris, City Councilors, and City Manager Garvin,

Attached is a letter from the McMinnville Economic Vitality Leadership Council (MEVLC), submitted on behalf of co-chairs Chris Chenoweth and Lori Robertson, for your review in advance of the August 11 City Council Work Session on Parks System Development Charges.

The letter summarizes the MEVLC's recommendations and is respectfully submitted for your consideration as part of the Council's discussion.

Thank you,
Patty

Patty Herzog | Executive Director

McMinnville Economic Development Partnership
503-550-8504 | patty@mcminnvillebusiness.com
231 NE 5th St | McMinnville, OR 97128
www.McMinnvilleBusiness.com



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MEDP was created in 2006 by McMinnville Industrial Promotions, McMinnville Water & Light, the City of McMinnville, and the McMinnville Chamber of Commerce. We are a public/private entity supported by our [Investor Circle](#).

August 6, 2026

Mayor Morris and Members of the McMinnville City Council:

On behalf of the McMinnville Economic Vitality Leadership Council (MEVLC), thank you for your thoughtful leadership as you consider updates to the Parks System Development Charge (SDC) methodology.

The MEVLC supports the community's vision for a high-quality park system. Parks are an important community asset that contributes to quality of life, public health, workforce attraction, tourism, and economic competitiveness. Our comments are not about whether McMinnville should invest in parks. Rather, they focus on how we can achieve that vision in a way that also supports housing affordability, encourages private investment, and strengthens the community's long-term economic vitality.

As the Council considers this important policy decision, we encourage an approach grounded in thoughtful analysis, transparent assumptions, and a comprehensive understanding of both the community benefits and the long-term economic impacts. Decisions of this magnitude should be informed by data, evaluated within the broader context of future infrastructure needs, and designed to support McMinnville's long-term competitiveness.

1. Maintain McMinnville's Economic Competitiveness

McMinnville competes not only with neighboring communities but with cities throughout the Willamette Valley and Oregon for employers, entrepreneurs, industrial investment, housing development, tourism, skilled workers, and private capital. Every policy decision sends a signal about what it is like to invest here.

Businesses today are navigating higher construction costs, increased operating expenses, rising insurance costs, limited access to capital, workforce challenges, and continued economic uncertainty. Additional Parks SDCs on commercial and industrial development could unintentionally discourage investment, delay projects, or make development financially feasible only for larger projects with greater access to financing. Even relatively modest increases in upfront development costs can determine whether projects move forward.

Equally important, Parks SDCs should not be evaluated in isolation. Additional discussions related to wastewater, stormwater, transportation, utilities, and other public infrastructure are anticipated. While each investment may be reasonable individually, businesses and developers experience these costs collectively. The cumulative impact of multiple fee increases ultimately influences project feasibility, housing production, business expansion, financing decisions, and whether investment occurs in McMinnville or elsewhere.

We encourage the Council to evaluate the cumulative economic impacts of future infrastructure investments alongside the community benefits they are intended to achieve. Understanding

these combined impacts through data-driven analysis will help ensure McMinnville remains competitive while continuing to invest in critical public infrastructure.

Predictability is equally important. Businesses and developers can often adapt to reasonable fees when they are transparent, predictable, and implemented over time. Uncertainty surrounding multiple future infrastructure costs can be more challenging than the cost of any individual fee. A stable and predictable investment environment encourages long-term private investment and supports responsible community growth.

2. Ensure Fair and Balanced Funding

The MEVLC encourages continued evaluation of several key assumptions within the proposed methodology.

First, we encourage additional discussion regarding the methodology for commercial and industrial Parks SDCs. Businesses clearly benefit from a vibrant community and high-quality parks. However, the methodology should appropriately reflect the demand created by different types of development and the nexus between that development and the need for additional park infrastructure.

Second, we encourage the Council to consider whether the current methodology of recovering 50 percent of eligible park growth costs through System Development Charges (SDCs) and the proposed allocation among residential, commercial, and industrial development represent the most balanced approach. Parks become long-term community assets enjoyed by current residents, future residents, businesses, visitors, and the community.

The MEVLC supports maintaining the current 50 percent cost recovery methodology while considering a more balanced allocation of that recovery among development types, such as 75 percent residential, 15 percent commercial, and 10 percent industrial. This approach continues to recognize growth's responsibility for contributing to new park infrastructure while better reflecting the relationship between different types of development and the demand for parks. It also supports housing affordability, encourages business investment, and helps maintain McMinnville's long-term economic competitiveness.

Third, we encourage the City to fully pursue the diverse funding opportunities identified within the methodology, including grants, philanthropy, sponsorships, donations, partnerships, and other innovative financing tools before relying primarily on development fees.

Finally, we encourage the City to expand opportunities for public-private partnerships. Across McMinnville, businesses and private property owners already invest in trails, open space, landscaping, recreation amenities, gathering places, and destinations that provide meaningful public benefit. The City should actively explore ways to recognize, encourage, and partner with these investments as part of its long-term parks strategy. Public and private investment should be viewed as complementary approaches to creating the parks and open spaces our community values.

3. Balance Community Priorities While Maintaining Affordability

The MEVLC appreciates the significant work that has gone into developing the PROS Plan and supports the community's vision for McMinnville's future parks system.

Implementation, however, requires balancing multiple community priorities.

McMinnville continues to face significant housing affordability challenges, with many households experiencing severe housing cost burdens. Additional residential Parks SDCs will increase the cost of delivering new housing at a time when the community is working to expand housing opportunities across all income levels.

Parks play an important role in attracting and retaining talent by enhancing quality of life. At the same time, workforce attraction also depends on housing affordability, transportation, economic opportunity, and a healthy business climate. These priorities should be viewed as complementary investments that together strengthen McMinnville's competitiveness.

We also encourage continued evaluation of future park needs, including opportunities to leverage existing community assets through partnerships with the McMinnville School District and other organizations where shared facilities may help meet recreation needs while reducing future capital costs.

As implementation moves forward, continued community dialogue regarding priorities, affordability, project sequencing, and the balance between investments in parks, housing, transportation, wastewater, stormwater, utilities, and economic development will be essential.

4. Consider a Phased Implementation

The MEVLC encourages the Council to phase in any significant fee increases over time. A phased implementation would provide certainty for projects currently in the development pipeline while allowing the community, development industry, and local economy time to adapt to future changes.

Phasing implementation also provides an opportunity to monitor outcomes, evaluate economic impacts, and make data-informed adjustments if necessary. This approach supports continued investment while enabling the City to achieve its long-term parks vision.

Moving Forward Together

The MEVLC believes McMinnville has an opportunity to develop a parks funding strategy that reflects the ingenuity, collaboration, and balanced approach that have long defined our community. Rather than simply adopting funding models used elsewhere, we encourage the Council to develop a solution that reflects McMinnville's unique values, financial capacity, and commitment to partnership.

We respectfully request the opportunity to present these perspectives during a future City Council work session before policy direction is finalized.

McMinnville has an opportunity to demonstrate that exceptional parks, housing affordability, economic vitality, and responsible growth are not competing goals. With thoughtful planning, sound data, creative partnerships, diversified funding strategies, and phased implementation, our community can achieve each of these objectives together.

We appreciate the Council's thoughtful consideration of these recommendations and look forward to working collaboratively to develop a funding strategy that preserves McMinnville's long-term competitiveness while continuing to invest in the exceptional quality of life that makes our community a great place to live, work, and do business.

Thank you for your consideration.

Sincerely,

McMinnville Economic Vitality Leadership Council

From: [Zack Geary](#)
To: [Claudia Cisneros](#)
Subject: Fw: Linfield University Comments regarding Parks Special Development Charges
Date: Friday, August 7, 2026 3:53:28 PM
Attachments: [image.png](#)
[We sent you safe versions of your files.msg](#)
[Letter to City Council re SDC plan.pdf](#)

From: Mike Wenz <mwend@linfield.edu>
Sent: Friday, August 7, 2026 1:21 PM
To: Mayor Kim Morris <kim.morris@mcminnvilleoregon.gov>; Sal Peralta <sal.peralta@mcminnvilleoregon.gov>; Zack Geary <zack.geary@mcminnvilleoregon.gov>; Scott Cunningham <scott.cunningham@mcminnvilleoregon.gov>; Daniel Tucholsky <daniel.tucholsky@mcminnvilleoregon.gov>; Carson Benner <carson.benner@mcminnvilleoregon.gov>; Chris Chenoweth <chris.chenoweth@mcminnvilleoregon.gov>; Adam D. Garvin <adam.d.garvin@mcminnvilleoregon.gov>
Cc: jhunter3@linfield.edu <jhunter3@linfield.edu>; Mark Blegen <mblegen@linfield.edu>
Subject: Linfield University Comments regarding Parks Special Development Charges

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated outside of the City of McMinnville.

Dear Mayor Morris, City Councilors, and City Manager Garvin,

Attached please find for your consideration our remarks on the proposed Parks SDCs in hopes it will inform your discussion at the August 11 City Council work session.

Many thanks,
Mike

Michael Wenz, Ph.D.

Vice President for Finance and Administration
Linfield University
Melrose Hall 105
900 SE Baker St., McMinnville, OR 97128
503-883-2640
mwend@linfield.edu



August 7, 2026

Dear Members of the McMinnville City Council:

For more than a century and a half, the growth of McMinnville and the growth of Linfield have been closely intertwined, shaping McMinnville's identity as both a historic community and a center of higher education - a legacy that any decision about future property development should take into account.

Linfield University owns 76 acres of undeveloped property in McMinnville. This property represents one of the largest, most exciting undeveloped tracts of land in the area. In recent years, the University has taken significant steps toward development, including a public request for qualifications (RFQ) issued earlier this year. We received several qualified submissions. Successfully developing this property is of immense importance to Linfield and the entire McMinnville community. The proposed special development charges (SDC) adversely affect our opportunities to activate the land for development and we wish to state our concerns here.

We recognize that a thriving park system has the potential to elevate the quality of life for the entire McMinnville community, potentially increasing the long-run value of the property.

We are also acutely aware that potential development partners must appraise the property and secure financing based on current land values and current rents. Any potential return in improved property values, as a result of enhanced parks, would come in a distant and uncertain future. The costs to us are concentrated in the present and directly impact the financial return to Linfield of bringing this property to market.

We ask the council members to consider the following:

1. Implement a 3-5 year phase-in period of any change in SDC levels. This assures that developments close to market are not hit with a significant shock to the current appraised value of the property with only a promise of a distant return.

2. Reduce the proposed SDC rates on residential development to ensure that steady, responsible growth continues at a time where demographic changes are straining our ability to provide other important public services, including K-12 education.
3. Offset the reliance on SDCs to reflect a more realistic funding mechanism for McMinnville's PROS plan that acknowledges that the PROS plan is both an ambitious goal for park development and one that benefits other members of the community while concentrating the costs on landowners and new development.

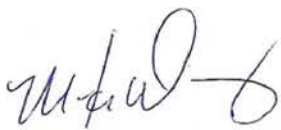
As Linfield examines its development options, we wish to be transparent that our decision to develop or hold the property will depend in significant part on financial considerations. We value our long, shared history with the City of McMinnville and look forward to an even longer, brighter future. That future requires us to be good stewards of our heritage and our resources, and while we are actively seeking to move forward, we are concerned that the changes to SDCs will lead us to caution, slowing down both development and funding for parks.

We will be grateful for more dialog and working on creative solutions together.

Sincerely,



Mark Blegen
President



Mike Wenz
Vice President for Finance & Administration

From: [Kevin Chambers](#)
To: [Claudia Cisneros](#)
Subject: Email in support of Commercial SDCs
Date: Friday, August 7, 2026 7:12:49 PM

This message originated outside of the City of McMinnville.

Dear Mayor Morris and Members of the City Council,

I am writing as a life long McMinnvillian and a current resident, a father of young kids, and business owner to urge the Council to update residential system development charges and add commercial and industrial system development charges to fund new park development.

McMinnville has grown steadily over the last several rounds of development, but our park system has not kept pace. We are behind on providing the parks, trails, and recreational facilities our current population needs, let alone what a growing community will need going forward. We need to plan ahead now for the next round of residents instead of falling further behind again. This growth is an opportunity. Families considering a move to McMinnville, including those coming here for jobs with new employers, want a range of recreational options. Planning and building new parks ahead of growth is part of what keeps the city competitive for the businesses and workers we want to attract. We need to bring more families to McMinnville so we can grow and become a thriving community. Families want to have great parks. McMinnville can't compete with our surrounding towns with the state of our park system.

Right now the city has no mechanism to require new commercial or industrial development to help pay for the added strain it places on parks and recreational infrastructure. That means the cost of expanding our park system to keep pace with growth falls almost entirely on residents, while new commercial and industrial growth benefits from the community amenities those parks provide without contributing to their development.

This is not a new or untested idea. Cities across Oregon charge SDCs on commercial and industrial development to help fund parks, and McMinnville is behind in not having them. Adopting these charges would give the city a dedicated, growth-linked funding source instead of relying only on general fund dollars or bond measures that ask residents to cover costs that new development should share in.

This is about more than dollars and cents. Good parks are part of what makes a city livable, and livability is part of what draws business here in the first place. Companies looking to locate or expand want a community with a strong quality of life, one where employees want to live, raise families, and spend their time outside of work. Great parks and trails help make that case for McMinnville. Investing in

new parks is an investment in the kind of city that attracts the businesses we want, not a cost that pushes them away.

I ask the Council to move forward with updating residential SDCs and adding commercial and industrial SDCs for parks. Our growing community needs real investment in new parks and facilities, and this is a fair and overdue way to help fund it.

Thank you for your consideration.

Sincerely,

Kevin Chambers

ENTERED INTO THE RECORD
DATE RECEIVED: 08.09.2026
SUBMITTED BY: Lisa Macy Baker
SUBJECT: Park SDC's

From: [lisa macy](#)
To: [Claudia Cisneros](#)
Subject: Tues SDC work session public comment
Date: Sunday, August 9, 2026 5:26:34 PM
Attachments: [We sent you safe versions of your files.msg](#)
[SDCs letter.pdf](#)

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated outside of the City of McMinnville.

Hi Claudia,

Thanks for all you work!

Lisa

August 9, 2026

RE: Parks System Development Charges

Dear Mayor Morris and Members of Council,

We certainly are not experts on SDCs, but from what we can tell, higher commercial and residential parks SDCs have not hurt development in other Oregon communities. Rather, they've supported park improvements that have increased community well-being and safety, ultimately attracting development, families, workforce and business.

We have not updated our residential and commercial SDCs since 1998. We can't continue to kick this down the road. What we have now is not adequate to support a parks plan that was made with incredible effort, expertise and community input. What we have now is behind Newberg, Forest Grove and Oregon City. Currently, we are most comparable to Keizer. It seems that phased in approach that falls somewhere in the middle of what we have now and full cost recovery makes sense.

A Bend developer who grew up there and witnessed the last 30 years of park SDC increases recently said to me: "Parks SDCs have made Bend one of the best places to live, work, play and visit which have all made me a very successful developer." As longtime McMinnville residents with deep roots, we hope our kids will want to return one day to a vibrant city with greatly improved parks and recreation facilities, access to the Yamhill, and safe places for their children to walk, run and bike.

Thank you for your time and service,

Lisa Macy-Baker and Ron Baker
McMinnville

CITY OF McMinnville
MINUTES OF CITY COUNCIL MEETING
Held via Zoom Video Conference and at the
Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, June 09, 2026 at 7:00 p.m.

Presiding: Kim Morris, Mayor

Recording Secretary: Claudia Cisneros

Councilors:	<u>Present</u>	<u>Absent</u>
	Sal Peralta, Council President	Scott Cunningham
	Zack Geary	
	Chris Chenoweth ((via Zoom) joined @ 7:39 p.m. left @ 8:12 p.m.)	
	Dan Tucholsky	
	Carson Benner	

Also present were City Manager Adam Garvin, City Recorder Claudia Cisneros, Chief of Police Cord Wood, Public Works Director Geoff Hunsaker, Library Director / Parks & Recreation Director Jenny Berg, Human Resources Director Vicki Hedges, Finance Director Katie Henry, Finance Services Administrator-Budget Crystal Wooldridge, City Attorney David Ligtenberg (via Zoom) and members of the News Media – Phil Guzzo McMinnville Community Media.

1. CALL TO ORDER: Mayor Morris called the meeting to order at 7:00 p.m. and welcomed all in attendance.
2. PLEDGE OF ALLEGIANCE: Mayor Morris led the Pledge of Allegiance.
3. INVITATION TO COMMUNITY MEMBERS FOR PUBLIC COMMENT: Mayor Morris invited the public to comment.

Mandy Tatum, McMinnville Community Member and president of the Baker Creek North Homeowners Association, described an incident in which a woman in apparent mental health crisis was left without assistance near her neighborhood for nearly four hours despite multiple calls to the non-emergency line and an active law enforcement presence earlier in the afternoon. She asked Chief Wood and the Council to review what occurred and identify what protocols or resources need to change. Mayor Morris asked Chief Wood to follow up on the matter.

Amanda Powanka, McMinnville Community Member, spoke in opposition to any future data center development in Yamhill County or McMinnville. She also raised concerns that the removal of parking associated with the Third Street improvement project may be negatively impacting downtown businesses, noting that the Downtown Association had already reduced the

"Dine Out" program to once monthly due to parking loss. She encouraged the Council to address the parking issue proactively.

Tamsyn Cranmer, a former McMinnville resident now living in Sheridan, urged the Council to reconsider its use of trespass enforcement and camping citations against people experiencing homelessness, arguing that such measures create criminal records that become barriers to future housing. She called on the city to provide safe locations with basic amenities where people can stabilize, and noted she is working on a community resource project she intends to bring forward at a later date.

4. PRESENTATION

4.a. Summer Fun Presentation.

Katie Noyd, Community Center Manager, and Courtney Terry, Adult Services Manager for the McMinnville Public Library presented the 2026 Summer Fun Program. The program, which originated in 2020, will feature 99 events hosted in parks, city facilities, and apartment complexes throughout the summer, with an emphasis on reaching residents who face barriers to accessing traditional recreation and library services. Events include a concert series in City Park on Tuesdays in July, story times, park play dates, the bookmobile, teen programs, movies in the park, and more. The theme for National Parks and Recreation Month in July is "The Power of Parks and Recreation," and the library's summer reading theme is "Plant a Seed, Read." Program calendars are available at the aquatic center, community center, library, and senior center, and online at bit.ly/macsummerfun.

4.b. Visit McMinnville Annual Presentation – Chief Executive Officer Dan Gibson

Dan Gibson, Visit McMinnville CEO presented the organization's annual report. Visitor spending in McMinnville totals approximately \$51.6 million annually, with food and beverages leading at \$15.4 million. Despite a 1.3% decline in statewide hotel occupancy in 2026, largely driven by challenges in the Portland market, McMinnville's tracked hotel properties showed occupancy up 3.9%, while short-term rental revenue increased 10.1%. The organization slightly exceeded its budgeted Transient Lodging Tax (TLT) income by approximately \$5,284. By actively investing quarterly funds, Visit McMinnville generated over \$10,000 in additional investment income this year. An internal analysis determined that 60% of the total budget was spent within McMinnville and 78% within Oregon overall. Using an economic model developed with Destinations International, every dollar in Visit McMinnville's budget generates an estimated \$19 in economic impact for the city.

Key accomplishments included securing 55 media placements in outlets such as Travel and Leisure, Bon Appétit, National Geographic, and Food & Wine, generating an estimated \$14 million in media value, surpassing the \$10 million

goal. Social media engagement rose 58.6% year-over-year, with overall views up 103%. The organization added 15 events against a goal of 5, including the Wonderland Beer Fest, the AAPI Food and Wine Festival, and the Organically Grown Wine Festival. A group sales initiative is being developed in anticipation of the AC Marriott coming online in 2027, which will add over 100 hotel rooms. A new website with an AI-driven community calendar, shared with the Chamber, Downtown Association, and Arts Alliance, is expected to launch by the end of June.

Regarding the legislatively authorized TLT split change to a 50/50 division between the city and the Destination Marketing Organization (DMO), Gibson proposed a phased transition: maintaining the current 70/30 split for the remainder of calendar year 2026, moving to 60/40 in 2027, and reaching 50/50 in 2028. Under a flat revenue projection, this approach would return approximately \$70,000 more to the city in the 2027–28 fiscal year and \$300,000 more in 2028–29 compared to maintaining the current split. Council expressed support for the phased approach, and the City Manager indicated he would bring a resolution formalizing the arrangement to the next meeting. Council also raised concerns about the growth of unlicensed short-term rentals and their potential impact on housing availability, with staff confirming that compliance monitoring is ongoing.

City Recorder Claudia Cisneros noted for the record that Councilor Chenoweth had joined the meeting.

5. PUBLIC HEARINGS

5.a. Public Hearing on FY2026-27 Proposed Uses of State Revenue Sharing.

Mayor Morris opened the public hearing at 7:47 p.m. and read the hearing statement. She asked if any Councilor wished to make a disclosure or abstain from participating or voting on this hearing. There was none.

Finance Director Katie Henry explained that state revenue sharing includes liquor taxes, marijuana taxes, state fuel taxes, and a portion of state income taxes distributed to cities. For FY2026-27, the city proposes to direct these revenues toward \$1,000,000 in deferred maintenance projects budgeted in the general fund. No public testimony was received.

There was no public testimony.

The public hearing was closed at 7:49 p.m.

5.b. Public Hearing on FY2026-27 Approved City Budget.

Mayor Morris opened the public hearing at 7:52 p.m. and read the hearing statement. She asked if any Councilor wished to make a disclosure or abstain from participating or voting on this hearing. There was none.

Finance Director Henry summarized changes made between the proposed and approved budget during the budget committee process. Police was reduced by a net \$18,000, reflecting a reduction in reserve officer funding and a partial-year vacancy savings to offset an increase in the YCOM dispatch contract. Parks and Recreation received an additional \$148,000 to maintain aquatic center hours and meet new lifeguard staffing regulations. The library received an additional \$78,000 to expand hours and open on Sundays. The emergency communications fund was also adjusted to reflect the YCOM contract increase, which was formally adopted by the YCOM executive board earlier that day.

Elena Mudrak, McMinnville Community Member, expressed concern about the general fund's long-term trajectory, the city's reliance on outside grant funding, and questioned the level of scrutiny applied to the police department budget, including spending on vehicles, ammunition, drones, canine units, and vendor contracts.

Mayor Morris closed the public hearing at 7:55 p.m.

6.

CONSENT AGENDA

- a. Consider the Draft Minutes of the January 21, 2026 Joint City Council & Planning Commission Work Session Meeting.
- b. Consider the Draft Minutes of the January 27, 2026 Joint City Council & Budget Committee Work Session Meeting.
- c. Consider the Draft Minutes of the January 27, 2026 Regular City Council Meeting.
- d. Consider **Resolution No. 2026-35**: A Resolution Extending the Contract for Park and Open Space Unarmed Security Services with NAS Security Services, LLC.

*Councilor Tucholsky MOVED to adopt the consent agenda as presented;
SECONDED by Councilor Geary.*

*AYE: Councilors Geary, Cunningham, Tucholsky, Chenoweth, Peralta
NAY: NONE*

*Motion **PASSED** unanimously by a vote of 5-0.*

Mayor Morris recused herself from this item due to owning property across the street from the subject site and stepped down from the dais. Council President Peralta presided.

7.

RESOLUTIONS

7.a.

Consider **Resolution No. 2026-38**: A Resolution of the McMinnville City Council authorizing the McMinnville City Manager or designee to enter into and manage a Disposition and Development Agreement with Guardian Real

Estate Services LLC for the redevelopment of the property at 904 NE 10th Avenue and 835 NE Alpine Avenue (Tax Lots R4421BA 03800 and R4421BA 03850).

City Manager Adam Garvin presented the Disposition and Development Agreement (DDA) with Guardian Real Estate Services LLC for the redevelopment of properties at 904 NE 10th Avenue and 835 NE Alpine Avenue. The city originally acquired the site in October 2023 and issued a Request for Proposals in July 2024, receiving eight proposals. Following an unsuccessful negotiation with the first selected developer ending in November 2025, the city entered negotiations with Guardian. The proposed project will deliver approximately 150 to 171 affordable housing units at 50–60% of Area Median Income.

The purchase price is \$4.7 million, all cash at closing, which covers the \$4.3 million acquisition cost and approximately 20 months of carrying costs. Initial earnest money of \$125,000 becomes nonrefundable after June 30, 2027. A second nonrefundable deposit of \$125,000 would extend closing to June 30, 2028 if needed. Two additional one-year extensions are available at \$250,000 each, not applicable to the purchase price, allowing for multiple affordable housing funding cycles. The city's total environmental cleanup cost is capped at \$375,000 under the cost-sharing structure. Transportation and wastewater system development charges (SDCs) are exempt; parks SDCs are partially offset by permit fee reductions. A personal guarantee from Guardian's president protects the city through construction completion. The interest payments on the city's wastewater fund loan remain within the city's financial system and are expected to offset future capital needs. All required land use approvals are administrative in nature. The Council noted that finalizing the DDA in advance of a July funding cycle deadline was critical, and that teams had been meeting intensively in the preceding weeks to complete negotiations.

*Councilor Geary MOVED to adopt Resolution No. 2026-38, Authorizing the McMinnville City Manager or designee to enter into and manage a Disposition and Development Agreement with Guardian Real Estate Services LLC for the redevelopment of the property at 904 NE 10th Avenue and 835 NE Alpine Avenue (Tax Lots R4421BA 03800 and R4421BA 03850); SECONDED by Councilor Chenoweth. Motion **PASSED** unanimously 5-0 by the following vote:*

*AYE: Councilors Geary, Tucholsky, Chenoweth, Benner, Peralta
NAY: NONE*

Mayor Morris returned to the dais and presided over the remainder of the meeting.

- 8. ADVISE/INFORMATION ITEMS
- 8.a. Reports from Councilors on Committee & Board Assignments
- 8.b. Department Head Reports

Library Director / Parks & Recreation Director Jenny Berg heard her report via Courtney's Summer Fun presentation.

Police Chief Cord Wood reported that the YCOM executive board formally adopted its fiscal year budget earlier that day. The approved increase reflects the addition of two dispatch positions and one dispatch supervisor that had been previously eliminated. The Chief also noted that preliminary conversations have begun between the Yamhill County Sheriff's Office, the McMinnville Police Department, and the Newberg Police Department regarding a potential merger of the two dispatch centers, though no direction has been determined.

City Recorder Claudia Cisneros requested that councilors notify the City Manager and City Recorder of any planned absences from upcoming summer meetings to ensure quorum is maintained. She also noted that city offices will be closed on June 19 in observance of Juneteenth.

Councilor Benner noted the Landscape Committee has not met and attended another meeting with Long Range Facility at the high school where we toured buildings.

Council President Peralta reported the Council of Governments did not meet, MCM 11 met, reviewed its budget, generated approximately \$12,000 in new revenue, and made significant cuts while operating under financial pressure due to declining cable subscriber revenue; the organization is expanding services and bringing on new board members.

Mayor Morris attended the ribbon cutting for EMPWR's new building, they have over 500 employees and are building a warehouse which will take them to over 700 employees. Had coffee with Nick Olheiser from Recology and he provided an update on their customer service software and is working on ways to improve customer service and wait time. Was joined by City Manager Garvin and Councilor Tucholsky at the airport to watch the U.S. Army Golden Knights parachute team. Attended the McMinnville High School Scholarship Night, and the first fundraising event for the Yamhill County Sheriff's Foundation. Attended her monthly meeting with Commissioner Johnston and has been approved to serve on the Local Public Safety Coordinating Council (LPSCC).

Councilor Geary toured the Piquette Hotel that's under construction which received some grant money from MURAC.

Councilor Tucholsky reported the Airport Commission has not met since the last meeting. The DEI Advisory Committee has their Juneteenth celebration on June 19th held on 3rd Street by the old Tommy's Bike Shop at 5 p.m. and this event is free of admission.

City Manager Adam Garvin reported ongoing discussions with Water & Light regarding the Miller Street property, fuel farm, and fleet vehicle acquisition.

He noted the CPR building design has been refined to reduce the footprint, with a presentation planned for the June 23 work session targeting a Concrete Masonry Units (CMU) structure on the wet side and a pre-engineered metal building on the dry side. He also announced that an offer was extended and accepted for the Parks and Recreation Director position, with a public announcement planned for the June 23 meeting pending completion of background checks. The new director's anticipated start date is Monday, July 27.

Finance Director Katie Henry reported that the city's new auditors will be on-site Wednesday and Thursday of the following week for the interim audit. As this is the auditors' first engagement with the city, they may reach out directly to councilors with questions regarding fraud concerns and council oversight practices

9. ADJOURNMENT OF REGULAR MEETING: Mayor Morris adjourned the meeting at 8:26 p.m.

Claudia Cisneros, City Recorder

CITY OF McMinnville
MINUTES OF CITY COUNCIL WORK SESSION
Held via Zoom Video Conference and at the
Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Wednesday, June 17, 2026 at 6:00 p.m.

Presiding: Kim Morris, Mayor

Recording Secretary: Claudia Cisneros

Councilors:	<u>Present</u>	<u>Absent</u>
	Sal Peralta, Council President	Carson Benner
	Zack Geary	
	Chris Chenoweth	
	Dan Tucholsky	
	Scott Cunningham	

Also present were City Recorder Claudia Cisneros, City Manager Adam Garvin, City Attorney David Ligtenberg, Public Works Director Geoff Hunsaker, Community Development Director Heather Richards, Human Resources Director Vicki Hedges, Utilities Program Manager Kevin Wood, Wastewater Services Manager Erik Grimstead, Wastewater Master Plan Project Manager Matt Bernard, and *members of the News Media – Kyle Dauterman McMinnville Community Media.*

1. CALL TO ORDER: Mayor Morris called the meeting to order at 6:00 p.m. and welcomed all in attendance.

2. WASTEWATER RATES AND SYSTEM DEVELOPMENT CHARGES (SDCS) WORK SESSION:

Public Works Director Geoff Hunsaker joined by Utilities Program Manager Kevin Wood, financial analyst consultant Deb Gallardi from Galardi Rothstein Group, Wastewater Services Manager Erik Grimstead, and Wastewater Master Plan Project Manager Matt Bernard. The session provided a review of the Wastewater Master Plan findings, an overview of capital improvement program (CIP) needs, and a discussion of five conceptual funding scenarios. No formal decisions were made; the session was intended to orient the Council toward a policy direction for staff to develop a financial model.

The Master Plan identified aging infrastructure, upcoming regulatory requirements related to National Pollutant Discharge Elimination System (NPDES) permit compliance (particularly around temperature and wet weather overflow), system resiliency and redundancy deficiencies, deferred infrastructure, existing capacity constraints, and the demands of anticipated growth. A single large project, an approximately \$80 million offline storage

tank at the Riverside Drive site, was included in all five scenarios as a baseline, given its role in regulatory compliance and system resiliency during peak wet weather events. The current system, during a five-year storm event, has experienced flows reaching ten times the average daily volume, underscoring the urgency of this investment.

A financial baseline was established assuming 4% annual rate increases to cover existing operational cost growth, with approximately \$66 million projected to be available for capital improvements over the ten-year planning window under current conditions.

Five conceptual scenarios were presented to illustrate the range of investment options and their impacts on rates and ending fund balances:

- **Scenario 1** — Minimal Capital Investment: Includes only the baseline projects (offline storage tank, SCADA upgrades, regulatory compliance items). Approximately \$117 million in CIP costs, with projected rate increases of approximately 8.5 percent annually in the near term, declining to 2.5 percent in later years. Assumes the minimum viable debt level, approximately \$23 million via a Clean Water State Revolving Fund (SRF) loan.
- **Scenario 2** — Existing System Focus: Adds rehabilitation, maintenance, and replacement projects across the conveyance system and treatment plant on top of baseline items. Approximately \$160 million in CIP costs, with projected rate increases of approximately 9.25 to 9.5 percent in the near term, declining to 4 percent in later years. Assumes approximately \$41 million in debt, combining SRF and Water Infrastructure Finance and Innovation Act (WIFIA) loan financing.
- **Scenario 3** — Growth Focus: Prioritizes growth-related conveyance infrastructure (southwest, three-mile lane, northeast, and riverside areas) while deferring some existing system maintenance. Approximately \$156 million in CIP costs with slightly higher assumed debt (28 percent of total CIP), producing slightly lower near-term rate increases than Scenario 2 and a marginally higher ending reserve balance. Assumes a 50 percent increase in SDC revenue above current budgeted levels.
- **Scenario 4** — Balanced Approach: Combines existing system maintenance and rehabilitation with targeted growth support, specifically deferring southwest area growth while including three-mile lane and northeast projects. Approximately \$190 million in CIP costs, with debt assumed at approximately 34 percent of total costs (roughly \$70 million), drawing on a combination of SRF, WIFIA, and revenue bonds. SDCs are assumed to triple from current levels. Near-term rate increases are moderated by debt but rise again in later years due to debt service costs.
- **Scenario 5** — Fully Funded: Encompasses the complete Master Plan CIP, including all growth areas, full rehabilitation, and dewatering process improvements at the treatment plant. Approximately \$229 million in CIP costs, with debt assumed at nearly 40 percent.

Produces the highest rate increases of any scenario across the planning period.

A typical residential customer currently pays approximately \$65 per month; depending on the scenario, that figure was projected to rise to between \$110 and \$155 by 2036.

Council discussion centered on several themes. There was broad consensus that growth projections have historically been overestimated and that infrastructure planning should reflect a more conservative growth outlook, particularly on the residential side. Council expressed a preference for unlocking commercial and industrial development, particularly in the Three Mile Lane area, as a means of generating higher-paying jobs and increasing the system's revenue base, though concern was raised that system development charges (SDCs) must not be set so high as to deter development entirely. Several members noted the difficulty of making firm policy decisions without additional data, including regional rate comparisons, the total cumulative cost to a ratepayer over the ten-year period, and a breakdown of rate impacts on commercial and industrial users.

On the question of funding approach, there was general agreement that taking on bonded debt, while adding long-term cost, produces more consistent, gradual rate increases rather than a steep short-term spike, which was viewed as preferable given current economic pressures on residents. The Council expressed a preference for maximizing SDC recovery from new development to reduce the burden on existing ratepayers, while also acknowledging that SDCs cannot be raised without limit if development is to remain economically viable. Several members expressed concern about the cumulative effect of multiple fee increases across city services and asked that future analysis reflect a holistic view of the total burden on ratepayers.

The consensus direction that emerged was to focus primarily on existing system maintenance, rehabilitation, and regulatory compliance, while incorporating some targeted growth-supporting infrastructure. This placed the majority of Council sentiment in the range of Scenarios 2 through 4, with Scenarios 1 and 5 effectively set aside. Staff was directed to return with additional information, including regional rate comparisons, total ten-year cost-to-ratepayer figures for each scenario, illustrative SDC impacts on representative commercial and industrial projects, and a breakdown of how rate increases would affect different user classes.

3. ADJOURNMENT: Mayor Morris adjourned the meeting at 8:20 p.m.

Claudia Cisneros, City Recorder

CITY OF McMinnville
MINUTES OF CITY COUNCIL WORK SESSION
Held via Zoom Video Conference and at the
Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, June 23, 2026 at 5:30 p.m.

Presiding: Kim Morris, Mayor

Recording Secretary: Claudia Cisneros

Councilors:	<u>Present</u>	<u>Absent</u>
	Sal Peralta, Council President	Carson Benner
	Zack Geary	
	Chris Chenoweth	
	Dan Tucholsky	
	Scott Cunningham	

Also present were City Recorder Claudia Cisneros, City Manager Adam Garvin, City Attorney David Ligtenberg, Information Technology Director Scott Burke, Chief of Police Cord Wood, Public Works Director Geoff Hunsaker, Community Development Director Heather Richards, Special Project Manager Jody Christensen, Finance Director Katie Henry, Library Director / Parks & Recreation Director Jenny Berg, Human Resources Director Vicki Hedges, and *members of the News Media – Kyle Dauterman McMinnville Community Media.*

1. CALL TO ORDER: Mayor Morris called the meeting to order at 5:36 p.m. and welcomed all in attendance.

2. OPSIS AND PENCE FOR CPR BOND:

City Manager Adam Garvin framed the session as a work session on a concept design for a new parks and recreation facility, representing the culmination of direction given at the January work session following the failed \$98.5 million bond. The project had been scaled down from an initial \$152 million concept developed through the MACPAC community process. The project team presenting included Erica Dunn and Jim Kalavelage from (Opsis Architecture), Dave Hays and Paul Schulz from Pence Construction and recreation operations consultant Ken Ballard of Ballard King & Associates (*via Zoom*).

The proposed base plan describes a single-story facility of approximately 59,500 square feet sited at the intersection of Marsh and Riverside streets at the gateway to Joe Dancer Park. The program is organized into four categories: aquatics, recreation, community, and support spaces. The aquatics component features an 8-lane, 25-yard competition pool and a warm-water recreation pool

with zero-depth entry, play features, and program lanes. The recreation component includes a gymnasium with two basketball courts and space for volleyball, pickleball, and other activities, a dedicated gymnastics space with 24-foot clear height and ample storage, a cardio and weight fitness area, and a group exercise room. Community spaces include a flexible event and birthday party room, and a multipurpose classroom. Optional additions identified as add-alternates include a stretch pool configuration with a moveable bulkhead providing three additional warm-up lanes, and a community room seating up to 100 persons. The building concept draws from the agrarian and Northwest character of the McMinnville landscape, employing pitched rooflines, mass plywood roof structure, and durable concrete masonry unit (CMU) construction for the natatorium. The gymnasium wing would utilize a cost-effective pre-engineered metal building system.

Total construction cost for the base plan was estimated at approximately \$60.77 million, with a total project cost of approximately \$80 million after applying a 32 percent soft cost factor covering architectural and engineering fees, permitting, owner contingency, and furnishings, fixtures, and equipment. The stretch pool alternate would add approximately \$1.5 million. Recreation consultant Ken Ballard presented an operational analysis projecting annual operating expenses of approximately \$3.97 million and revenues of approximately \$2.3 million for the new facility as of 2029, yielding an operating deficit of approximately \$1.6 million and a cost recovery rate of approximately 59 percent. Importantly, this was shown to be operationally comparable to or slightly more efficient than the current combined subsidy for the existing aquatic center and community center, with a projected savings of up to \$450,000 compared to the projected 2029 figures for existing facilities.

Council discussion was substantive and wide-ranging. Members raised questions about the adequacy of pool deck space for swim teams and parents, the design and transparency of the dividing wall between the competition and recreation pools, the level of competitive swim meet capability the facility would support, sauna placement and supervision concerns, the desirability of retaining the articulating bleacher system from the existing community center, roof clearance in the gymnastics space, the inclusion of a break room and laundry facilities for staff, and the potential for food truck infrastructure near the entry plaza. Council members expressed strong support for including both the stretch pool and the community room as part of the final package. Several members advocated for expanding the competition pool to 10 lanes with a minimum of 500 spectator seats to enhance the facility's ability to host higher-tier meets and generate additional revenue. Concern was also raised about the moving bulkhead's long-term reliability. The status of property acquisition from Water and Light was raised; the City Manager noted the purchase and sale agreement runs through mid-December and that several acquisition strategies remain available, including incorporating the cost into the bond.

On the question of bond timing, council reached consensus that the November 2026 ballot was premature given the volume of outstanding design and cost decisions, and that a May 2027 bond election would provide sufficient time to finalize the program, incorporate community input, and build broader public

support. The council requested that staff and the design team return with pricing for the community room addition, a 10-lane pool with 500 seats, a breakdown of site work costs, a more detailed operational cost analysis, and a road map from the present through a May 2027 bond measure. City Manager Garvin confirmed he had sufficient direction to proceed.

3. ADJOURNMENT: Mayor Morris adjourned the meeting at 6:57 p.m.

Claudia Cisneros, City Recorder

DRAFT

CITY OF McMinnville
MINUTES OF CITY COUNCIL REGULAR MEETING
Held via Zoom Video Conference and at the
Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, June 23, 2026, at 7:00 p.m.

Presiding: Kim Morris, Mayor

Recording Secretary: Claudia Cisneros

Councilors:	<u>Present</u>	<u>Absent</u>
	Sal Peralta, Council President	Carson Benner
	Zack Geary	
	Chris Chenoweth	
	Dan Tucholsky	
	Scott Cunningham	

Also present were City Recorder Claudia Cisneros, City Manager Adam Garvin, City Attorney David Ligtenberg, Information Technology Director Scott Burke, Chief of Police Cord Wood, Public Works Director Geoff Hunsaker, Community Development Director Heather Richards, Finance Director Katie Henry, Library Director / Parks & Recreation Director Jenny Berg, Human Resources Director Vicki Hedges, Finance Services Administrator-Budget Crystal Wooldridge, Airport Manager John Paskell (left at 7:42 p.m.), and *members of the News Media – Kyle Dauterman McMinnville Community Media.*

1. CALL TO ORDER: Mayor Morris called the meeting to order at 7:05 p.m. and welcomed all in attendance.
2. PLEDGE OF ALLEGIANCE

Mayor Morris led the Pledge of Allegiance.
3. INVITATION TO COMMUNITY MEMBERS FOR PUBLIC COMMENT:
Mayor Morris invited the public to comment. There was none.
4. PRESENTATIONS
- 4.a. Stewardship Report on City Insurance Coverage from Ryan Hartzell, Hagan Hamilton.

Ryan Hartzog of Hagan Hamilton Insurance presented the city's annual insurance stewardship report, noting an overall decrease in insurance costs of approximately six percent. The city's claims performance over the past five

years has been strong, with an average claim of \$5,000 and a 10 percent loss ratio, placing McMinnville well above peer average among comparable cities in the City County Insurance Services (CIS) pool. The aggregate liability deductible stands at only \$10,246 paid out for the year. Workers' compensation remains stable with 17 reported claims and no single claim exceeding \$5,500. The city's total insured value is \$278 million. Regarding cybersecurity coverage, a minor investigative expense under \$10,000 was incurred during the year, but no formal claim was filed, and rates on the cyber policy are expected to remain stable.

4.b. McMinnville Water & Light Update Presentation – General Manager John Dietz.

General Manager John Dietz presented a budget and operational update for McMinnville Water & Light (MW&L) for fiscal year 2026–27. The commission-approved budget for FY 2026–27 reflects total revenues of \$55 million, with significantly elevated expenses due to the \$30 million operations building expansion, funded through reserves that have been accumulated over five to six years. A groundbreaking ceremony for that project was scheduled for the following day. On the electric side, power supply costs represent two-thirds of total costs, with BPA-related litigation around river spill operations potentially adding \$2.9 million per year in additional power supply costs. On the water side, capital investments include a phase 3 transmission main project anticipated to begin construction in spring/summer 2027, a zone 2 pump station under construction, and ongoing efforts to acquire a site for a second water treatment plant. The utility's cash reserves in both systems remain above policy minimums even after the building construction is completed. Transformer purchases for substation upgrades were noted, with delivery expected in fall 2027.

5. PUBLIC HEARINGS

5.a. Public Hearing regarding **Resolution No. 2026-25**: A Resolution Adopting a Building Fee Schedule.

Mayor Morris opened the public hearing at 7:26 p.m. and read the hearing statement.

Mayor Morris announced that this public hearing was being opened and continued. No public testimony was taken. The hearing will be continued at the July 14, 2026 City Council meeting at 7:00 PM, at which time public participation will be accepted.

The public hearing was closed at 7:27 p.m.

5.b. Public Hearing regarding **Resolution No. 2026-32**: A Resolution adopting Rates and Fees for the McMinnville Municipal Airport.

Mayor Morris opened the public hearing at 7:32 p.m. and read the hearing statement. She asked if any Councilor wished to make a disclosure or abstain from participating or voting on this hearing. There was none.

Airport Manager John Paskell presented the proposed fee schedule, describing it as the first formally adopted rates and fees document in the airport's history. The proposal aims to improve cost recovery, align charges with comparable regional airports, and establish new revenue streams tied to airport activity and infrastructure use. Key elements include the introduction of transient landing fees and aircraft overnight parking fees, both standard practices at peer airports, while largely holding existing hangar rents and ground lease rates steady to minimize impact on based tenants and local businesses.

Discussion touched on how "overnight parking" would be defined and administered in practice. It was clarified that the fee is intended to apply to aircraft that remain on the ramp after the fixed base operator closes and depart the following day, rather than to aircraft making brief daytime visits. The airport commission reviewed and discussed the proposal in May, with one modification made before the item came to council. The airport manager noted that unlike commercial service airports, general aviation airports have limited revenue opportunities, making it important to maximize returns from available resources while continuing to develop airport property as the long-term sustainable revenue source. The fee schedule will be revisited annually during budget season.

No members of the public signed up to testify, and no one present in Civic Hall wished to speak.

Mayor Morris closed the public hearing at 7:33 p.m.

6.

CONSENT AGENDA

- a. Motion to approve the Visit McMinnville Annual Plan & Budget presented to City Council on June 09, 2026.
- b. Consider the request from Too Many Cooks LLC (Gregoy McPhee) for Winery, OLCC Liquor License located at 1421 NE Alpha Drive.
- c. Consider the request from Gonzales Wine Company LLC (Cristina Gonzales) for Winery, OLCC Liquor License located at 1421 NE Alpha Drive.
- d. Consider **Resolution No. 2026-34**: A Resolution certifying provision of municipal services by the City of McMinnville as required by ORS 221.760.
- e. Consider **Resolution No. 2026-39**: A Resolution authorizing the City Manager to enter into a 1-year contract extension with Homeward Bound Pets Humane Society for FY 2026/2027 for dog kenneling and redemption services.
- f. Consider **Resolution No. 2026-40**: A Resolution authorizing the City Manager to enter into a Purchasing Agreement with SWS Equipment in the amount of \$386,919.82 for the purchase of a Schwarze A9 Monsoon TE

street sweeper through a cooperative purchasing agreement.

- g. Consider **Resolution No. 2026-41**: A Resolution authorizing the City Manager to execute a Purchase Agreement with SWS Equipment for the purchase of a used 2019 Schwarze A7 Tornado Street Sweeper through a cooperative purchasing agreement.
- h. Consider the draft minutes of the February 10, 2026 City Council Work Session & City Council Regular Meeting.
- i. Consider the draft minutes of the February 18, 2026 Joint City Council & McMinnville Water & Light Commission Meeting.
- j. Consider the draft minutes of the February 24, 2026 City Council Work Session & City Council Regular Meeting.
- k. Consider the draft minutes of the March 10, 2026 City Council Regular Meeting.
- l. Consider the draft minutes of the March 18, 2026 City Council Work Session Meeting.
- m. Consider a request to permit a Waiver of the Noise Ordinance from KC Marold for DJ music for Dose Sparkling Wine Celebration on July 25, 2026.
- n. Consider **Resolution No. 2026-42**: A Resolution authorizing the City Manager to enter into a Professional Services Contract for the Transportation System Plan Update with Kittelson & Associates, Inc.
- o. Consider **Resolution No. 2026-43**: A Resolution authorizing the City Manager to extend a Goods and Services Contract with Garten Services, Inc. for janitorial services.

City Recorder Claudia Cisneros noted for the record that the draft minutes of the March 10, 2026 City Council Regular Meeting contained two errors: an incorrect vote record on one ordinance and a spelling error in a proper name. Both corrections were noted and distributed to the council chair.

Councilor Geary requested that Item 6a, the Visit McMinnville Annual Plan & Budget, be pulled for separate discussion.

Council President Peralta MOVED to approve the Consent Agenda as presented, excluding Item 6a and incorporating the noted clerical corrections to the March 10, 2026 minutes; SECONDED by Councilor Geary.

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Geary, Peralta
NAY: NONE*

*Motion **PASSED** unanimously by a vote of 5-0.*

6. ITEMS REMOVED FROM THE CONSENT AGENDA

- 6.a. Motion to approve the Visit McMinnville Annual Plan & Budget presented to City Council on June 09, 2026.

Councilor Geary requested this item be removed from the consent agenda and explained the reason for pulling this item. While raising no objection to the

content of the annual plan itself, he expressed a desire that as the city's share of Transient Lodging Tax (TLT) revenue increases, moving from the historical 70/30 split toward a 50/50 split over several years, the additional funds flowing to the city should be directed toward tourism-related purposes, such as parks maintenance, parks development, restrooms, or similar amenities, rather than absorbed into the general fund without designation.

Discussion explored whether such a direction could or should be formally embedded in the approving motion. City Attorney David Langberg advised that while the current council could provide direction or structure for the current fiscal year's budget process, it could not legally bind future councils on governmental spending decisions of this nature. City Manager Adam Garvin acknowledged the intent clearly and confirmed it had been well understood from Councilor Geary's prior comments, though he noted that the body as a whole had not previously spoken with unified specificity on the matter. The consensus reached was to approve the annual plan as presented and to convey through informal but clear direction to the City Manager that future budget presentations should reflect how the incremental city-share TLT increases are being applied to tourism-supporting municipal uses.

Councilor Geary MOVED to approve the Visit McMinnville Annual Plan and Budget as presented to City Council on June 9, 2026; SECONDED by Councilor Cunningham.

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Geary, Peralta
NAY: NONE*

*Motion **PASSED** unanimously by a vote of 5-0.*

7. RESOLUTIONS

- 7.a. Consider **Resolution No. 2026-32**: A Resolution Adopting Rates and Fees for the McMinnville Municipal Airport.

Staff offered no additional comments beyond those presented during the public hearing. Councilor Tucholsky commended Airport Manager Paskell for the quality of the work and noted it had been well received by the airport commission.

*Councilor Tucholsky MOVED to adopt Resolution No. 2026-32, Adopting Rates and Fees for the McMinnville Municipal Airport; SECONDED by Councilor Cunningham. Motion **PASSED** 5-0 by the following vote:*

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Geary, Peralta
NAY: NONE*

- 7.b. Consider **Resolution No. 2026-33**: A Resolution Declaring the City's Election to Receive Certain State Shared Revenues.

Finance Director Katie Henry briefly explained that this resolution is an annual statutory requirement confirming that the City of McMinnville provides municipal services and is eligible to receive state shared revenues, including marijuana and liquor revenues. These funds are directed toward deferred maintenance projects as discussed during the budget process.

*Councilor Chenoweth MOVED to adopt Resolution No. **2026-33**, Declaring the City's Election to Receive Certain State Shared Revenues; SECONDED by Councilor Tucholsky. Motion **PASSED** 5-0 by the following vote:*

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Geary, Peralta
NAY: NONE*

- 7.c. Consider **Resolution No. 2026-36**: A Resolution adopting a supplemental budget for fiscal year 2025-26 and making appropriation transfers.

Finance Director Katie Henry presented the supplemental budget, which is composed almost entirely of intra-fund appropriation transfers rather than new spending. Key items included: an \$18,000 transfer within the Community Development Department to construct an enclosed office for the planning manager, necessitated primarily by HVAC rerouting costs; a \$270,000 reallocation of police vacancy savings to accelerate vehicle and computer equipment purchases into the current fiscal year; a \$7,500 cybersecurity grant matched with corresponding software expenditure; public art donation revenues and associated expenditures; a minor housekeeping transfer in wastewater services; reallocation of American Rescue Plan Act (ARPA) funds for police safety barricades; and a correction to align ARPA funding between the wastewater and stormwater funds. The only use of contingency involved legal department settlements totaling \$108,000, an additional \$50,000 in prosecutor contract costs attributed to dog-related cases, and a wastewater utilities expense increase driven by higher electricity consumption from a new treatment installation

*Councilor Cunningham MOVED to adopt Resolution No. **2026-36**, Adopting a supplemental budget for fiscal year 2025-26 and making appropriation transfers; SECONDED by Councilor Geary. Motion **PASSED** 5-0 by the following vote:*

*AYE: Councilors Cunningham, Tucholsky, Chenoweth, Geary, Peralta
NAY: NONE*

- 7.d. Consider **Resolution No. 2026-37**: A Resolution adopting the budget for the fiscal year beginning July 1, 2026; making the appropriations; imposing the property taxes; and categorizing the property taxes.

Finance Director Katie Henry presented minor adjustments between the approved and adopted budget, including a split of \$78,000 in library personal services to move \$10,000 to professional services for security; a correction of a \$301 rounding discrepancy in the emergency communications fund transfer; addition of a \$10,000 donated revenue and corresponding expenditure for the

city's 150th birthday celebration; and a \$5,182 insurance fund reconciliation. A councilor noted on the record a departure from their longstanding practice of voting against budgets that result in tax increases, explaining that this budget merits support due to its targeted investment in deferred building maintenance, a consistent constituent priority, its demonstrated belt-tightening by the executive team, and its strengthening of the contingency reserve. The budget was adopted in the total amount of \$137,484,517, with appropriations of \$80,860,774, a permanent property tax rate of \$5.02 per thousand assessed value for general operations, and \$2,990,528 for debt service.

*Councilor Tucholsky MOVED to adopt Resolution No. 2026-37, Adopting the 2026-2027 budget in the total amount of \$137,484,517 for the fiscal year beginning July 1, 2026 to make the appropriations in the amount of \$80,860,774, imposing the permanent property tax rate of \$5.02 per thousand dollars of assessed value for general operations and \$2,990,528 for debt service; SECONDED by Councilor Geary. Motion **PASSED** 5-0 by the following vote:*

AYE: Councilors Cunningham, Tucholsky, Chenoweth, Geary, Peralta

NAY: NONE

8. ADVISE/INFORMATION ITEMS

8.a. Reports from Councilors on Committee & Board Assignments

8.b. Department Head Reports

Finance Director Katie Henry Katie Henry announced that the court software implementation project has formally launched, with an assigned project contact and initial meetings scheduled for Thursday.

Community Development Director Heather Richards reported that two applications for federal Opportunity Zone designation were submitted for McMinnville census tracts. The first, submitted by the city, covers the Linfield tract with approximately 23 acres of high-density residential, 48 acres of commercial, and 7 acres of industrial land. The second, submitted by McMinnville Economic Development Partnership, covers the East McMinnville tract, encompassing the 190-acre McMinnville Landing site, airport property, large industrial parcels, mixed-use acreage, and the fairgrounds site. Both applications were confirmed as received by Business Oregon. The state may submit approximately 29 percent of received applications to the federal government, and geographic distribution is expected to factor into selection. On appeals, Director Richards reported that EMPWR has appealed the city council's denial of their sign exceptions application to the Land Use Board of Appeals (LUBA), described as the director's first LUBA appeal in 20 years of planning practice in Oregon. The city is working with legal counsel to prepare the record and mount a defense, which will be resource-intensive. Separately, a community stakeholder has appealed the Historic Landmarks Committee's approval of the downtown design review

application for the Bienestar project. Only the design guidelines compliance decision was appealed, not the demolition certificate. The planning commission will hear that appeal at its July 16 meeting. Councilors were reminded to be mindful of ex-parte contact given the potential for these matters to come before the council.

City Attorney David Ligtenberg had nothing to report.

City Manager Adam Garvin reported on a range of activities including: attendance at the MEVLC meeting regarding parks SDCs; a property meeting with Water & Light staff regarding the Miller Street, Wagman, and existing public works properties; attendance at a demonstration for a centralized camera and access control system with the goal of moving all city facilities to a single management platform and eliminating reliance on master keys; monthly meetings with MEDP and the Chamber; a presentation to the Water & Light Commission on the city's budget; and participation in the Peace Run, during which he and the mayor ran two blocks while carrying the torch. He also alerted council to upcoming blasting activity on the far west side of West 2nd Street for a new housing development, anticipated to begin as early as the following week pending a final fire district permit, and offered to share a blasting schedule with councilors.

Councilor Tucholsky, as the DEI committee liaison, reported on attendance at the June 11 DEI meeting, which focused on planning the Juneteenth celebration. The event was described as respectful and well-attended, with Council President Peralta and Councilor Cunningham also present and the Airport Commission has not met.

Councilor Geary reported that MURAC is underway with the interview process for one open position, with five applications received. On Visit McMinnville, the Councilor noted that overall hotel occupancy is up approximately two percent while the average daily rate is down about fourteen percent, with the net effect roughly neutral. Softness was attributed to high gas prices, inflation, and declining consumer sentiment leading local hoteliers to reduce rates. He also noted attendance at a Visit McMinnville board meeting and the Juneteenth celebration, and flagged the upcoming McMinnville School District Long Range Facilities Task Force meeting, which will begin discussions about a future school bond. Upcoming summer fun events were highlighted, including story time, the movie in the park, and Science Saturday rockets at Joe Dancer Park.

Mayor Morris hosted the County's Mayor's Meeting and talked about the Urban Forum, which is a program that you can get onto and can tell you about a piece of property within the cities and the county. Met with Noelle Amaya, Communications & Engagement Manager, and discussed opportunities and ideas for engagement with the school district and with families that are part of the school district, ways that we can get our city message to those families. Discussed some marketing ideas for the city's 150th birthday celebration, and reminded all of the parade and party in the park are on October 17th. Attended the McMinnville Leadership Gathering and discussed park SDCs, tourism, and

upcoming bond. Attended the Bi-monthly legislative meeting with the city team and lobbyists. Staples hosted the McMinnville Chambers of Commerce Greeters and got to visit with Judge Poole. Had monthly one-on-one with City Manager Garvin, and as he noted, also participated in the Peace Run.

Council President Peralta noted Council of Governments met last week in its quarterly meeting and approved their budget. Enjoyed presenting at the Juneteenth Freedom Day celebration.

Councilor Chenoweth reported the Parkway Committee met and noted Phase 2 is still under construction of the Newberg-Dundee Bypass. He corrected the date of construction on Hwy 18, which will be in 2027, not in 2026 as he previously reported. The Oregon Transportation Commission (OTC) recently approved full funding for the McDougall Bypass intersection, which will see a roundabout and a complete redo of that intersection. MEVLC met but wasn't present, but had a robust discussion regarding SDC's.

Councilor Cunningham reported his committees have not met and the Affordable Housing meeting was canceled. The Landmarks Committee will meet on Thursday. Gave a shout-out to all who made the events in downtown over the weekend.

City Recorder Claudia Cisneros noted her work was on the consent agenda and City offices will be closed on Friday, July 3rd, in observance of the 4th of July.

Human Resources Director Vicki Hedges reported there is one week left of annual training and the good news is a lot of people are getting the training done. Announced a Parks & Recreation Director has been selected and the applicant, Jeanne Sprague, will be joining on July 27th.

Chief of Police Cord Wood reported that three conditional employment offers have been extended to prospective police officers, two officers are currently in field training, a bicycle patrol program is being launched with grant-funded bicycles and officer training commencing that Sunday in Corvallis, and a late-model BMW police motorcycle was donated at no cost from a metro-area agency.

Public Works Director Geoff Hunsaker reported that a notice to proceed for the Transportation System Plan (TSP) update consultant is expected July 1, with a first project advisory committee meeting anticipated in late August or early September. He solicited council assistance in recruiting Project Advisory Committee (PAC) members, particularly from youth and Latino communities, and noted that in-house street sweeping operations would begin July 8

Library Director / Parks & Recreation Director Jenny Berg highlighted summer programming including school lunches at City Park, story time, bookmobile service beginning July 7, movies in the park starting June 27, and the first summer concert on July 7. She also recognized the Friends of the Library for sponsoring the Juneteenth band and acknowledged the interim contributions of Rachel Kaplan in supporting parks and recreation programs, and the upcoming

retirement of long-time city employee Steve Ganzer after more than 30 years of service

9. ADJOURNMENT OF REGULAR MEETING: Mayor Morris adjourned the meeting at 8:26 p.m.

Claudia Cisneros, City Recorder

DRAFT

CITY OF McMinnville
MINUTES OF CITY COUNCIL WORK SESSION
Held via Zoom Video Conference and at the
Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, July 14, 2026 at 5:30 p.m.

Presiding: Kim Morris, Mayor

Recording Secretary: Claudia Cisneros

Councilors:	<u>Present</u>	<u>Absent</u>
	Sal Peralta, Council President	
	Zack Geary	
	Chris Chenoweth @ 5:38 p.m.	
	Dan Tucholsky	
	Scott Cunningham	
	Carson Benner	

Also present were City Recorder Claudia Cisneros, City Manager Adam Garvin, City Attorney David Ligtenberg, Information Technology Director Scott Burke, Chief of Police Cord Wood, Public Works Director Geoff Hunsaker, Human Resources Director Vicki Hedges, Finance Director Katie Henry, Community Development Director Heather Richards (*via Zoom*) and *members of the News Media – Phil Guzzo McMinnville Community Media.*

1. CALL TO ORDER: Mayor Morris called the meeting to order at 5:30 p.m. and welcomed all in attendance.

2. OPSIS AND PENCE FOR CPR BOND CONTINUED DISCUSSION:

City Manager Adam Garvin introduced representatives from Erica Dunn and Jim Kalavelage from Opsis Architecture and Paul Schulz from Pence Construction to present updated facility renderings based on feedback from the prior work session. Ken Ballard, the aquatic consultant, was unable to attend but provided written input incorporated into the presentation.

The presenters reviewed revisions to the natatorium and supporting spaces, including expanded deck areas around both the competition and recreation pools, improved access and visibility for aquatic staff to both pools, additional restrooms off the main corridor, a clearer locker room layout separating wet and dry zones, a designated facility storage and laundry area, and a more fully developed administrative area with offices, open work space, and a staff break room. An expanded outdoor events plaza near the building entrance was also introduced, designed for flexible use including food truck service with electrical hookups.

Three pool configuration options were presented. Option 1 retained the base plan. Option 2 featured an 8-lane, 25-yard competition pool with a movable bulkhead providing three warm-up lanes, adding approximately \$4 million and 2,500 square feet over Option 1. Option 3 featured a 10-lane, 25-yard pool, adding approximately \$3.4 million and 2,000 square feet over Option 2. Per Ken Ballard's input, 400 spectator seats were deemed sufficient for an 8-lane facility, while 500 seats were more appropriate if a 10-lane pool were built to support regional meets. The council was advised that a 10-lane pool would result in a lower return on investment due to higher maintenance and operating costs, with regional hosting opportunities estimated at roughly once per year and subject to competition from other regional facilities.

An optional community room of approximately 3,500 square feet was presented at an added construction cost of roughly \$1.7 million. The room would be divisible, include a warming kitchen and storage, open to an outdoor events terrace, and accommodate approximately 200 seated guests at round tables or over 500 in a lecture-style arrangement. The aquatics consultant noted that most recreation centers include a community room and that those which do not often regret the omission, as the space tends to generate revenue equal to or exceeding its operating costs. It was noted that the community room could theoretically be added at a later date if the structure were designed to accommodate it, though future costs would be significantly higher due to construction escalation.

Gymnasium bleacher seating was also discussed. The base plan includes movable bleachers suitable for recreational use. Retractable bleachers comparable to those in the existing facility, seating approximately 400, were estimated at an additional \$220,000. A seating vendor advised that relocating the existing bleachers would cost nearly as much as purchasing new equipment, given the age of the current units and limited parts availability.

The council discussed the bond timing. A November 2026 bond would reduce escalation costs but represent a very compressed timeline for staff, particularly given concurrent city council election administration. A May 2027 bond would allow for a longer informational campaign but would add approximately 2.4 percent in construction escalation, roughly \$1.5 to \$2 million, and would bring the timeline closer to a November 2027 school bond. The consensus of the council was that November 2026 was not feasible given staff capacity constraints, and that the May 2027 timeline was preferable.

Following discussion, the council reached a general consensus in support of Option 2 — the 8-lane, 25-yard pool with movable bulkhead — including the community room add-on and retractable gymnasium bleachers, to be brought forward for a May 2027 bond. Spectator seating in the natatorium was confirmed at 400. Concerns were noted regarding ensuring that the competition pool deck space is not inferior to the current facility, and staff was directed to verify and compare deck square footage. The property acquisition cost of approximately \$3.8 million was acknowledged as separate from the facility construction figures presented, and it was noted that park SDC funds and a potential loan through McMinnville Water and Light could be explored as funding avenues.

ADJOURNMENT: Mayor Morris adjourned the meeting at 6:54 p.m.

Claudia Cisneros, City Recorder

DRAFT

CITY OF McMinnville
MINUTES OF CITY COUNCIL REGULAR MEETING
Held via Zoom Video Conference and at the
Kent L. Taylor Civic Hall on Gormley Plaza
McMinnville, Oregon

Tuesday, July 14, 2026, at 7:00 p.m.

Presiding: Kim Morris, Mayor

Recording Secretary: Claudia Cisneros

Councilors:	<u>Present</u>	<u>Absent</u>
	Sal Peralta, Council President	
	Zack Geary	
	Chris Chenoweth	
	Dan Tucholsky	
	Scott Cunningham	
	Carson Benner	

Also present were City Recorder Claudia Cisneros, City Manager Adam Garvin, City Attorney David Ligtenberg, Information Technology Director Scott Burke, Chief of Police Cord Wood, Public Works Director Geoff Hunsaker, Human Resources Director Vicki Hedges, Finance Director Katie Henry, Community Development Director Heather Richards, Building Official Stuart Ramsing and *members of the News Media – Phil Guzzo McMinnville Community Media.*

1. CALL TO ORDER: Mayor Morris called the meeting to order at 7:04 p.m. and welcomed all in attendance.
2. PLEDGE OF ALLEGIANCE

Mayor Morris led the Pledge of Allegiance.
3. INVITATION TO COMMUNITY MEMBERS FOR PUBLIC COMMENT:
Mayor Morris invited the public to comment. There was none.
4. PUBLIC HEARINGS
- 4.a. Public Hearing to consider **Resolution No. 2026-25**: A Resolution Adopting a Building Fee Schedule.

Mayor Morris opened the public hearing at 7:09 p.m. and read the hearing statement. She asked if any Councilor wished to make a disclosure or abstain from participating or voting on this hearing. There was none.

Community Development Director Heather Richards along with Building Official Stuart Ramsing presented the annual building fee schedule update.

Fees were adjusted using the 2.9% CPI index for the period of January 2025 to January 2026, consistent with the methodology applied to planning and engineering fees. The fee schedule retains a 50% reduction for qualifying affordable housing projects, capped at \$75,000 per calendar year. It was noted that this cap was reached in prior years, most recently due to the Stratus and Valley Vista projects. Council discussion acknowledged that the construction excise tax fund could be used to extend the affordable housing reduction to additional projects in years where the cap is exhausted. The Building Codes Division was notified 45 days in advance per state requirements, and the fee schedule would take effect August 1

No members of the public signed up to testify, and no one present in Civic Hall wished to speak. The public hearing was closed.

Mayor Morris closed the public hearing at 7:10 p.m.

5. CONSENT AGENDA

- a. Consider the request from Duffy's Deli, LLC for Limited On-Premises Sales, OLCC Liquor License located at 350 NE Baker Creek Road.
- b. Consider the draft minutes of the March 24, 2026 City Council Work Session & City Council Regular Meeting.
- c. Consider the draft minutes of the April 08, 2026 Special Called City Council Meeting.
- d. Consider the draft minutes of the April 14, 2026 City Council Work Session & City Council Regular Meeting.

Councilor Cunningham MOVED to adopt the consent agenda as presented; SECONDED by Councilor Geary

*AYE: Councilors Tucholsky, Chenoweth, Benner, Geary, Cunningham, Peralta
NAY: NONE*

*The consent agenda has **PASSED** unanimously by a vote of 6-0.*

6. RESOLUTIONS

- 6.a. Consider **Resolution No. 2026-25**: A Resolution Adopting a Building Fee Schedule.

Staff offered no additional comments beyond those presented during the public hearing.

*Councilor Geary MOVED to **adopt** Resolution No. 2026-16; Adopting a Building Fee Schedule; SECONDED by Councilor Benner. Motion **PASSED** 5-1 by the following vote:*

*AYE: Councilors Tucholsky, Benner, Geary, Cunningham, Peralta
NAY: Councilor Chenoweth*

7. ADVICE/ INFORMATION ITEMS

7.a. Reports from Councilors on Committee & Board Assignments

7.b. Department Head Reports

Finance Director Katie Henry reported attendance at the Government Finance Officers Association Conference, noting forthcoming changes to budget award criteria emphasizing citizen communication and transparency, as well as new accounting standards to be implemented with the current audit cycle.

Community Development Director Heather Richards provided an update on the city's historic preservation program, funded through a certified local grant. New print runs of the historic walking tour booklets, covering downtown and neighborhood properties, will be distributed in August to coincide with the McMinnville 150th anniversary celebration. Yard signs with QR codes will be placed at featured historic properties. A newly commissioned research project on Chinese settlement in McMinnville, drawing on Sanborn maps, census records, and historical newspapers, will also be featured. The Star Mill Way restoration, damaged in a prior traffic incident, will be led by a subcommittee of the Historic Landmarks Committee, with coordination on an updated commemorative plaque incorporating findings from the Chinese history project.

City Attorney David Ligtenberg had nothing to report.

City Manager Adam Garvin provided the following updates from the Communications Department: the employee newsletter went out last week and had some council updates, ongoing MAC 150 birthday planning, distribution of community quilt kits at upcoming events, and an ODOT virtual open house on 99 Corridor safe intersection improvements. For his updates he noted attending the school district long-range planning committee meeting before going on summer break, had a monthly meeting with John from MW&L, attended the MW&L groundbreaking on their new facility along with the mayor. Attended monthly meeting with Linfield where they discussed parks, SDC's, joint use agreement, and future partnerships.

Councilor Benner reported attending an EVLC meeting and noted that their first Landscape Committee meeting would be the following day.

Councilor Tucholsky had nothing to report.

Councilor Geary reported that MURAC awarded a facade improvement grant for a corner lot property, with the matter expected to come before the Council at a future meeting. Visit McMinnville was scheduled to meet the following day, and the Transportation System Plan was noted as forthcoming. He also acknowledged the close of the minor league baseball season and recognized the community volunteers, parents, and guardians involved in youth sports programs and highlighted several upcoming summer community events, including art in the park, board game night, and Science Saturday.

Mayor Morris attended the McMinnville Water and Light groundbreaking, monthly business visits with the McMinnville Chamber of Commerce, attendance at the Natural Grocers ribbon cutting, the swearing in of new police officer Lucien Lefebvre, participation in the Fourth of July festivities at the American Legion and the fairgrounds event, a McMinnville Made mayor's tour of Amerson Precision Sheet Metal, a ride-along with Police Chief Wood, the monthly Yamhill County mayors meeting featuring a presentation from Sheriff Elliott on YCOM and radio communications, a meeting with Visit McMinnville and the Chamber to strategize around the upcoming air show, and a discussion with Superintendent Kourtney Ferrua regarding CTE program connections with local businesses. The Mayor also noted plans to read a book about voting to a K–4 class upon return to session and to donate the book to the school library.

Council President Peralta reported that MCM 11 had met the prior Thursday, though was unable to attend due to a scheduling conflict. He highlighted the upcoming McMinnville Arts Festival on Saturday, July 18 and Sunday, July 19, and noted he would be on vacation from July 21 through August 5.

Councilor Chenoweth provided updates on ODOT activity in the area, noting two virtual open houses available on the ODOT website regarding Highway 18 south corridor improvements and the McDougall interchange realignment, both with anticipated bid dates in October and construction commencing in 2027. A roundabout at the McDougall interchange is planned for 2028. He also noted that ODOT, not the city, is responsible for the sidewalk ramp work currently underway through the center of town, which is being completed as a result of a state-level legal matter. The Parkway Committee had not met. MEVLC had met and indicated a future item would be coming to Council. He concluded by recognizing the 250th celebration at the fairgrounds, which drew an estimated crowd of over 1,000 people.

Councilor Cunningham affirmed Community Development Director Richards' comments regarding Building Official Stuart Ramsey and his reputation in the field. Historic Landmarks Committee is considering whether to undertake a new historic properties survey, given that the most recent survey was conducted in the 1980s. He also expressed sadness over recent ICE detention activity in the community and acknowledged the national deaths of two individuals, noting that no one should lose their life during detention. Also noting a recent federal directive ordering ICE to halt most vehicle stops during operations.

City Recorder Claudia Cisneros noted that an updated Council committee assignments document had been placed at the dais and would be uploaded to the city website.

Information Technology Director Scott Burke reported that the department has begun standardizing video camera systems across city facilities, starting with seven cameras at the police station. The longer-term goal is to integrate all city building camera systems into a single unified platform.

Human Resources Director Vicki Hedges reported that the city's annual employee training deadline of June 30 was nearly fully met, with only one percent of employees still in progress and one percent not yet started, representing an improvement over the prior year. She also informed the Council that the city's insurance provider, CIS, is making significant plan changes for 2027, and that a survey has been sent to employees to inform the city's plan selections, which must be finalized by the end of the month.

Chief of Police reported that three new officers, Bustamante, Bass, and Quan, would begin with the department on July 20. Officer Bustamante, a lateral hire from California, would begin field training immediately, while Officers Bass and Quan are scheduled to attend DPSST in early August. Provided the status of other officers. He acknowledged the departure of Sergeant Greg Park, who accepted a position with an Arizona law enforcement agency, and noted that McMinnville Police Department is preparing for National Night Out on August 4th at Discovery Meadows.

Public Works Director Geoff Hunsaker reported that a plant supervisor position was split into two roles, operations supervisor and maintenance supervisor, as part of the current budget. An internal candidate, Roy Carter, was hired as maintenance supervisor, and recruitment for the operations supervisor is underway. Pavement patching work began that day, starting near 27th Street and moving to additional areas in subsequent weeks. The TSP contract was signed, and a notice to proceed was issued that evening; a joint work session with the Planning Commission and City Council is scheduled for July 28 to provide a TSP 101 overview. Irrigation improvements at Joe Dancer Park are complete, resolving longstanding challenges related to high water pressure at the lowest elevation site in the city. The director noted ongoing coordination with ODOT on the 99 West ramps project and encouraged the Council to share any concerns for relay to ODOT. The city's new street sweeper was in active use and producing noticeably better results than the previous contracted service. Also reported receipt of a pre-enforcement notification from DEQ regarding two wastewater overflows in 2025, noting that this notification does not necessarily result in a fine, but initiates a formal DEQ review process.

A brief discussion arose regarding the possibility of holding a public naming contest for the new street sweeper, in the style of similar contests held by other municipalities. The City Manager agreed to coordinate with the communications team to put together a social media engagement initiative for that purpose.

7. ADJOURNMENT: Mayor Morris adjourned the meeting at 7:40 p.m.

Claudia Cisneros, City Recorder



STAFF REPORT

DATE: August 11, 2026
TO: Adam Garvin, City Manager
SUBMITTED BY: Heather Richards, Community Development Director
SUBJECT: Resolution No. 2026 - 45, Code Enforcement Liens
1. Resolution No. 2026-45, A Resolution removing a code compliance lien from a property.

Report in Brief:

This is the consideration of Resolution No. 2026-45, removing a lien from 696 NW Fenton Street for a code enforcement citation that was placed on the property via Resolution No. 2026-21 on April 14, 2026.

Background:

Per Section 2.50.250(E)(6) of the McMinnville Municipal Code, the City can lien a property if the property owner refuses to pay the corrective action costs (abatement) or any civil penalties cited on the property owner for non-compliance with the city's code. The City Council authorizes these liens via approval of Resolutions at City Council meetings, and they are then placed on the city lien system which flags title reports for unpaid liens owned to the City.

Discussion:

Unfortunately, there is a time lag between when the change in property ownership is registered on the City's database.

In this case, a \$500 lien was placed on the property at 696 NW Fenton Street on April 14, 2026 that was incurred in late 2025. The property sold to a new property owner on February 11,

2026. At the time of the purchase, four code enforcement liens totaling \$6,221.09 were paid off per the following:

1. Citation: Discarded vehicles \$250 (w/ interest \$337.75)
2. Corrective Action: Debris junk & garbage \$2,648.84 (w/interest \$3,125.72)
3. Unpaid Civil Penalty: Junk & Debris \$250 (w/interest \$266.92)
4. Unpaid Abatement Costs: Junk & debris removal \$2,333.20 (w/interest \$2,490.70)

The new property owner received notice of the April 14, 2026 \$500 lien on May 15, 2026, and approached the City about the lien.

After doing some research, staff realized that the lien was the fault of the previous property owner and that it was not captured in time for the property sale in February, 2025.

Staff is recommending removing the lien from the property.

Attachments:

1. Resolution No. 2026-45

Fiscal Impact:

\$500 will be removed from the City's lien docket. However, \$6,221.09 was recovered by the City for past due code enforcement expenses due to this program.

Alternatives:

Alternative 1 [Staff Recommendation]: Approve Resolution No. 2026-45, thereby removing the \$500 lien from the property at 696 NW Fenton Street.

Alternative 2: Do not approve Resolution No. 2026-45, keeping the \$500 lien on the property transferring the responsibility of paying for the past due citation to the new property owner.

RESOLUTION NO. 2026-45

A Resolution approving the removal of a code compliance lien from a property.

RECITALS:

WHEREAS, On August 13, 2019, the McMinnville City Council adopted Ordinances No. 5078 and 5079, amending the McMinnville Municipal Code to restructure the code compliance program with an emphasis on efficiency, timeliness, voluntary compliance, and the ability to abate properties and issue civil penalties when voluntary compliance was not achieved; and

WHEREAS, per Section 2.50.250(F) of the McMinnville Municipal Code, if the city needs to obtain a correction action warrant to abate properties that were not voluntarily abated for public safety, health, and welfare, the city can bill the property owner for the full cost recovery of that abatement; and

WHEREAS, per Section 2.50.250(F)(2) of the McMinnville Municipal Code, if the property owner refuses to pay the full costs of the correction action within thirty (30) days, the City Council can lien the property by resolution; and

WHEREAS, Per Section 2.50.250(F)(2) of the McMinnville Municipal Code, assessment of delinquent correction action costs to be entered in the docket of city liens must be made by city council resolution.

WHEREAS, Per Section 2.50.310(A) of the McMinnville Municipal Code, if it is found that a code violation exists and has not been corrected within ten (10) days of the date of the notice of code violation or the final order issued upon appeal of the notice, the city manager or designee may impose a civil penalty; and

WHEREAS, Per Section 2.50.310(E)(6) of the McMinnville Municipal Code, the amount of the civil penalty may become a lien on the property if not paid within thirty (30) days of invoicing; and

WHEREAS, on April 14, 2026, the McMinnville City Council approved Resolution No. 2026-21, authorizing a lien of \$500 on the property of 696 NW Fenton Street for the nonpayment of a citation in 2025; and

WHEREAS, the property sold to a new property owner on February 11, 2026; and

WHEREAS, \$6,221.09 of outstanding code enforcement liens were paid on February 11, 2026 with the property transaction; and

WHEREAS, the City's property owner database did not register the change in ownership until after April 14, 2026;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF McMinnville, OREGON, as follows:

1. That the \$500 lien authorized via Resolution No. 2026-21 for the property located at 696 NW Fenton Street, is hereby removed.
2. Staff is directed to remove the lien from the city's lien database.
3. That this resolution shall take effect immediately upon passage and shall continue in full force and effect until modified, revoked, or replaced.

Adopted by the Council of the City of McMinnville at a regular meeting held the 11th day of August, 2026 by the following votes:

Ayes: _____

Nays: _____

Approved this 11th day of August 2026.

MAYOR

Approved as to form:

Attest:

City Attorney

City Recorder



STAFF REPORT

DATE: August 11, 2026
TO: Adam Garvin, City Manager
SUBMITTED BY: Heather Richards, Community Development Director
SUBJECT: Ordinance No. 5181, Natural Resources, Docket G 2-23
1. *An Ordinance amending the McMinnville Comprehensive Plan, Volumes I, II, and III to support a Natural Resources (Trees and Scenic Views) planning program (Docket # G 2-23) per Oregon Land Use Goal #5.*

Report in Brief:

This is the consideration of Ordinance No. 5181 adopting amendments to the McMinnville Comprehensive Plan, Volumes I, II and III to support a Natural Resources (Trees and Scenic Views) planning program per Oregon Land Use Goal #5.

Specifically, Ordinance No. 5181 amends the McMinnville Comprehensive Plan in the following ways:

- Amendments to the McMinnville Comprehensive Plan, Volume III, Municipal Code, Chapters 17.06, *Definitions*, Chapter 17.47, *Natural Resources Protections Overlay Zones*, and Chapter 17.58, *Trees*.
- Amendment to the McMinnville Comprehensive Plan, Volume II – Goals and Policies, *Chapter VII, Community Facilities* and *Chapter XI, entitled Natural Features*.
- Amendment to the McMinnville Comprehensive Plan, Volume III, Zone Map, adding the *Natural Resources Overlay – Tree Groves (TG-P)*.
- Amendment to the McMinnville Comprehensive Plan, Volume I – Background Elements, *City of McMinnville Scenic Viewpoint and Viewshed Inventory Report – June 2021*, and *City of McMinnville Tree Grove Assessment Report – June 2021_Rev 2026*.

- Adoption of the *McMinnville Tree Grove Protections ESEE Analysis*.

A website page has been developed for this effort:
<https://www.mcminnvilleoregon.gov/cd/page/natural-resources-protection>

This is a recommendation of the Planning Commission per their vote on April 2, 2026.

Please note that this Ordinance only considers the Trees and Scenic Views components of the Planning Commission recommendation from April 2, 2026. Due to on-going discussions with the Department of Land Conservation and Development (DLCD) staff, the Riparian Corridor component will be provided under a separate ordinance in the future.

Background:

In December 2020, the City of McMinnville adopted Ordinance No. 5098, formally approving the McMinnville Growth Management and Urbanization Plan (MGMUP) and the 2020 Urban Growth Boundary (UGB) Update. (This was then accepted and acknowledged by the Department of Land Conservation and Development without appeal in April, 2021). During the evaluation of land for the potential UGB expansion, the City identified a range of natural resources—both within the proposed expansion areas and the existing UGB—that warranted further study and protection.

To support this effort, the City retained Winterbrook Planning in 2021 to lead the Natural Resources planning process. Through this work, the City identified key environmental assets, including riparian corridors, tree groves, scenic views, significant trees, and landmark trees, as priority resources for preservation and protection.

Significant Tree Groves

Winterbrook Consulting completed a Tree Grove Inventory for McMinnville under OAR 660-023-0030, identifying and evaluating groves based on size, condition, and ecological value.

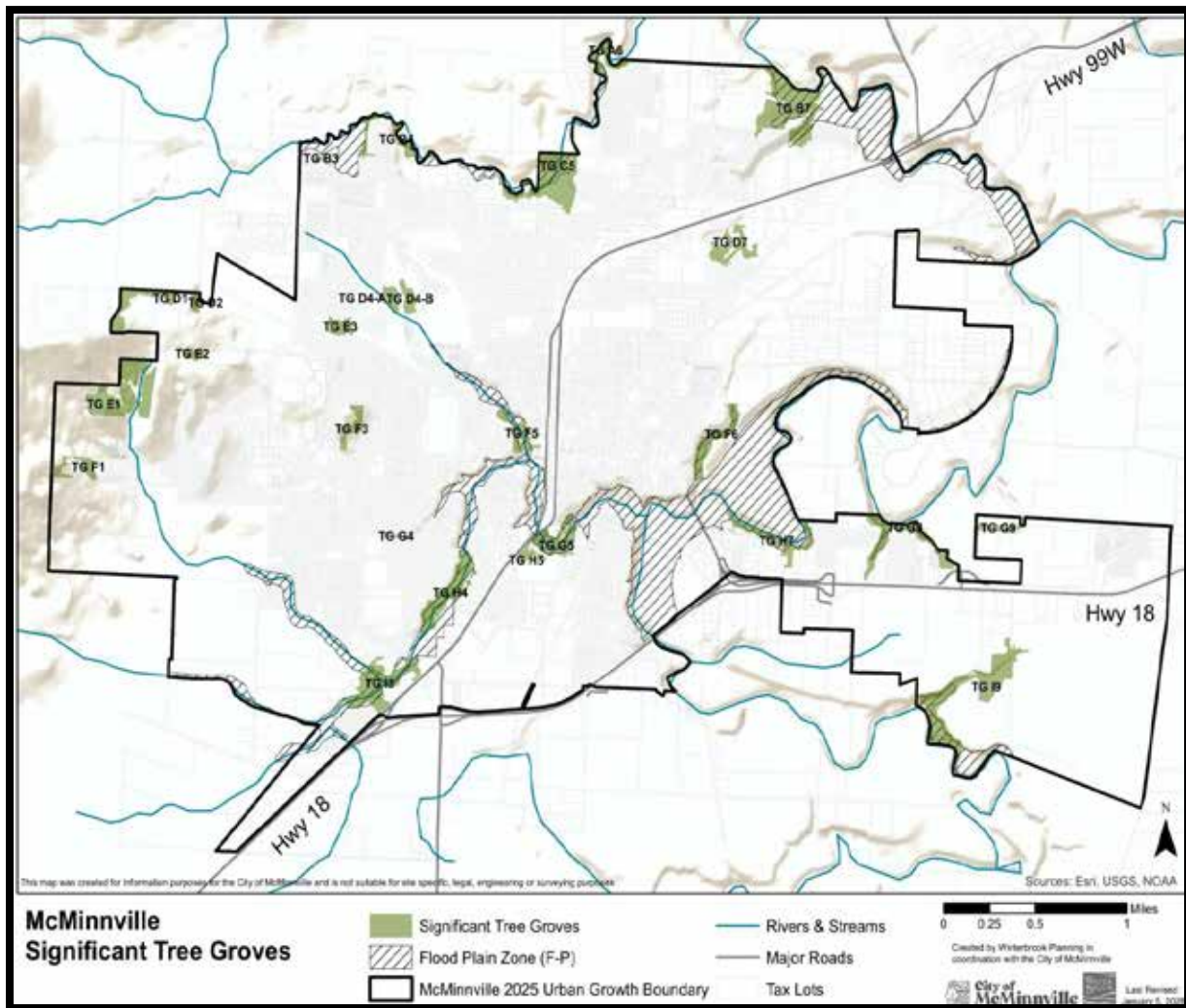
Key Steps:

- Mapping: City staff and Winterbrook used aerial imagery and GIS to identify groves ≥ 1 acre outside floodplains. Thirty (30) tree groves were identified.
- Field Survey: Groves were assessed from public access points using Tree Grove Assessment (TGA) forms.
- Evaluation: 30 tree groves were scored (based on a total of 50

points) across 10 functional criteria.

- Results: 26 tree groves scored above 25 and were deemed "significant" and worthy of protection; management recommendations were provided where applicable.

Below is a map identifying the Tree Grove Protection Subdistrict (TG-P).



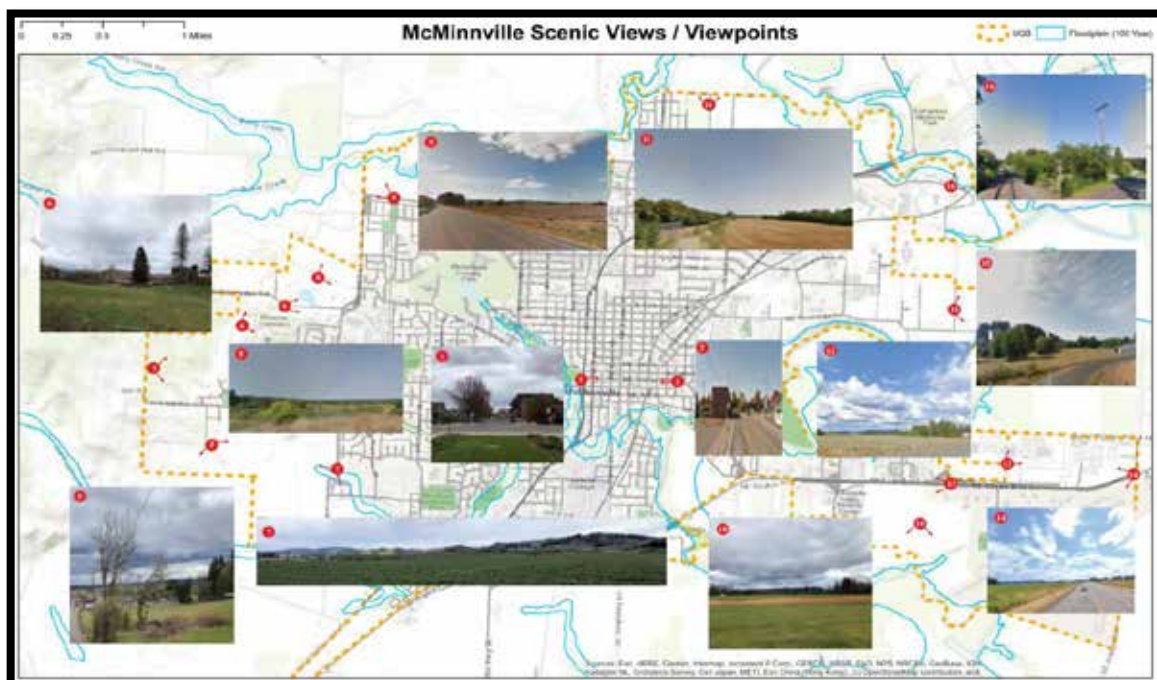
Scenic Viewpoint and Viewsheds

Winterbrook Planning and City staff identified 16 scenic viewpoints on public lands within McMinnville's Urban Growth Boundary. Selected through fieldwork and GIS analysis, each viewpoint offers valued views of the natural and built environment. The inventory includes mapped viewsheds and a summary of visible features.

Protected Viewsheds Include:

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

Below is a map identifying the scenic views and viewpoints.



Discussion:

After conducting the assessment and inventories, the City elected to create a Natural Resources Overlay to protect the Tree Groves, and then developed some comprehensive plan policies to consider viewsheds in future planning and development.

In addition to the overlay district, the City also elected to develop a Significant Tree and Landmark Tree program to protect trees deemed significant throughout the community.

Proposed code amendments include a new chapter for the Natural Resources Overlay with a Tree Grove Protection (TG-P) subdistrict, and the opportunity for more subdistricts in the future. This is presented as Chapter 17.47.

In addition, the City amended Chapter 17.58, "Trees" to add the significant tree and landmark tree programs. And finally, the City added some comprehensive plan policies for the protection of significant natural resources in the community.

Since the Tree Grove – Protection subdistrict impacts buildable land and development rights, the Winterbrook conducted a Economic, Social, Environmental, and Energy (ESEE) analysis in accordance with OAR 660-023-0030 and 660-023-0040.

After hearing public testimony on April 2, 2026, the Planning Commission voted to close the public hearing and voted to recommend approval to the City Council.

Attachments:

1. Oregon Land Use Goal #5
2. Planning Commission Minutes, April 2, 2026B
3. Testimony Received for Planning Commission Public Hearing
4. Ordinance No. 5181

EXHIBITS:

- A. *City of McMinnville Scenic Viewpoint and Viewshed Inventory Report – June 2021*
- B. *City of McMinnville Tree Grove Assessment Report – June 2021_Rev 2026.*

- C. Proposed amendments to the McMinnville Comprehensive Plan, Volume II – Goals and Policies, *Chapter VII, Community Facilities* and *Chapter XI, entitled Natural Features*.
- D. Proposed amendments to the McMinnville Comprehensive Plan, Volume III, Municipal Code, Chapters 17.06, *Definitions*, Chapter 17.47, *Natural Resources Protections Overlay Zones*, and Chapter 17.58, *Trees*.
- E. Proposed amendment to the McMinnville Comprehensive Plan, Volume III, Zone Map, adding the *Natural Resources Overlay – Tree Groves (TG-P)*.
- F. *McMinnville Tree Grove Protections ESEE Analysis*.
- G. Decision Document for Docket # G 2-23, with Findings for the Natural Resources planning program.

Fiscal Impact:

This project is currently a staff managed effort with no contractual support.

Alternatives:

Alternative 1 [Staff Recommendation]: APPROVE ORDINANCE NO. 5181

Alternative 2: APPROVE ORDINANCE NO. 5181 with amendments

Alternative 3: REMAND the Natural Resources Planning Program back to the Planning Commission with directions for changes to consider.

Oregon's Statewide Planning Goals & Guidelines

GOAL 5: NATURAL RESOURCES, SCENIC AND HISTORIC AREAS, AND OPEN SPACES

OAR 660-015-0000(5)

(Please Note: Amendments Effective 08/30/96)

**To protect natural resources and
conserve scenic and historic areas
and open spaces.**

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.

The following resources shall be inventoried:

- a. Riparian corridors, including water and riparian areas and fish habitat;
- b. Wetlands;
- c. Wildlife Habitat;
- d. Federal Wild and Scenic Rivers;
- e. State Scenic Waterways;
- f. Groundwater Resources;
- g. Approved Oregon Recreation Trails;
- h. Natural Areas;
- i. Wilderness Areas;
- j. Mineral and Aggregate Resources;
- k. Energy sources;
- l. Cultural areas.

Local governments and state agencies are encouraged to maintain

current inventories of the following resources:

- a. Historic Resources;
- b. Open Space;
- c. Scenic Views and Sites.

Following procedures, standards, and definitions contained in commission rules, local governments shall determine significant sites for inventoried resources and develop programs to achieve the goal.

GUIDELINES FOR GOAL 5

A. PLANNING

1. The need for open space in the planning area should be determined, and standards developed for the amount, distribution, and type of open space.

2. Criteria should be developed and utilized to determine what uses are consistent with open space values and to evaluate the effect of converting open space lands to inconsistent uses. The maintenance and development of open space in urban areas should be encouraged.

3. Natural resources and required sites for the generation of energy (i.e. natural gas, oil, coal, hydro, geothermal, uranium, solar and others) should be conserved and protected;

reservoir sites should be identified and protected against irreversible loss.

4. Plans providing for open space, scenic and historic areas and natural resources should consider as a major determinant the carrying capacity of the air, land and water resources of the planning area. The land conservation and development actions provided for by such plans should not exceed the carrying capacity of such resources.

5. The National Register of Historic Places and the recommendations of the State Advisory Committee on Historic Preservation should be utilized in designating historic sites.

6. In conjunction with the inventory of mineral and aggregate resources, sites for removal and processing of such resources should be identified and protected.

7. As a general rule, plans should prohibit outdoor advertising signs except in commercial or industrial zones. Plans should not provide for the reclassification of land for the purpose of accommodating an outdoor advertising sign. The term "outdoor advertising sign" has the meaning set forth in ORS 377.710(23).

B. IMPLEMENTATION

1. Development should be planned and directed so as to conserve the needed amount of open space.

2. The conservation of both renewable and non-renewable natural resources and physical limitations of the land should be used as the basis for determining the quantity, quality, location, rate and type of growth in the planning area.

3. The efficient consumption of energy should be considered when utilizing natural resources.

4. Fish and wildlife areas and habitats should be protected and managed in accordance with the Oregon Wildlife Commission's fish and wildlife management plans.

5. Stream flow and water levels should be protected and managed at a level adequate for fish, wildlife, pollution abatement, recreation, aesthetics and agriculture.

6. Significant natural areas that are historically, ecologically or scientifically unique, outstanding or important, including those identified by the State Natural Area Preserves Advisory Committee, should be inventoried and evaluated. Plans should provide for the preservation of natural areas consistent with an inventory of scientific, educational, ecological, and recreational needs for significant natural areas.

7. Local, regional and state governments should be encouraged to investigate and utilize fee acquisition, easements, cluster developments, preferential assessment, development rights acquisition and similar techniques to implement this goal.

8. State and federal agencies should develop statewide natural resource, open space, scenic and historic area plans and provide technical assistance to local and regional agencies. State and federal plans should be reviewed and coordinated with local and regional plans.

9. Areas identified as having non-renewable mineral and aggregate resources should be planned for interim,

transitional and "second use" utilization
as well as for the primary use.



City of McMinnville
Community Development
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

MINUTES

April 2, 2026
Planning Commission
Regular Meeting

6:30 pm
Hybrid Meeting
McMinnville, Oregon

Members Present: Brian Everest, Rachel Flores, Meg Murray (zoom), Abigail Neilan, Sidonie Winfield, Sylla McClellan, Elena Mudrak, and Brian Randall (zoom, signing off at 6:32 PM)

Members Absent: Matt Jones (prior notice)

Staff Present: Tom Schauer – Senior Planner, and Heather Richards – Community Development Director, and Missy Ryan – Contract Land Use Legal Counsel, Evan Hietpas – Acting Planning Manager and Associate Housing Planner

Guests: Ty Darby – Fire Marshal, McMinnville Fire District

1. Call to Order

Chair Winfield called the meeting to order at 6:30 p.m.

2. Citizen Comments

None

3. Public Hearings

A. Quasi-Judicial Hearing: Zone Change (ZC 2-24) and Subdivision Tentative Plan (S 2-24), 1465 & 1525 SW Cypress Ln., Tax Lot R4430AD 00100 & 00201

Chair Winfield opened the public hearing and read the hearing statement. She asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. She asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none.

Chair Winfield asked if any Commissioner had visited the site. Most of the Commission had.

Chair Winfield asked if any Commissioner needed to declare any contact prior to the hearing with the applicant or any party involved in the hearing or any other source of information outside of staff regarding the subject of this hearing. There was none.

Staff Presentation: Senior Planner Schauer presented the request for a zone change and subdivision tentative plan on SW Cypress Lane. This hearing was continued from March 19, 2026, and he summarized the application including the subject property details, vicinity map, current and proposed zoning, subdivision plan for 9 lots in two phases, zone change criteria, subdivision criteria, and staff recommendation for approval with revised conditions. The Commission had requested a Fire District representative come to the meeting, and the Fire Marshal was in attendance. There were questions at the last hearing about why the proposed subdivision connected to Emily Drive instead of Cypress Drive, and he explained the Transportation System Plan showed the intention for this connection to be on Emily Drive.

Fire Marshal Darby clarified the Fire District's review of the proposal and emergency vehicle access and water supply capability. A fire hydrant had to be within 600 feet of any proposed residential structure, and a fire flow test had to be conducted. Regarding access, they only evaluated new structures that were being proposed, not access to existing structures. There were some existing homes that would remain, and they only looked at access for the proposed lots that would be built. All the measurements were taken and they were compliant. He did not have any personal concerns and had been on the site when there was a fire in this area. This was a flat site, and they had looked holistically at the entire situation. He confirmed there was enough water pressure for the development.

Senior Planner Schauer noted that currently there was a barricade at the end of SW Emily Drive, and as part of the second phase of this development, it would become a private alley and a second means for ingress/egress.

There was discussion regarding the process for making changes to the code if people were unhappy with the outcome tonight, mobility of the fire apparatus on these streets especially with cars parked on the street, using the alley to back up emergency vehicles, and using the alley as an emergency exit for the neighbors.

Applicant's Testimony: Bruce Cook, applicant, said the property had been in his wife's family for 50 years. A number of comments were about livability issues. They would continue to live there, and their goal was to keep it livable. They could put higher density on the lots, but their goal was to put in single family dwellings on each of the lots, except the middle housing lots. They planned to build in two phases, to bring Emily Drive 75 feet into the area, and to build a 20-foot-wide private alley. They would not allow parking on the alley. The new homes would have two car garages and there would be two parking places in the driveway. Local residential streets were designed for a carrying capacity of 1,200 vehicle trips and they were well under that load capacity.

Proponents: None

Opponents: Vanessa Hawkins, McMinnville resident, lived on Emily Drive. She had to have an ambulance come to her house and getting out was an issue. There might be another access for this development, but Emily Drive would still only have one. It would be more congested with this development. The biggest concern was safety of the kids in the neighborhood from speeding cars. She thought the proposal did not meet the Great Neighborhood Principles and that access should be on Cypress Drive instead. She did not think they received proper notice for this application.

Nicole Amuzu, McMinnville resident, noted there was no stop sign on the corner of Emily Drive and Emily Court and she was concerned about potential accidents.

Monika Chroust-Masin, McMinnville resident, thought Emily Drive was narrow with cars parked on the street. It was unsafe and adding houses would make the situation worse.

Rebuttal: Mr. Cook said they designed the project according to code. He followed all the requirements for a neighborhood meeting. Once the alley was built, ambulances and other emergency vehicles would be able to easily turn around. It would become safer with better flow of traffic. Cypress was a collector street, and it was discouraged to have a road connecting to it. Emily was already coming into this area and the properties further to the south were larger, individual homes where the street would not continue through. A cul-de-sac was the best design.

Commissioner Mudrak moved to close the public hearing and public record; Seconded by Commissioner Everest. The motion passed unanimously 7-0.

Chair Winfield closed the public hearing.

The applicant waived the 7-day period for submitting final written arguments in support of the application.

Commission Deliberation: Commissioner McClellan noted that she was absent at the last meeting but had watched the recorded meeting. Chair Winfield did the same.

There was discussion regarding the process to see if a stop sign was warranted, how Emily Drive was difficult to navigate but this was a better solution than what was there currently in providing another access point, and how this application met the code and was not maximizing the density in a way that was harmful.

Commissioner Mudrak MOVED to RECOMMEND the City Council approve Zone Change (ZC 2-24), subject to the conditions specified in the decision document; SECONDED by Commissioner Everest. The motion PASSED unanimously 7-0.

Commissioner Mudrak MOVED to RECOMMEND the City Council approve Subdivision Tentative Plan (S 2-24), subject to the conditions specified in the decision document and the additional conditions recommended by staff; SECONDED by Commissioner McClellan. The motion PASSED unanimously 7-0.

B. Legislative Hearing: Natural Resources Overlay and Management Program (Docket G 2-23)

Chair Winfield opened the public hearing and read the hearing statement. She asked if there was any objection to the jurisdiction of the Commission to hear this matter. There was none. She asked if any Commissioner wished to make a disclosure or abstain from participating or voting on this application. There was none.

Staff Presentation: Community Development Director Richards said this was a request for recommended Comprehensive Plan amendments related to natural resources. She reviewed Oregon Land Use Goal #5, what governments should inventory, Goal 5 process, history of the work which started in 2020, riparian corridors overlay zone, eleven riparian corridors inventoried which followed the "safe harbor" standards, property owner requests to remove tributaries from the overlay, safe harbor standards, definition of riparian corridors, management standards, FEMA ESA pre-compliance mandate, floodplain ESA settlement,

riparian corridor protection zone, significant tree groves overlay zone, thirty identified tree groves, ESEE analysis conclusions, tree grove program exemptions/allowances, tree grove program key components, density transfer, scenic views Comprehensive Plan policies, sixteen viewpoints identified, inventory map, significant/landmark trees, partner agency outreach, public outreach, new testimony received, key issues, landmark tree inventory, significant tree program, mitigation requirements for Oregon White Oaks, and staff recommendation for approval.

Public Testimony: Paula Lang, McMinnville resident, said she lived adjacent to Quarry Park which was proposed to be a significant tree zone. She requested that the significant tree grove in Quarry Park be given the same protections as other tree groves. There had been a proposal to develop the park into a high speed biking facility, which she was not in favor of. She wanted to make sure the tree grove was protected.

Community Development Director Richards said if this moved forward as presented, the grove would be under the protection. However, a public facility plan had already been adopted and it could move forward with mitigation plans for tree groves and the grove would not be fully exempt. They would have to identify why the facility was more important than protecting the grove. There would need to be more discussion about it since the grove was on the list.

Ms. Lang said citizens did not have a chance to comment on that public facility plan, and she wanted the grove protected.

David Koch, McMinnville resident, thought the ordinance had been improved and was a more equitable process. They were still allowing the managed development overlay to impact the ability to remove and replace a significant tree. They were using bad maps from DOGAMI that should not be used for local planning efforts. Because of the maps, his property would be included in the overlay, and he requested it be removed. He was also concerned with the "safe harbor" approach for riparian corridors. The state data being used was created for a different purpose, not for local planning. It did not look at the real, on the ground conditions. He thought the riparian corridors should be restricted to the floodplain zone areas unless they verified the existence of fish in the fish bearing streams. Historically there were fish in the creek on his property, but it was not what existed today.

Barbara Boyer, Soil and Water Conservation District Chair, said the District supported the proposed amendments as they strongly complimented the District's ongoing conservation efforts. They were particularly in support of the riparian corridor protections by restricting development and supporting replacement of non-native vegetation with native species. They also supported the City's targeted preservation of oak habitats.

Ken Sandblast was a consultant working with DRR Management who had submitted a letter about their property. They supported the program in its entirety. They were not trying to remove tree grove #7 but wanted to refine the boundary. He showed maps of what they proposed, removing the upland area. There was a stand of what was possibly a plantation planted around the 1990s that had simply overgrown itself and was not a high priority for preservation except the northern area in the riparian corridor.

Mark Davis, McMinnville resident, said he was generally supportive of what was proposed, but he remained concerned about basing the program on data that was not completely accurate.

James Riedman, McMinnville resident, thought planting native species and trees was important, especially with the possible damage from the Emerald Ash Borer. He hoped it would not hinder ongoing restoration efforts. He thought having arborist authorization for tree removals in riparian areas would make it more expensive for the work he was doing on Cozine Creek. Staff should be able to approve removal of obvious hazardous trees.

Julie Mitchell, McMinnville resident, was supportive of the program. However, the lot she owned was just under a quarter of an acre and had a lot of scrubby larger trees that were near her house. She was on a limited income and could not cover the cost of managing their removal. She questioned the assessment and thought someone should walk her lot because there were not many quality trees.

Rebuttal: Community Development Director Richards said regarding the quality of the data, representatives of DLCD and DOGAMI had testified that they needed to use this data, including the fish bearing streams. There was a process in the code to amend how the overlay impacted a property if it could be shown that it did not meet the criteria. The “safe harbor” had been directed to staff to use for this policy. For the managed development impact to the tree groves, if there was a tree grove in a natural hazards area, they would need to remove the trees for hazardous reasons. For other reasons, a mitigation plan was needed. Staff did receive the proposal from Mr. Sandblast and had elected not to change the scoring of the tree grove, but there was the opportunity in the code to verify tree grove boundaries. The certified arborist was required by the state’s program or FEMA’s program for removing a tree that was not considered a public safety issue. There was a provision in the code that exempted properties that were 10,000 square feet or less. However, Ms. Mitchell’s property was a little over that. The intention was that if they were on the edge of a tree grove and already had a built structure on the property, it needed to be set back from the tree grove. The Planning Director could make amendments to the setback requirements by 50%. She could not find the provision for public facility plans and tree groves, and if it was not in the code, then the tree grove would be protected as any other tree grove. For the most part these were administrative decisions, but a few would go to a City Committee.

Commissioner McClellan moved to close the public hearing and public record; Seconded by Commissioner Everest. The motion passed unanimously 7-0.

Chair Winfield closed the public hearing.

Commission Deliberation: The Commission thought this would protect natural resources and would be flexible and adaptable for each property’s needs. There were ways to amend issues that came up and people could work with staff to mitigate concerns.

Community Development Director Richards suggested three items that staff look at before bringing this to City Council. Those were: relief mechanisms and a chart for who would be the deciding body, public facility plan exemptions, and removal of protected trees in a tree grove that were in a managed development area.

Commissioner McClellan MOVED to RECOMMEND the City Council adopt the Natural Resources Overlay and Management Program (Docket G 2-23) as presented to the Planning Commission with the considerations as outlined by staff; SECONDED by Commissioner Mudrak. The motion PASSED unanimously 7-0.

There was discussion regarding appeals going to the City Council and upcoming meetings.

4. Adjournment

Chair Winfield adjourned the meeting at 9:00 p.m.



**YAMHILL SOIL & WATER
CONSERVATION DISTRICT**

March 30, 2026

To: City of McMinnville Planning Commission

Re: Proposed amendments to the McMinnville Comprehensive Plan and Zoning Ordinance, adopting standards for Natural Features within the City of McMinnville.

Yamhill Soil and Water Conservation District appreciates the opportunity to comment on the proposed amendments to the McMinnville Comprehensive Plan and Zoning Ordinance, adopting standards for Natural Features within the City of McMinnville and strongly supports the proposal. Our mission is to conserve, restore, and enhance Yamhill County's natural resources and inspire future generations, and we believe the amendments proposed strongly complement our ongoing conservation efforts.

As a non-regulatory entity, the Yamhill SWCD relies on voluntary landowner participation to implement conservation practices. The City's proposed regulatory framework provides the necessary structural protections to ensure these shared environmental goals are maintained.

We are particularly encouraged by the proposed Riparian Corridor Protections. By restricting development and supporting replacement of non-native vegetation with native plant species, the City directly supports our District goals to establish riparian buffers and improve water quality. Furthermore, we strongly support the City's targeted preservation of oak habitats. By specifically defining Oregon white oak trees of 12 inches in diameter or greater as "Landmark Trees" and applying strict deterrent fees for their removal, McMinnville is taking a vital step in protecting rapidly disappearing oak habitat.

The Yamhill Soil and Water Conservation District is dedicated to serving the public by actively engaging with landowners and residents to tailor conservation solutions to their individual needs. The District provides technical and financial assistance to help the community voluntarily address a wide variety of natural resource concerns, including soil and water protection and habitat restoration.

We support the proposed amendments to the McMinnville Comprehensive Plan and Zoning Ordinance, adopting standards for Natural Features within the City of McMinnville, and look forward to our continued partnerships in making Yamhill County a healthy, resilient community.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara Boyer", is written over a horizontal line.

Barbara Boyer, District Chair
Yamhill Soil and Water Conservation District

**BRR PROPERTIES LLC
CUMULUS ROAD LLC
BAKER ROCK ACQUISITIONS LLC
PO BOX 1369
BEAVERTON, OR 97075**

August 21, 2025

Ms. Heather Richards,
Community Development Director
City of McMinnville
231 NE Fifth Street
McMinnville, OR 97128

RE: Natural Resources Protection Program – Tree Grove H7

Dear Ms. Richards,

As the property owner of the multiple parcels underlying the current Cal Portland plant on Cumulus Avenue, we received four copies of your August 8, 2025 letter summarizing the City's Goal 5 planning effort that has been underway since 2021 and specific for our parcels, providing a draft map of Tree Grove H7 ("H7"). We appreciate being provided with this communication and outreach now while the planning effort is still a work in progress.

After reviewing the provided information, as well as taking the time to review the detailed inventory and assessment completed by Winterbrook Planning in mid-2021 including the scoring sheet specific to H7, we are submitting this letter requesting the boundary of H7 be relocated on a portion of our property to more accurately reflect actual site conditions and adopted City land use plans. For reference, attached is a copy of a portion of City inventory map depicting the revision to H7 boundary location on our property.

The boundary for H7 needs to be relocated on a small portion of our properties for the following reasons:

Tree Grove H7 Assessment Score

The Winterbrook assessment defines a tree grove as a stand of trees that are predominantly 25' or greater in height with cover of one acre or more located outside of floodplains. Tree groves were assessed based on multiple factors, and those receiving 25 points or more were deemed significant by the consultant.

H7 is a large area with a curvilinear boundary predominantly along the banks of the river. Given our properties lie along the south side of the river, there is a significant portion of H7 on our properties that we understand and accept lying adjacent to the river. The tree groves were identified using aerial imagery and, as such, H7 includes a stand of trees on an upland area our property that is flat topography. This area was farmland until the early 1990's before trees were planted for reasons unknown to us have grown untended until today.

Overall H7 received a score of 26, just 1 point above the minimum score. It is noted in the assessment that the grove received low ratings in the categories of:

- (i) Tree Size/Grove Maturity (fewer than 25% are have dbh of 14" or greater);
- (ii) Accessibility (grove is on privately owned land, reducing accessibility);
- (iii) Wildlife Habitat (the grove has few habitat functions with no or minimal habitat connectivity); and
- (iv) Educational/Recreational Value (low accessibility, no uncommon features, and low rarity rating).

Given its overall lower score, relocating the H7 boundary removing the smaller upland area on our property will have minimal, if any impact, on the overall H7 resource value.

Three Mile Lane Area Plan & Land Use

Since the completion of the tree inventory in 2021, the City has adopted the Three Mile Lane Area Plan which for our properties includes a mixed-use neighborhood designation with medium/high-density residential development and neighborhood-serving commercial amenities. Major components of the plan include multi-modal connectivity, efficient use of the site to provide diversity of housing types, and preservation of views of the Yamhill River and Joe Dancer Park.

In 2021, H7 received a high score for buffering/screening between industrial and residential uses based upon the Cal Portland plant use. Consistent with the City adopted plan, we recently submitted a comprehensive plan amendment and zone change from Industrial to Residential for all the property underlying the Cal Portland plant. With our property being residential in the future it will be the same as existing residential uses adjacent, eliminating the need for the small upland portion of H7 on our property. With elimination of this buffering, the H7 assessment form score will be reduced by 5 points to a total of 21 points which is below the threshold for protection. Our request is not to remove H7 in its entirety, instead it is to relocate a small portion of the H7 boundary on the upland area of our property as depicted on the attached exhibit.

Further, future development of our property will require a portion of our property to be protected and not developed due to steeper slopes, floodplain and open space requirements in the Three Mile Lane Area Plan. The result will be that the majority of H7 located on our property will be protected. Future development of the site will also be required to provide for connectivity with adjacent existing and future development, including a future public street connection in the adopted Three Mile Lane Plan that will be located on our property in the upland area we request be removed from the H7 boundary.

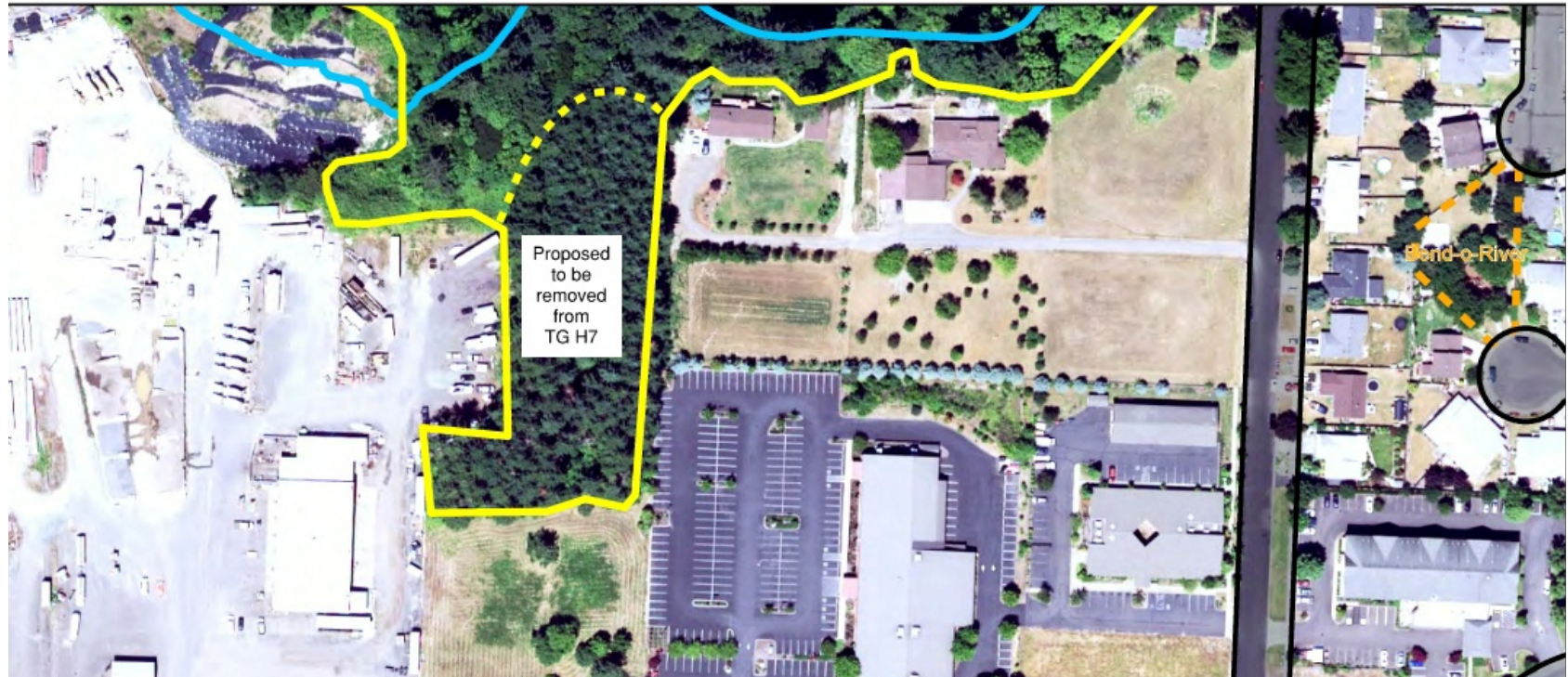
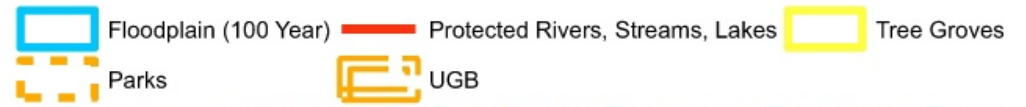
Thank you in advance for your timely consideration and support of our request to modify Tree Grove H7 boundary. We look forward to hearing back from you and please let us know if you have any further questions.

Sincerely,

DocuSigned by:

 FFD4FEEDBEF7462...
 Todd Baker
 Manager/Member

H7



Comments for McMinnville Natural Resources Management Program Recommendations

As a local habitat restoration and invasive species control contractor, I have firsthand experience working on almost every public property and many private ones in this plan. I wholeheartedly support protecting forests and natural areas in the city limits, and managing them to increase in quality and area.

A few issues I would like to see more focus on is managing invasive species, and facilitating improvement and restoration of natural areas. Large sections of publically owned riparian areas on Cozine in particular are severely degraded, but have potential to be beautiful, healthy assets to our community, with enough work. I have done some of this work over last several years, under the supervision of the YSWCD, GYWC, and City Parks Department.

I think it is important to write the rules in a way that doesn't unduly restrict restoration. Having to call and pay for an arborist assessment for every project could limit how much work can get done, especially when state grants are used to pay for it. I suggest that the YSWCD or Parks Department be able to sign off on tree work relating to restoration projects. I also advocate for planting bare root trees and shrubs on restoration projects, as they have less transplant shock, grow better, and cost exponentially less than large potted plants.

I think that removing invasive species should not be restricted. It's enough work already without adding more layers of complication. Invasive species of high concern include, but are not limited to:

- Himalayan blackberry
- English ivy
- English Hawthorn
- Yellow flag iris
- Japanese knotweed
- Garlic mustard
- Monitoring for new invasives

I appreciate you work and time to consider my concerns.

Thank you very much

James Riedman

February 5, 2026

Good evening, Chair Winfield, and members of the Commission. My name is David Koch and I, together with my wife Robin Koch, reside on a 4.3 acre developed residential property in NE McMinnville. I am here this evening to provide you with a private property owner's perspective on the Landmark and Significant Tree Ordinance that you will be discussing in your work session this evening.

Our fully fenced and landscaped, small estate property is comprised of 3 discrete parcels containing our primary dwelling and several accessory structures (deck, patios, footbridge, woodshed, play structure, gazebo, storage shed) as well as a long asphalt driveway, 2 culverts, and deliberately planted trees and shrubs for landscaping, with installed underground irrigation.

Our home was built in the late 1980's, at which time the homeowner fully fenced, landscaped, and installed irrigation throughout the entire 4.32 acres. The vast majority of the trees on our property today did not arrive here naturally but exist only as the result of the financial investment of the original homeowner to purchase, transport (some by helicopter), plant, water and care for those trees. The trees on our property have flourished and grown tall because the original property owner, and subsequent owners, have continued to expend personal funds for their care and maintenance. We have collectively planted and maintained those trees for our own use and enjoyment, and not to provide the City with a public amenity or justification to impose burdensome regulatory restrictions on how our developed residential property should be used and maintained in the future.

At the outset, I must state my objection to what I perceive as significant overreach by the City, as it seeks to impose new regulations over trees on ALL private property within the City, which is an extreme departure from the existing regulations that only apply to public areas, rights of ways, and property undergoing development review. I would urge this Commission and the City Council to limit the application of the proposed regulations to only those areas previously covered, as well as to undeveloped private property, and to exclude developed private property from the scope of the regulations.

That said, if this Commission and the City Council determine that they do want to impose these regulations on all private property, including developed private property such as my residential property, then I would request a few amendments to the draft ordinance, as follows:

First, I would request that the Exemption described in Section 17.58.040 (D)(1)(a)(2) that allows for the removal of up to two (2) significant trees per calendar year on undeveloped parcels be extended to include developed residential parcels that are 20,000 square feet or larger.

Second, I would request that the exemptions in this section be revised to clarify that the exemption will only not apply in a "Natural Hazards – Protection" overlay zone but would still be allowed in a "Natural Hazards – Mitigation" overlay zone.

When we purchased our property in late 2019, we paid a premium price in no small part because we were buying a fully landscaped 4.3-acre property with 3 discrete parcels. We have invested tens of thousands of dollars to maintain our property by removing invasive vegetation (i.e. blackberry, English ivy, running bamboo, etc.), removing dead and hazardous trees, planting new trees and shrubs, installing chicken wire to protect riparian trees from beaver activity, and repairing the irrigation system. We believe that it is poor public policy, and ultimately counter-productive, for the City to place any portion of an already developed residential property like ours under a protected status, especially when it was the private property owners (not the City), that have spent the past 35+ years investing our literal blood, sweat, tears, and money to plant and maintain the very trees that the City now proposes to seize through “regulatory ownership”.

Thank you for the opportunity to provide a property owner’s point of view. I hope that you will give this perspective fair consideration as you continue to discuss and debate the merits of these proposed regulations.

David R. Koch

ORDINANCE NO. 5181

An Ordinance amending the McMinnville Comprehensive Plan, Volumes I, II, and III to support a Natural Resources (Trees and Scenic Views) planning program (Docket # G 2-23) per Oregon Land Use Goal #5.

RECITALS:

WHEREAS, Oregon Land Use Goal #5, "Natural Resources, Scenic and Historic Areas, and Open Spaces" requires local governments to adopt comprehensive plan inventories, policies and implementing measures to protect natural resources and conserve scenic, historic and open space resources for present and future generations; and

WHEREAS, these resources promote a healthy environment and natural landscape that contributes to Oregon's livability; and

WHEREAS, when a city undertakes a major Urban Growth Boundary (UGB) amendment, the city must undertake Goal #5 planning; and

WHEREAS, in 2021, the City amended its UGB; and

WHEREAS, in 2021, the City undertook a Natural Resources Inventory of its UGB and city limits and developed recommended management policies; and

WHEREAS, for several years, the City worked with stakeholders on the development of a Natural Resources planning program; and

WHEREAS, between 2023 and 2026, the City hosted six work sessions, four information sessions and six public hearings to consider the Natural Resources planning program; and

WHEREAS, on April 2, 2026, the Planning Commission after closing their public hearing, voted to recommend the Natural Resources (Trees and Scenic Views) planning program to the McMinnville City Council for adoption.

NOW, THEREFORE, THE CITY OF MCMINNVILLE ORDAINS, as follows:

1. To amend the McMinnville Comprehensive Plan, Volume I – Background elements, by adopting the *City of McMinnville Scenic Viewpoint and Viewshed Inventory Report – June 2021*. (Exhibit A).
2. To amend the McMinnville Comprehensive Plan, Volume I – Background elements, by adopting the *City of McMinnville Tree Grove Assessment Report – June 2021_Rev 2026*. (Exhibit B).

3. To amend the McMinnville Comprehensive Plan, Volume II – Goals and Policies, by amending *Chapter VII, Community Facilities* and *Chapter XI, entitled Natural Features*. (Exhibit C).
4. To amend the McMinnville Comprehensive Plan, Volume III – Title 17 of the McMinnville Municipal Code, by amending Chapters 17.06, *Definitions*, and Chapter 17.58, *Trees*, and adding Chapter 17.47, *Natural Resources Protections Overlay Zones*. (Exhibit D).
5. To amend the McMinnville Comprehensive Plan, Volume III - McMinnville Zone Map, adding the *Natural Resources Overlay – Tree Groves (TG-P)*. (Exhibit E).
6. To adopt the *McMinnville Tree Grove Protections ESEE Analysis*. (Exhibit F)
7. To adopt the Decision Document for Docket # G 2-23, with Findings for the Natural Resources (Trees and Scenic Views) planning program. (Exhibit G)
8. This Ordinance will take effect 30 days after passage by the City Council.

Passed by the McMinnville City Council this 11th day of August 2026, by the following votes:

Ayes: _____

Nays: _____

MAYOR

Approved as to form:

Attest:

City Attorney

City Recorder

EXHIBITS:

- A. *City of McMinnville Scenic Viewpoint and Viewshed Inventory Report – June 2021*
- B. *City of McMinnville Tree Grove Assessment Report – June 2021_Rev 2026.*
- C. Proposed amendments to the McMinnville Comprehensive Plan, Volume II – Goals and Policies, *Chapter VII, Community Facilities* and *Chapter XI, entitled Natural Features.*
- D. Proposed amendments to the McMinnville Comprehensive Plan, Volume III, Municipal Code, Chapters 17.06, *Definitions*, Chapter 17.47, *Natural Resources Protections Overlay Zones*, and Chapter 17.58, *Trees.*
- E. Proposed amendment to the McMinnville Comprehensive Plan, Volume III, Zone Map, adding the *Natural Resources Overlay – Tree Groves (TG-P).*
- F. *McMinnville Tree Grove Protections ESEE Analysis.*
- G. Decision Document for Docket # G 2-23, with Findings for the Natural Resources planning program.



City of McMinnville Scenic Viewpoint and Viewshed Inventory Report

Prepared by:



City of McMinnville

Scenic Viewpoint and Viewshed Inventory

Table of Contents

INTRODUCTION1

Interpretation of Policy 187.50(2).....1

Characteristics of Significant Viewsheds2

Scenic Viewpoint Site Selection2

SCENIC INVENTORY METHODS.....4

SCENIC INVENTORY RESULTS.....5

Next Steps5

Figures

Figure 1. Scenic Viewpoints and Viewshed Key Map

Tables

Table 1. Summary of McMinnville Scenic Viewpoints and Viewshed Characteristics

Appendices

Appendix A: Scenic Viewpoints and Viewsheds Annotated Inventory Maps

INTRODUCTION

The City of McMinnville's Great Neighborhood Principles call for equitable access to community amenities such as scenic views and viewpoints. McMinnville residents have expressed their desire to preserve the City's scenic views for all to enjoy – as stated in Great Neighborhood Principle 2 as implemented by Policy 187.50(2) Scenic Views:

Policy 187.50. The McMinnville Great Neighborhood Principles are provided below. Each Great Neighborhood Principle is identified by number below (numbers 1 – 13) and is followed by more specific direction on how to achieve each individual principle.

2. **Scenic Views.** *Great Neighborhoods preserve scenic views in areas that everyone can access.*
 - a. *Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.*

Interpretation of Policy 187.50(2)

McMinnville Comprehensive Plan Policy 187.50(2) focuses on the future location, orientation and design of viewpoints from existing and planned public parks, streets and trails to corresponding viewsheds (significant scenic features that are observable from viewpoints). While City designated viewpoints are all located within the McMinnville Urban Growth (UGB), scenic views from these viewpoints (viewsheds) include urban and rural landscapes, such as significant natural features and urban streetscapes within the UGB, and rural farm and forest lands, and distant hills and mountains outside the UGB. For purposes of this scenic inventory, Scenic Views Policy 187.50(2):

- Applies primarily to public improvements on public land – to ensure that vertical public improvements (including but not limited to signs, bridge railings, lighting, overhead wires, utility cabinets, and street trees) are considered in the public facilities design process and do not unnecessarily obstruct significant scenic views.
- Applies when determining the location, orientation and design of planned public streets, parks and trails that will serve future urban development – focusing on undeveloped land within the 2020 UGB expansion area – consistent with applicable area plans such as the McMinnville UGB Framework Plan and the Three Mile Lane Corridor Plan. The intent is to provide public access to significant viewsheds by locating, orientating and designing public streets, trails and parks to take maximum scenic view potential.
- Is not intended to limit the location, orientation or design of private development allowed under the McMinnville Zoning Ordinance (including base zones, and natural

resource and natural hazard subdistricts) outside of existing and planned public parks and transportation rights-of-way.

- Is not intended to provide an additional layer of local protection to scenic viewsheds outside the McMinnville UGB. The protection of rural areas, however, is ensured by state and federal ownership and management practices, and Oregon Statewide Planning Program, primarily Goals 3 (Agricultural Lands) and Goal 4 (Forest Lands) that restrict development on farm and forest lands.

To implement Great Neighborhood Principles and its scenic policy, the City authorized Winterbrook Planning to prepare an inventory of scenic viewpoints within the McMinnville UGB – and corresponding scenic viewsheds both within and beyond the UGB.

Characteristics of Significant Viewsheds

Viewsheds have scenic characteristics that, when considered together, are valued by the community. City staff and Winterbrook have identified the scenic characteristics that cumulatively define significant scenic viewsheds.

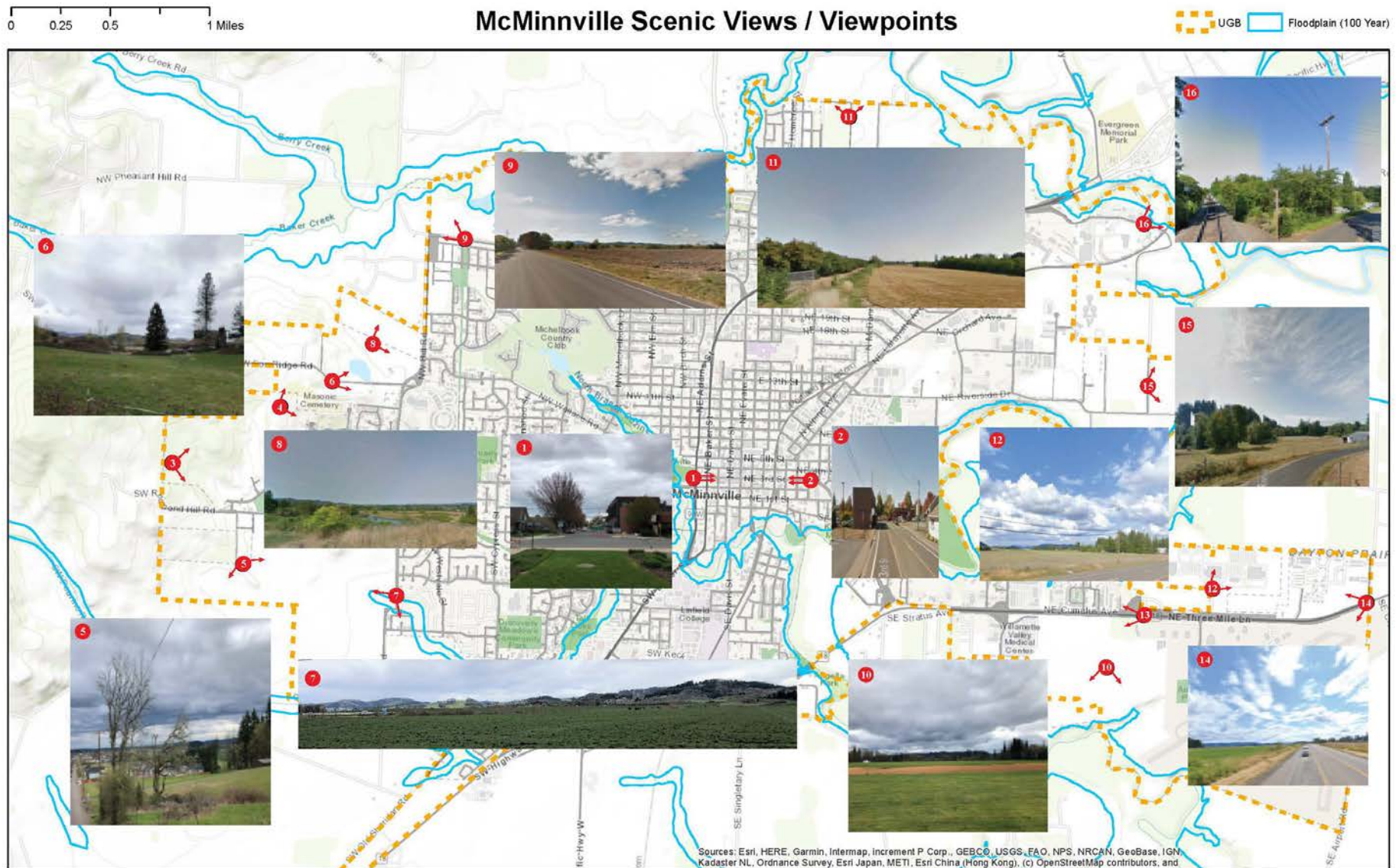
- **Mountain views** – Cascade Range, including Mt. Jefferson and Mt. Hood and the Coast Range areas.
- **Hill views** - McMinnville’s West Hills, Red Hills of Dundee, Amity Hills, and Chehalem Mountains, including forested areas.
- **Agricultural land views** - Cropland, pastures, orchards, and vineyards.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

Many of these scenic characteristics overlap. For example, scenic vineyards are frequently found on the southern exposures of hillsides that can be seen from the McMinnville viewpoints; and gateway views overlap with city views.

Scenic Viewpoint Site Selection

Working collaboratively with City planning staff, the project team identified 16 scenic viewpoints within the McMinnville UGB with viewsheds that have one or more of the characteristics described above.

Figure 1



SCENIC INVENTORY METHODS

Winterbrook Planning conducted the McMinnville Scenic Viewpoint and Viewshed Inventory for viewpoints within the McMinnville UGB between April and June 2021.

1. Based on field observations, Winterbrook initially identified a selection of potential scenic viewpoints on public land within the UGB. Working with City planning staff, 16 significant scenic viewpoints were identified, including potential viewpoints that could be located in planned transportation rights-of-way and parks.
2. Figure 1 shows each of the 16 numbered viewpoints, including the general direction and images of corresponding viewsheds. Figure 1 provided the basis for subsequent scenic viewpoint and viewshed analysis.
3. Winterbrook visited and took additional ground-level photographs from publicly accessible viewpoints, including public rights-of-way, public parks, and other public lands. Each preliminary viewpoint was revised and their respective viewsheds were preliminarily determined. Because viewpoints on undeveloped private lands could not be accessed without written authorization from the property owner, Winterbrook took photos or used publicly available online imagery from nearby roads that were similar to selected views from viewpoints on private land.
4. Using GIS technology combined with geographical research and aerial photography analysis, Winterbrook mapped the characteristics of significant viewsheds that are visible from the corresponding viewpoint.
 - a. The GIS viewshed analysis relies on two main data inputs: observation points (viewpoints) and bare earth digital elevation modeling (DEM) available from the Oregon Department of Geology and Mineral Industries.
 - b. The spatial analyst “Viewshed” tool was used to determine visible and non-visible surface locations, as viewed from each of the 16 viewpoints. These 360° outputs represent unrefined viewsheds from each viewpoint.
 - c. Winterbrook refined viewsheds to reflect the general scenic characteristics originally identified by City Staff. This refinement narrowed each viewshed to a general direction and extent (width).
 - d. Each viewshed was color coded by elevation, using classifications of 100 ft. or 200 ft., depending on the viewshed.
 - e. Winterbrook analyzed arial photographs to identify agricultural land types (cropland and vineyards) found in mapped viewsheds.
 - f. Winterbrook used [McMinnville city, OR Nearby Mountains](#) to identify the common names of mountains, hills and peaks in each viewshed.
 - g. Both viewpoints and viewsheds were projected in Oregon’s 2011 National Spatial Reference System – North (International Feet) to allow for the creation of a series of overlay maps that can be evaluated with inventoried natural hazards in a composite natural features inventory.

SCENIC INVENTORY RESULTS

To implement McMinnville's Great Neighborhood Scenic Policy 187.20(2) the City initiated an inventory of scenic views within the McMinnville study area.

The City identified 16 significant scenic viewpoints and corresponding viewsheds within existing and planned public parks and transportation rights-of-way. Corresponding significant scenic viewsheds include both urban and rural landscapes, city gateways, natural features and scenic vistas of observable mountains and hills. **Figure 1. Scenic Viewpoints and Viewshed Key Map** shows the location of scenic viewpoints and the direction and images of corresponding scenic viewsheds.

Winterbrook analyzed the viewsheds from selected viewpoints using available geographical resources, arial photography, field observations, and GIS digital elevation modeling.

- **Table 1. Summary of McMinnville Scenic Viewpoints and Viewshed Characteristics** on the following page summarizes the results of the inventory for each numbered viewpoint and the scenic characteristics of the corresponding viewshed.
- **Appendix A: Scenic Viewpoints and Viewsheds Annotated Inventory Maps** includes 16 annotated GIS scenic viewpoint and viewshed maps showing the direction of scenic views, elevation levels, and scenic characteristics within each viewshed.

Next Steps

The McMinnville Scenic Viewpoints and Viewshed Inventory will inform program recommendations encouraging the preservation and enhancement of identified scenic viewpoints and their corresponding viewsheds to ensure public access to scenic viewpoints from public rights-of-way and parks.

A companion report entitled "McMinnville Natural Resources Program Recommendations" includes draft policies to ensure that public access to significant scenic viewpoints and viewsheds is considered in the location, orientation, and design of planned public facility projects in McMinnville.

Table 1. Summary of McMinnville Scenic Viewpoints and Viewshed Characteristics

VIEW-POINT	LOCATION	DESCRIPTION	PRELIMINARY REMARKS/ RECOMMENDATIONS
1	NE 3rd Street - East	View type: City/Gateway view Orientation: East Object of view: Historic Downtown view from City Park/Giant Sequoia tree. View of historic buildings, street, prominent tree canopy.	Maintain and enhance gateway image by preserving tree canopy, limiting obtrusive vertical structures, and supporting complementary streetscape improvements. Note that as a historic district/ streetscape view, DEM viewshed mapping was not found useful.
2	NE 3rd Street - West	View type: City/Gateway view Orientation: West Object of view: Historic Downtown view from east end of street. View of historic buildings, street and prominent tree canopy.	Maintain and enhance gateway image by preserving tree canopy, limiting obtrusive vertical structures, and supporting complementary streetscape improvements. Note that as a historic district/ streetscape view, DEM viewshed mapping was not found useful.
3	West Hills north of SW Redmond Hill Road	View type: City/Mountain view Orientation: East/Northeast Object of view: View over City and agricultural land to Red Hills, Amity Hills and Cascade Range. View from conceptual "Ridge Trail" in McMinnville UGB Framework Plan.	Maintain and enhance views of the City, local hills and Cascade Range. Guide the location, orientation and design of future trail and park improvements. Note that this viewpoint is located within an identified tree grove.
4	West Hills, west of Masonic Cemetery	View type: City/Mountain view Orientation: East Object of view: View over City and agricultural land to Red Hills, Amity Hills and Cascade Range. View from conceptual "Ridge Trail."	Maintain and enhance views of the City, local hills and Cascade Range. Guide the location, orientation and design of future trail and park improvements.
5	West study area, south of West Hills Nbhd. Park	View type: Agricultural view Orientation: Southeast Object of view: View of agricultural land (primarily cropland) with backdrop of Amity Hills. View from conceptual "Ridge Trail."	Maintain and enhance agricultural land views. Guide the location, orientation and design of future trail and park improvements.
6	Fox Ridge Road - East	View type: Agricultural/City view Orientation: Northeast Object of view: View of City and agricultural land (cropland and vineyard) with backdrop of Red Hills and Chehalem Mountains.	Maintain and enhance agricultural land and City views. Manage street tree selection and location. Guide location and design of above-ground utilities and potential viewpoint improvements.
7	West study area, west of SW Hill Road (at Fellows Street)	View type: Agricultural/Local hills view Orientation: Southwest Object of view: View of agricultural land, Coast Range, West Hills and Amity Hills. View is along conceptual future extension of Fellows Street near activity center identified in Framework Plan.	Maintain and enhance views of local hills, Coast Range, and agricultural land. Guide the location, orientation and design of future transportation corridors and park improvements to capture views.
8	West of SW Hill Road and north of Fox Ridge Road	View type: Mountain view Orientation: Northeast Object of view: View of Mt. Hood with agricultural land, Red Hills and Chehalem Mountains in foreground. View from conceptual "Ridge Trail" south of future high school in Framework Plan.	Maintain and enhance views of the Mt. Hood, Chehalem Mountains, and Red Hills. Guide the location, orientation and design of future trails, park improvements, and transportation corridors.

VIEW-POINT	LOCATION	DESCRIPTION	PRELIMINARY REMARKS/ RECOMMENDATIONS
9	Baker Creek Road - West	View type: Local hills view Orientation: West Object of view: View of West Hills, looking west from Baker Creek Road in northwest corner of study area.	Maintain and enhance views of West Hills. Guide the location and design of above-ground utilities and viewshed improvements. Manage street tree selection and location.
10	Southeast study area, south of Hwy. 18	View type: Mountain/Local hills view Orientation: South/Southeast Object of view: View of Mt. Jefferson and Amity Hills across agricultural land (cropland).	Maintain and enhance views of Mt Jefferson and Amity Hills. Guide the location, orientation and design of future trails, park improvements, and transportation corridors.
11	North of Grandhaven Elementary School	View type: River Corridor view Orientation: North Object of view: View of North Yamhill River and Baker Creek corridors, with agricultural land in foreground, local hills as backdrop. View from conservation easement/school district land looking north.	Maintain and enhance views of river corridors and local hills. Guide the location, orientation and design of public parks, trails, bridges, and viewpoint improvements.
12	North of Hwy. 18 at Evergreen Aviation	View type: Mountain/Local hills view Orientation: Northeast Object of view: Views from Three Mile Lane corridor northeast to Mt. Hood and Red Hills with agricultural land in foreground.	Maintain and enhance views of mountains and hills to northeast. Guide the location, orientation and design of public parks, trails, and roads to capture views.
13	Southeast study area, view from Hwy. 18	View type: Mountain/Gateway view Orientation: Southeast Object of view: View of Amity Hills and Mt. Jefferson looking across agricultural land (cropland). View southeast from Hwy. 18.	Maintain and enhance mountain and gateway views. Guide the location, orientation and design of public parks, trails, and roads to capture views. Inform the design of public improvements such as signage, art, landscaping, and seating.
14	View from Hwy. 18 entering City from east	View type: Gateway view Orientation: West Object of view: View of agricultural land (cropland), West Hills and coastal foothills. View entering City on Hwy. 18.	Maintain and enhance gateway view by limiting obtrusive vertical structures and supporting complementary streetscape improvements. Manage the selection and placement of trees on public property.
15	Riverside Drive - South	View type: River Corridor view Orientation: East Object of view: View looking east from Riverside Drive of South Yamhill River corridor and agricultural land (cropland).	Maintain and enhance river corridor views by limiting obtrusive vertical structures and supporting complementary streetscape improvements. Manage the selection and placement of trees on public property.
16	Riverside Drive - North	View type: River Corridor view Orientation: Northeast Object of view: View looking northeast from Riverside Drive of North and South Yamhill River corridors/floodplains and agricultural land (cropland) with backdrop of Red Hills.	Maintain and enhance river corridor views by limiting obtrusive vertical structures and supporting complementary streetscape improvements. Manage the selection and placement of trees on public property.

City of McMinnville
Scenic Viewpoint and Viewshed
Inventory Report:

**Appendix A: Scenic Viewpoints and Viewsheds Annotated
Inventory Maps**

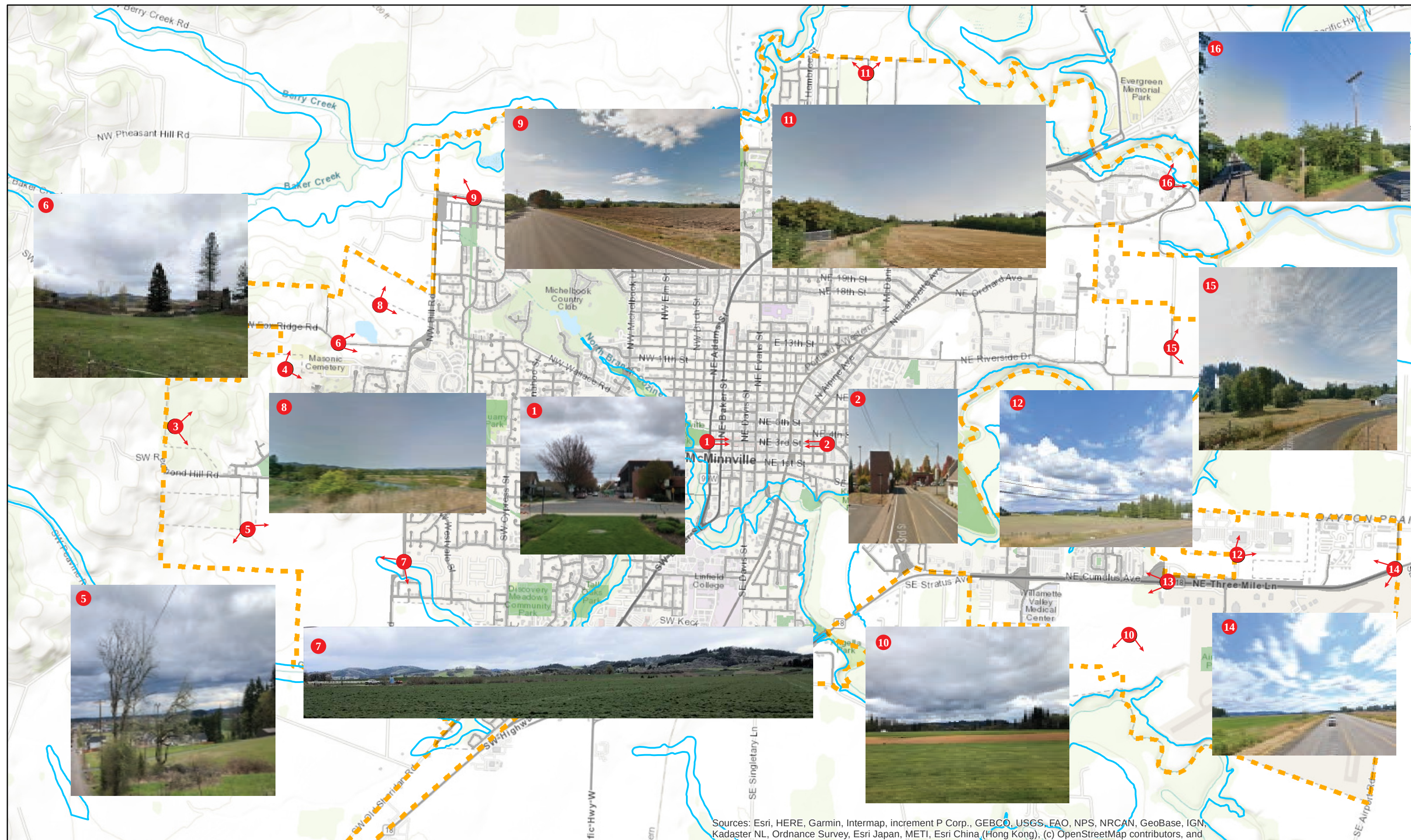
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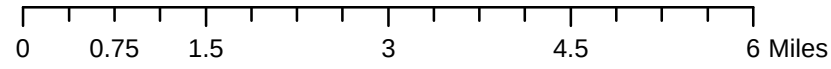
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McMinnville Scenic Views / Viewpoints

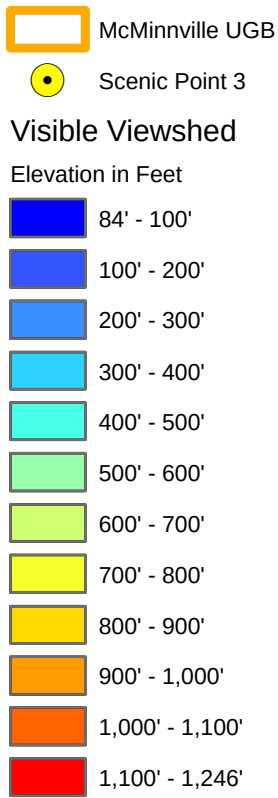
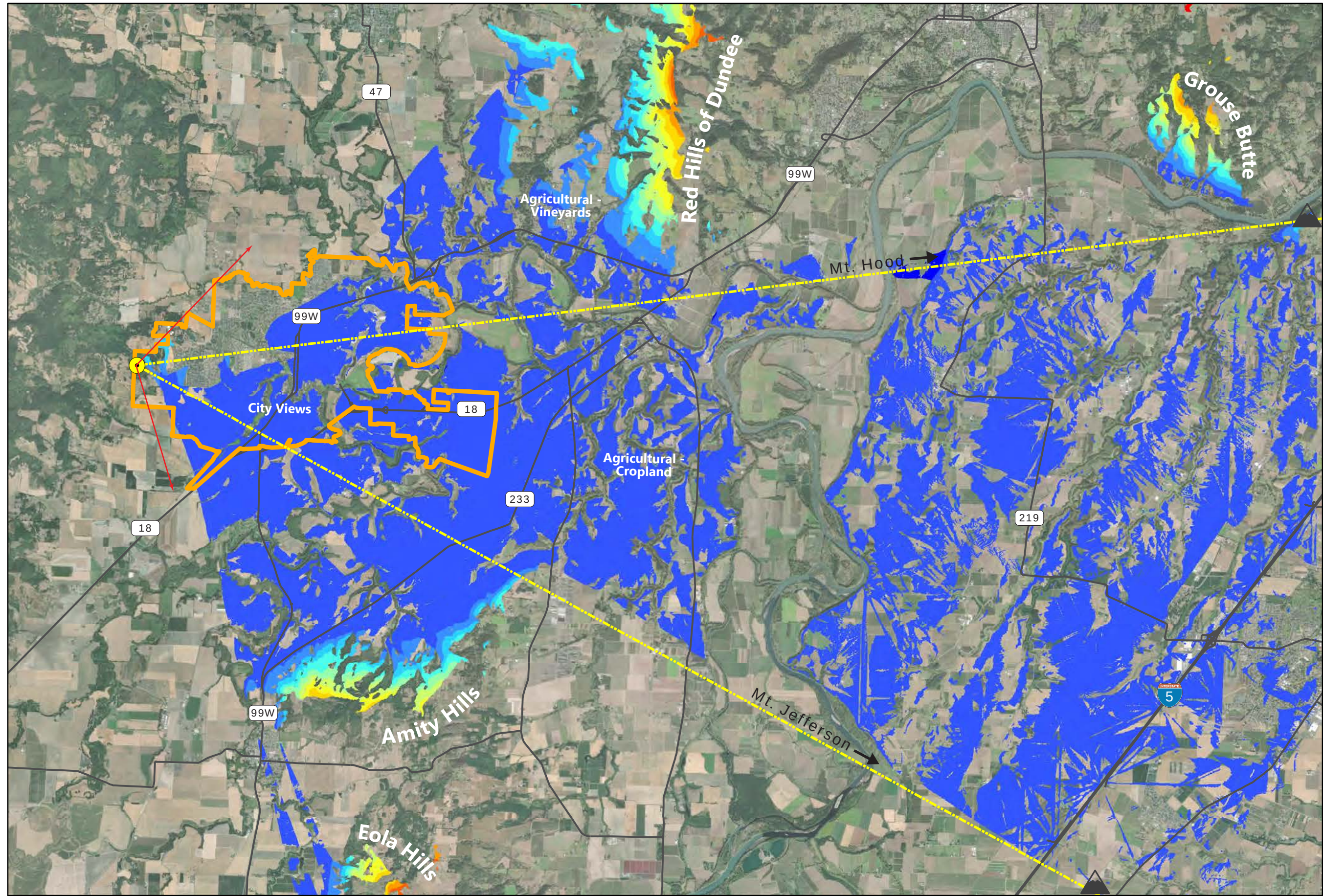
UGB Floodplain (100 Year)



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

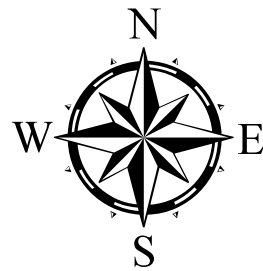


Scenic Views: Point 3



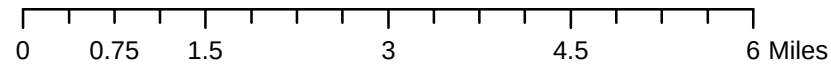
City/Mountain View

View over City and agricultural land to Red Hills, Amity Hills and Cascade

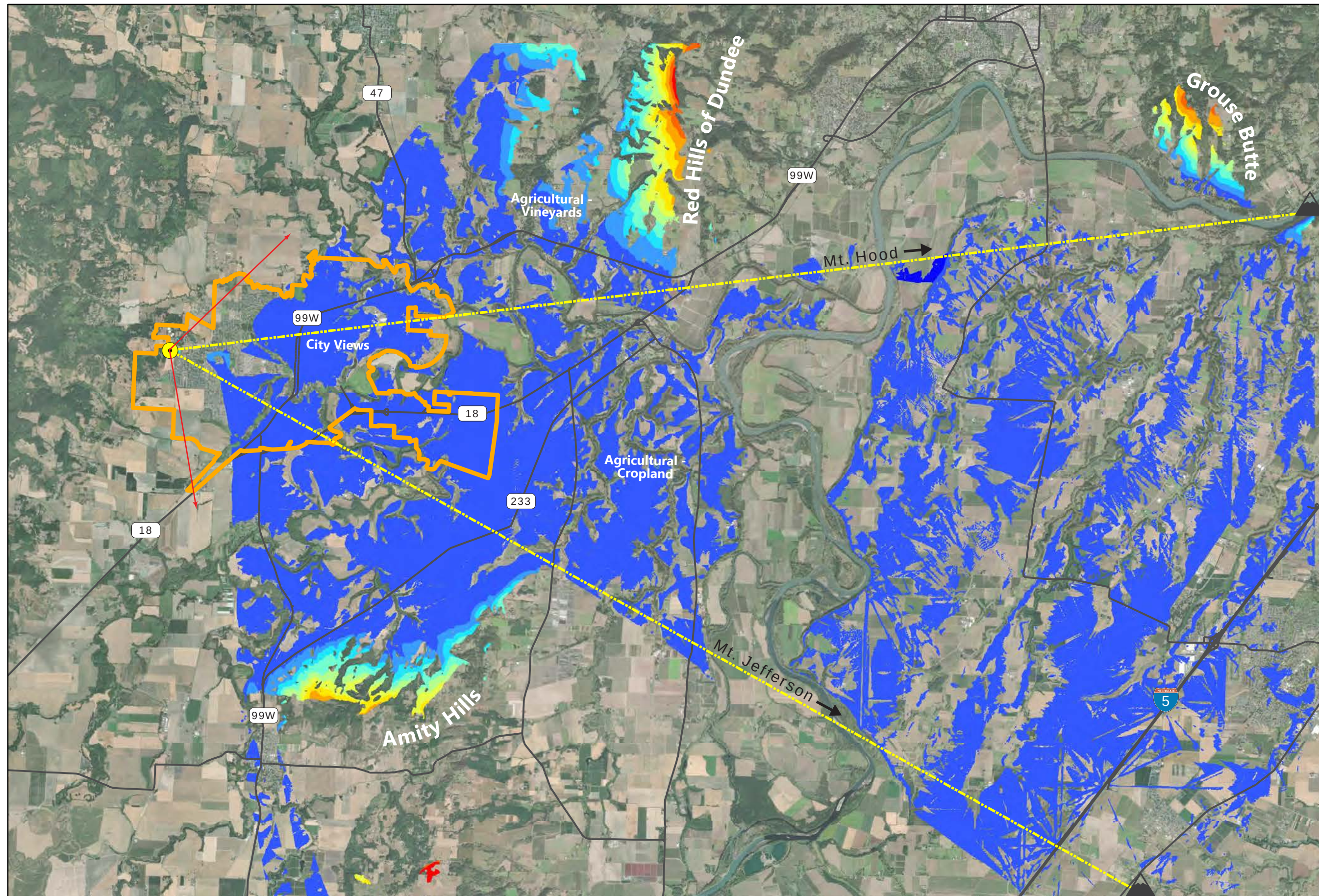


Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised: June 21, 2021



Scenic Views: Point 4



- McMinnville UGB
- Scenic Point 4

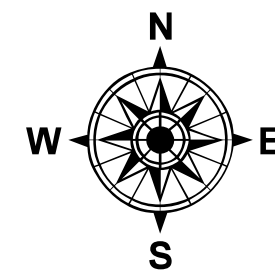
Visible Viewshed

Elevation in Feet

- 85' - 100'
- 100' - 200'
- 200' - 300'
- 300' - 400'
- 400' - 500'
- 500' - 600'
- 600' - 700'
- 700' - 800'
- 800' - 900'
- 900' - 1,000'
- 1,000' - 1,083'

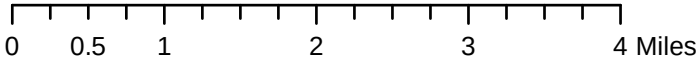
City/Mountain View

View over City and agricultural land to Red Hills, Amity Hills and Cascade Range. View is from conceptual "Ridge Trail" in McMinnville UGB Framework Plan.

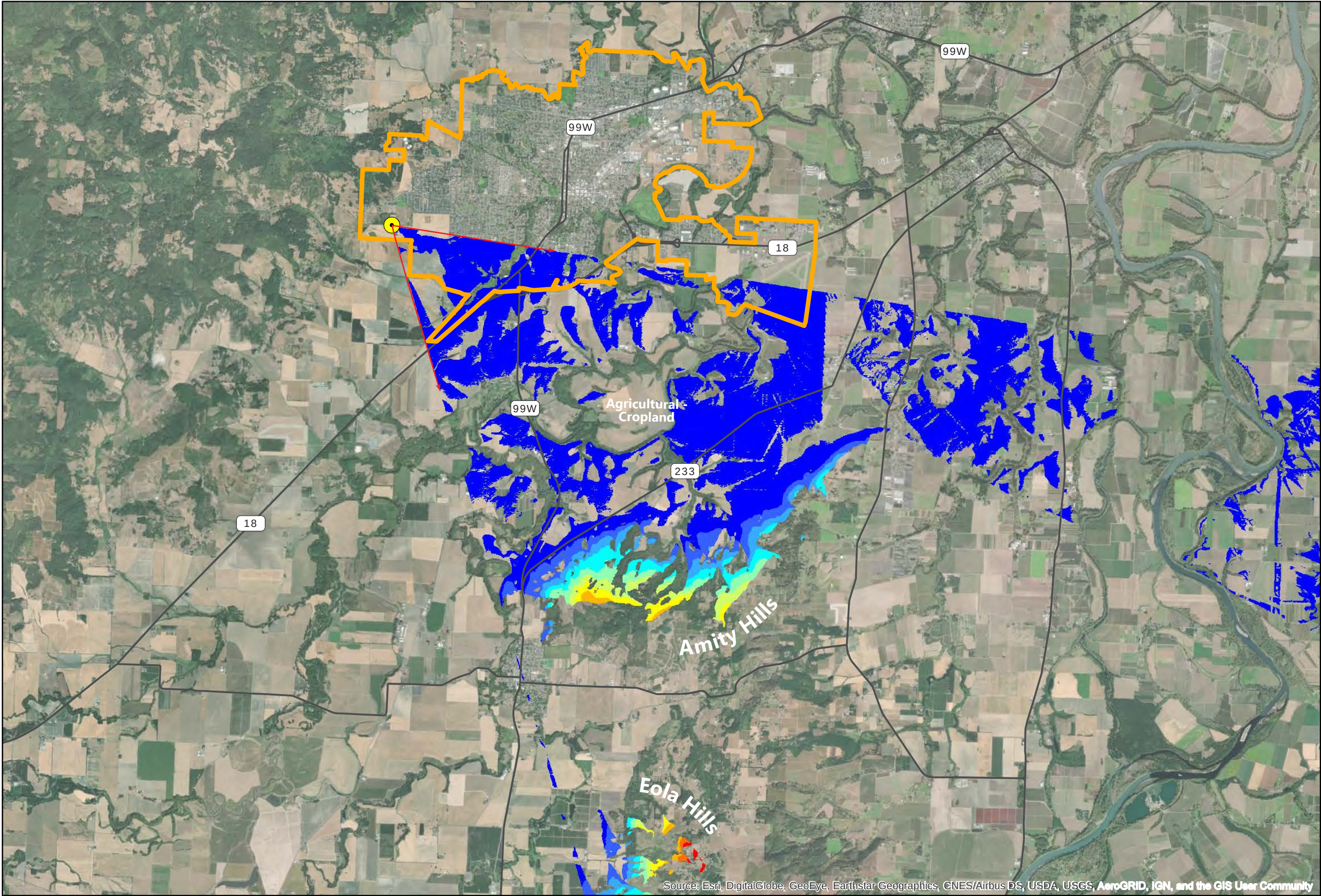


Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised:
June 21, 2021



Scenic Views: Point 5



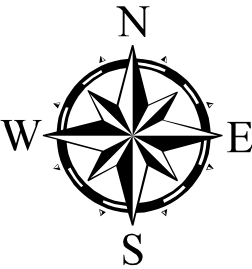
- McMinnville UGB
- Scenic Point 5

Visible Viewshed

Elevation in Feet	
108' - 200'	
200' - 300'	
300' - 400'	
400' - 500'	
500' - 600'	
600' - 700'	
700' - 800'	
800' - 900'	
900' - 1,000'	
1,000' - 1,107'	

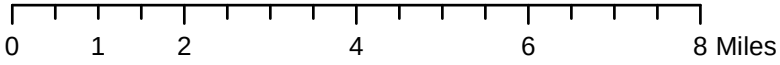
Agricultural View

View of agricultural land (primarily cropland) with backdrop of Amity Hills. View is from conceptual “Ridge Trail” in McMinnville UGB Framework Plan.

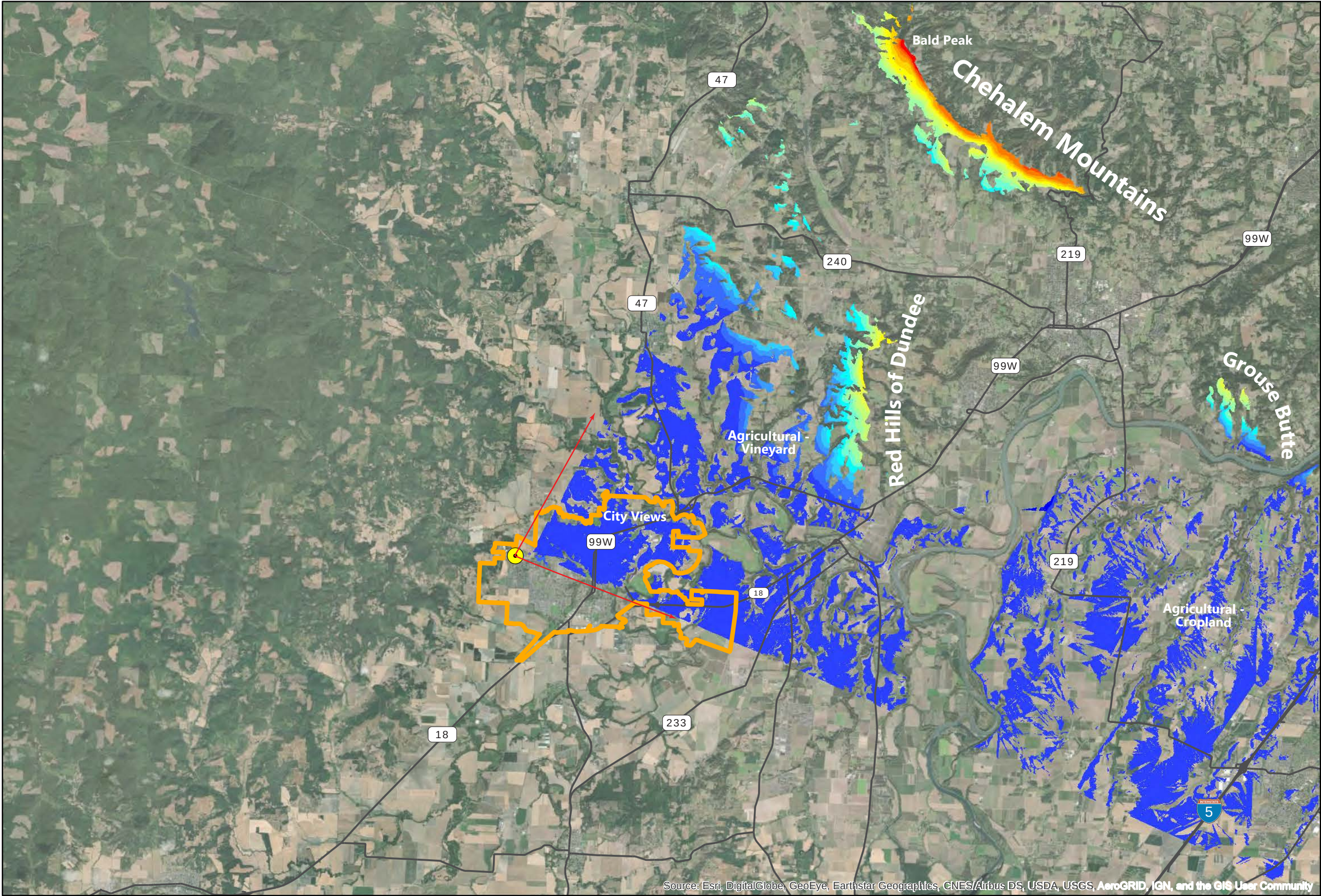


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Last Revised: June 21, 2021



Scenic Views: Point 6



- McMinnville UGB
- Scenic Point 6

Visible Viewshed

Elevation in Feet

92' - 100'
100' - 200'
200' - 300'
300' - 400'
400' - 500'
500' - 600'
600' - 700'
700' - 800'
800' - 900'
900' - 1,000'
1,000' - 1,100'
1,100' - 1,200'
1,200' - 1,300'
1,300' - 1,400'
1,400' - 1,500'
1,500' - 1,632'

Agricultural/City View

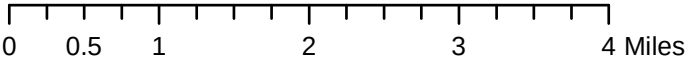
View of City and agricultural land (cropland and vineyard) with backdrop of Red Hills and Chehalem Mountains.



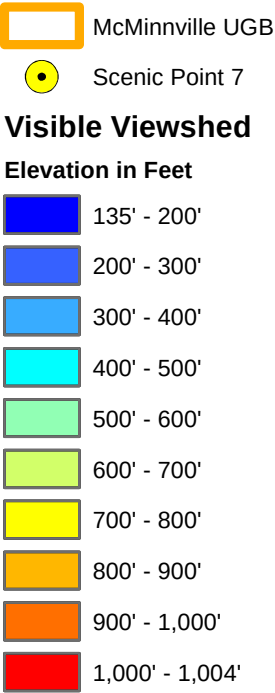
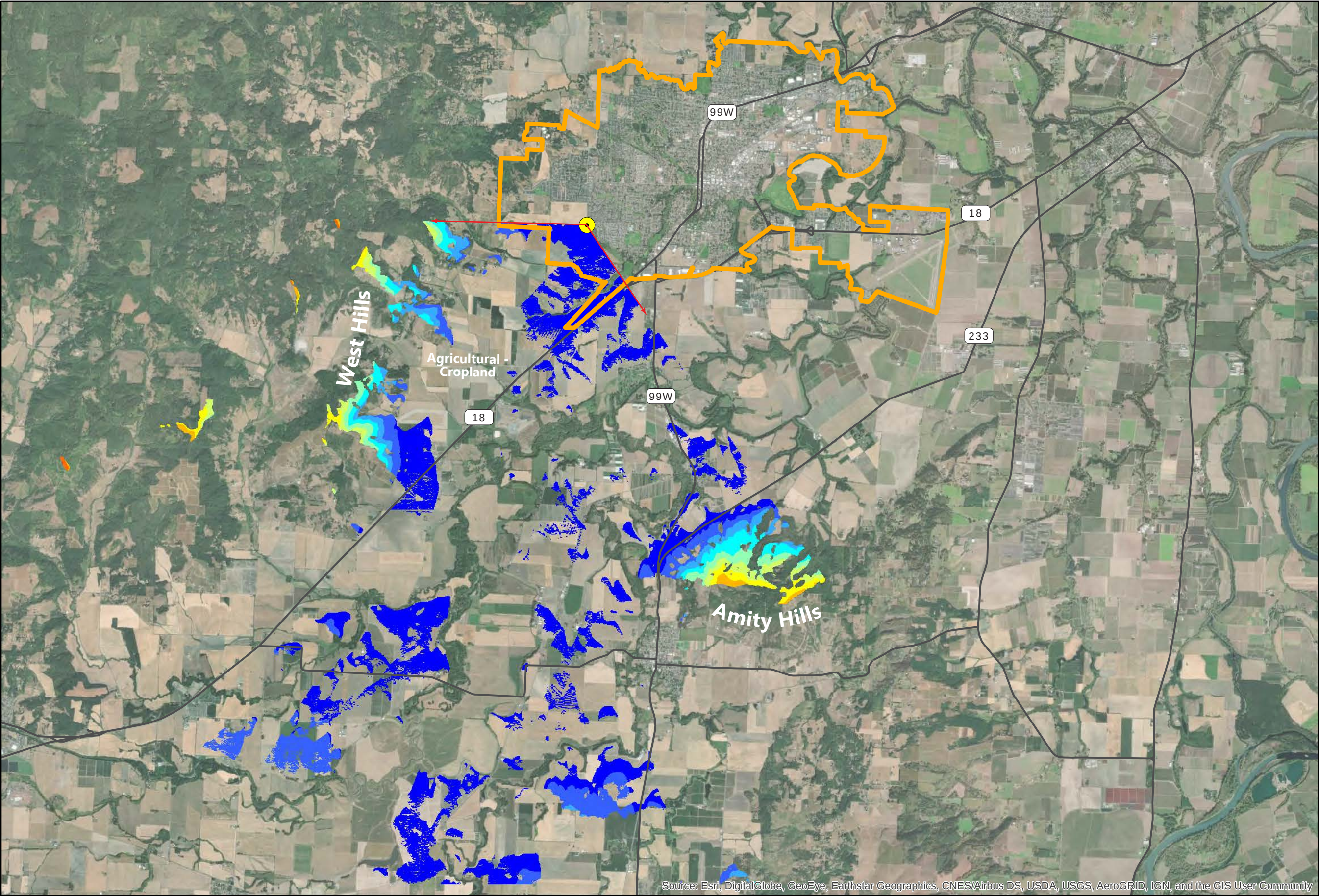
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Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

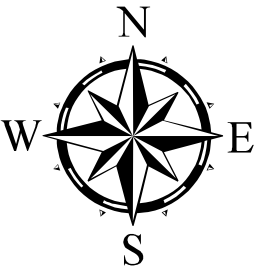


Scenic Views: Point 7



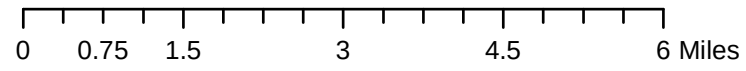
Agricultural/Local Hills View

View of agricultural land, Coast Range, West Hills and Amity Hills. View is along conceptual future extension of Fellows Street near activity center identified in McMinnville UGB Framework Plan.

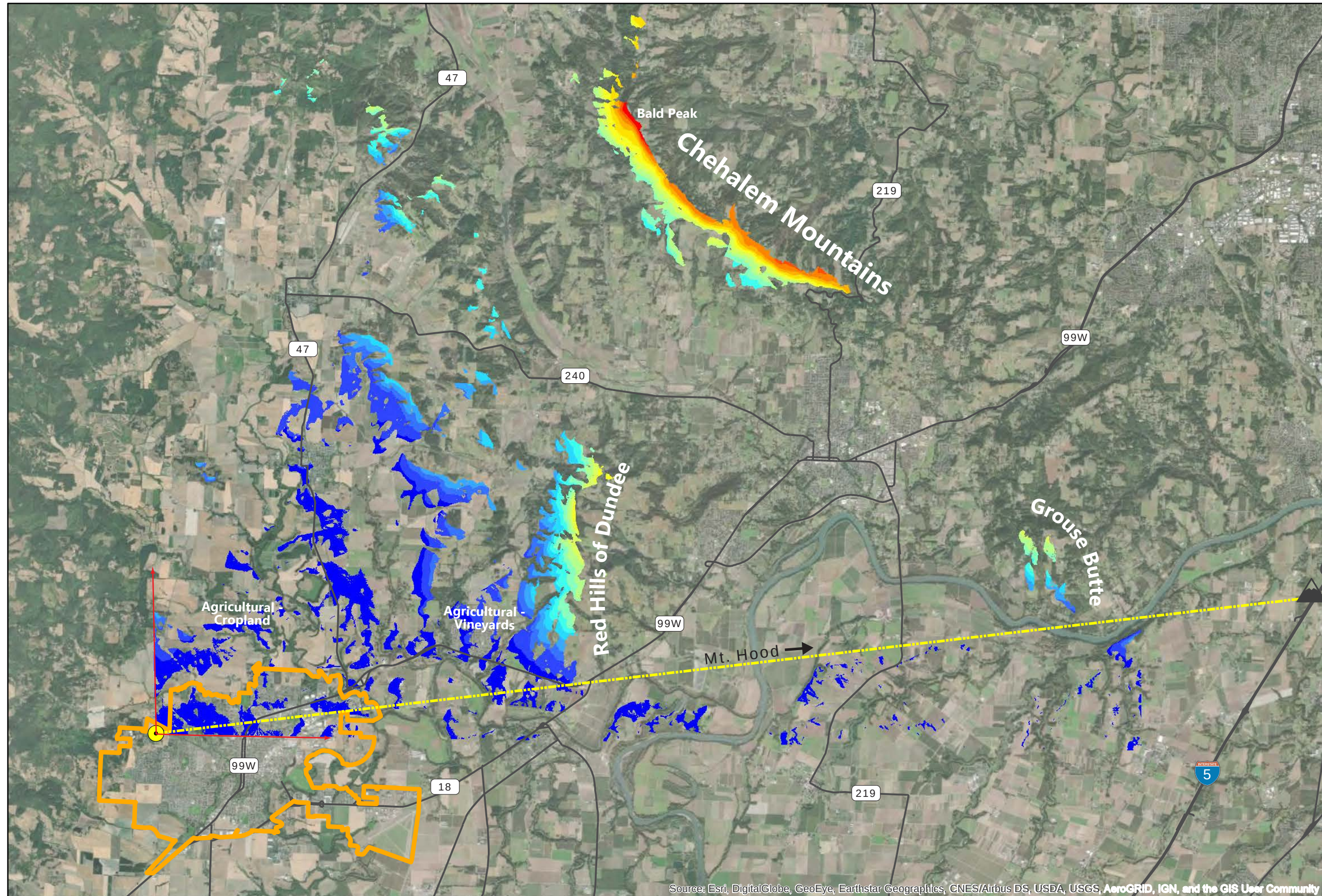


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Scenic Views: Point 8



- McMinnville UGB
- Scenic Point 8

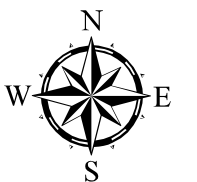
Visible Viewshed

Elevation in Feet

- 123' - 200'
- 200' - 300'
- 300' - 400'
- 400' - 500'
- 500' - 600'
- 600' - 700'
- 700' - 800'
- 800' - 900'
- 900' - 1,000'
- 1,000' - 1,100'
- 1,100' - 1,200'
- 1,200' - 1,300'
- 1,300' - 1,400'
- 1,400' - 1,500'
- 1,500' - 1,632'

Mountain View

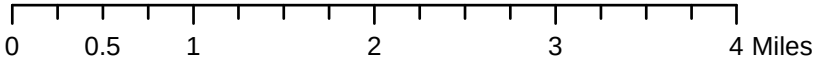
View of Mt. Hood with agricultural land, Red Hills and Chehalem Mountains in foreground. View is from conceptual "Ridge Trail" south of future high school in Framework Plan.



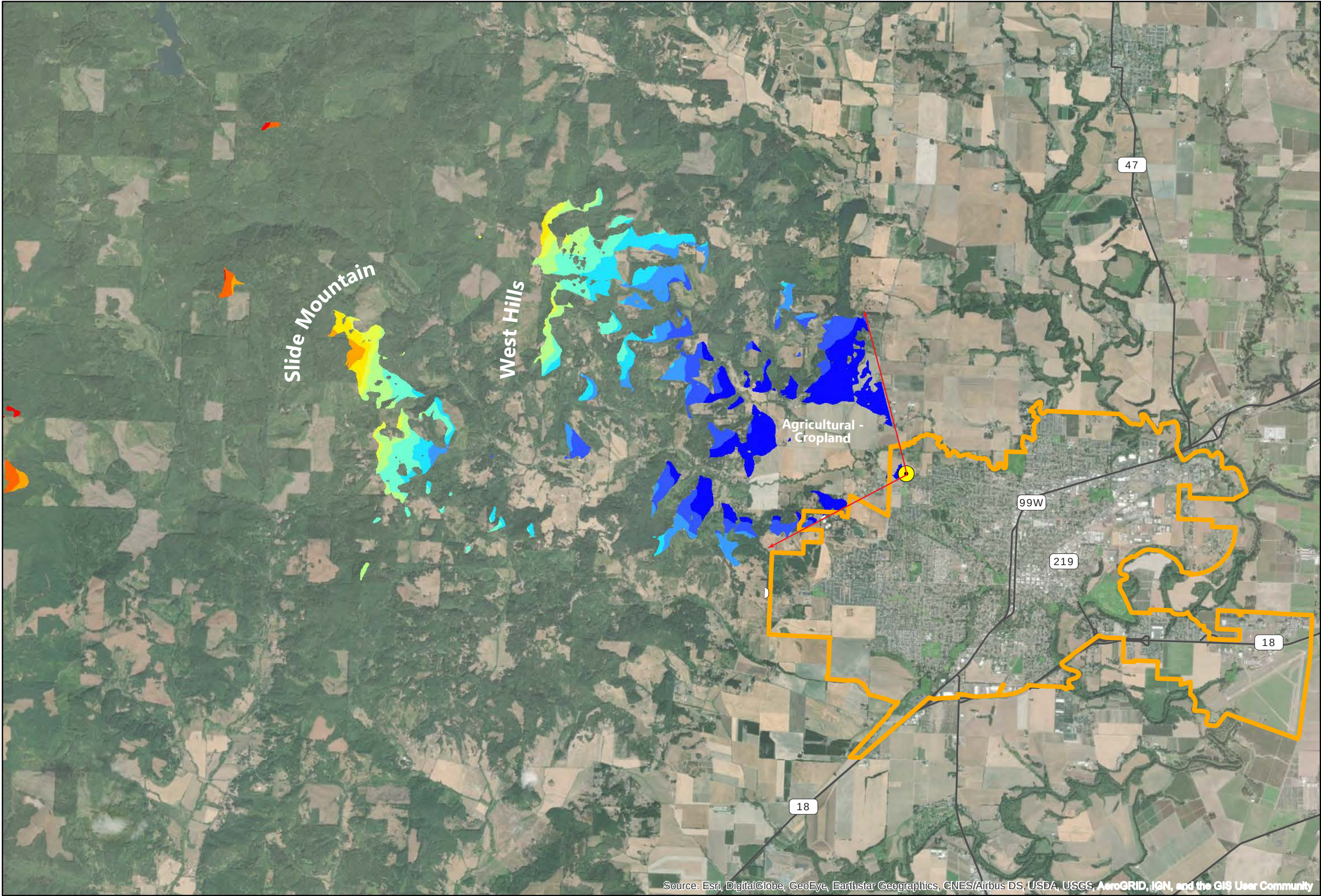
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Last Revised:
June 21, 2021

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Scenic Views: Point 9



McMinnville UGB

Scenic Point 9

Visible Viewshed

Elevation in Feet

158' - 400'

400' - 600'

600' - 800'

800' - 1,000'

1,000' - 1,200'

1,200' - 1,400'

1,400' - 1,600'

1,600' - 1,800'

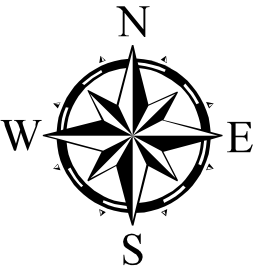
1,800' - 2,000'

2,000' - 2,200'

2,200' - 2,321'

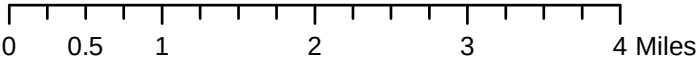
Local Hills View

View of West Hills,
looking west from Baker
Creek Road in northwest
corner of study area.

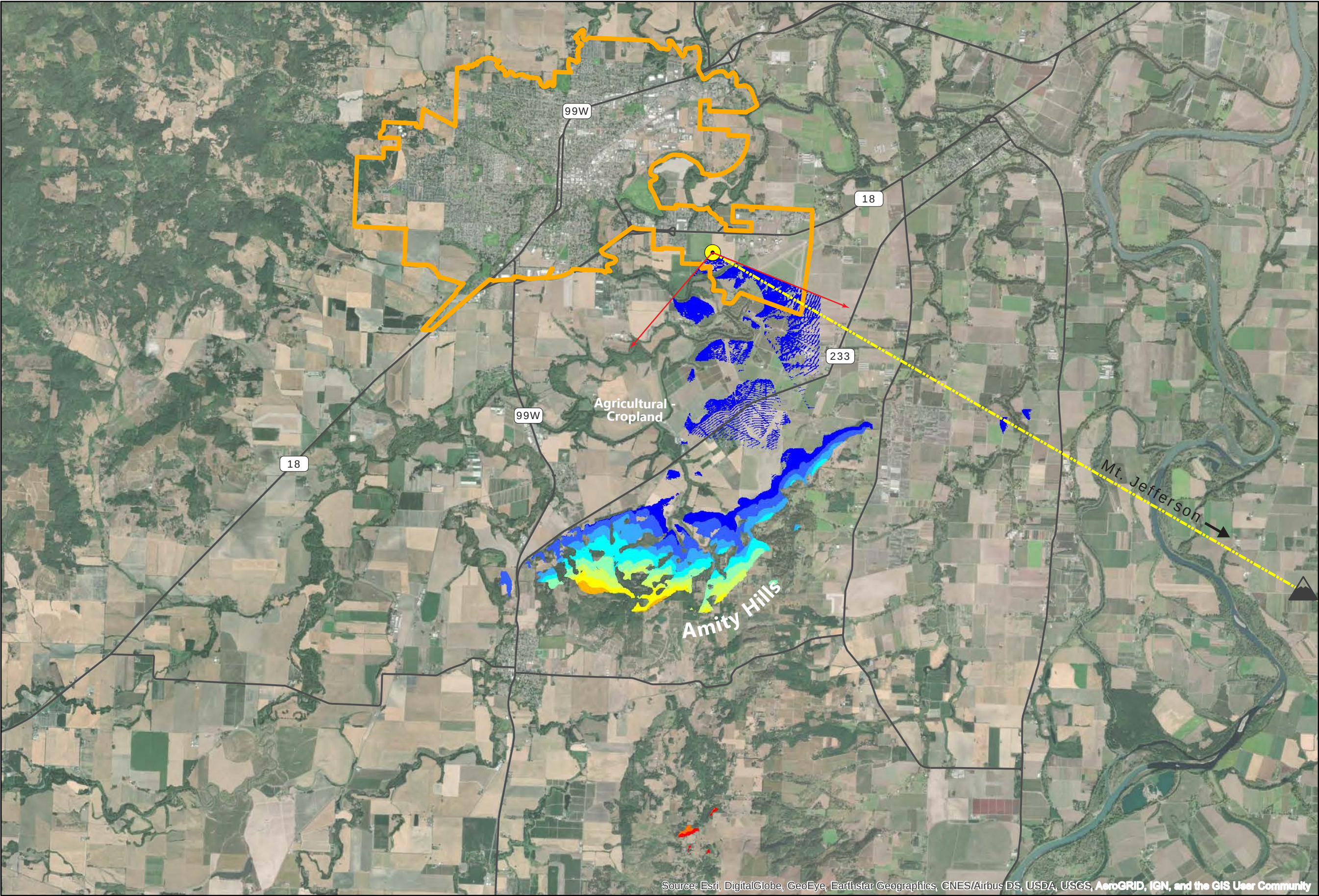


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June 21, 2021



Scenic Views: Point 10



- McMinnville UGB
- Scenic Point 10

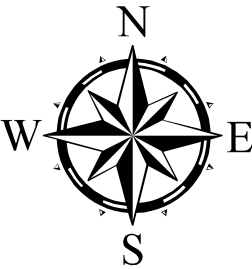
Visible Viewshed

Elevation in Feet

- 118' - 200'
- 200' - 300'
- 300' - 400'
- 400' - 500'
- 500' - 600'
- 600' - 700'
- 700' - 800'
- 800' - 900'
- 900' - 1,000'
- 1,000' - 1,105'

Mountain/Local Hills View

View of Mt. Jefferson and Amity Hills across agricultural land (cropland).

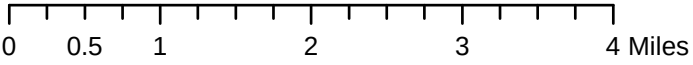


Created by Winterbrook Planning in coordination with the City of McMinnville

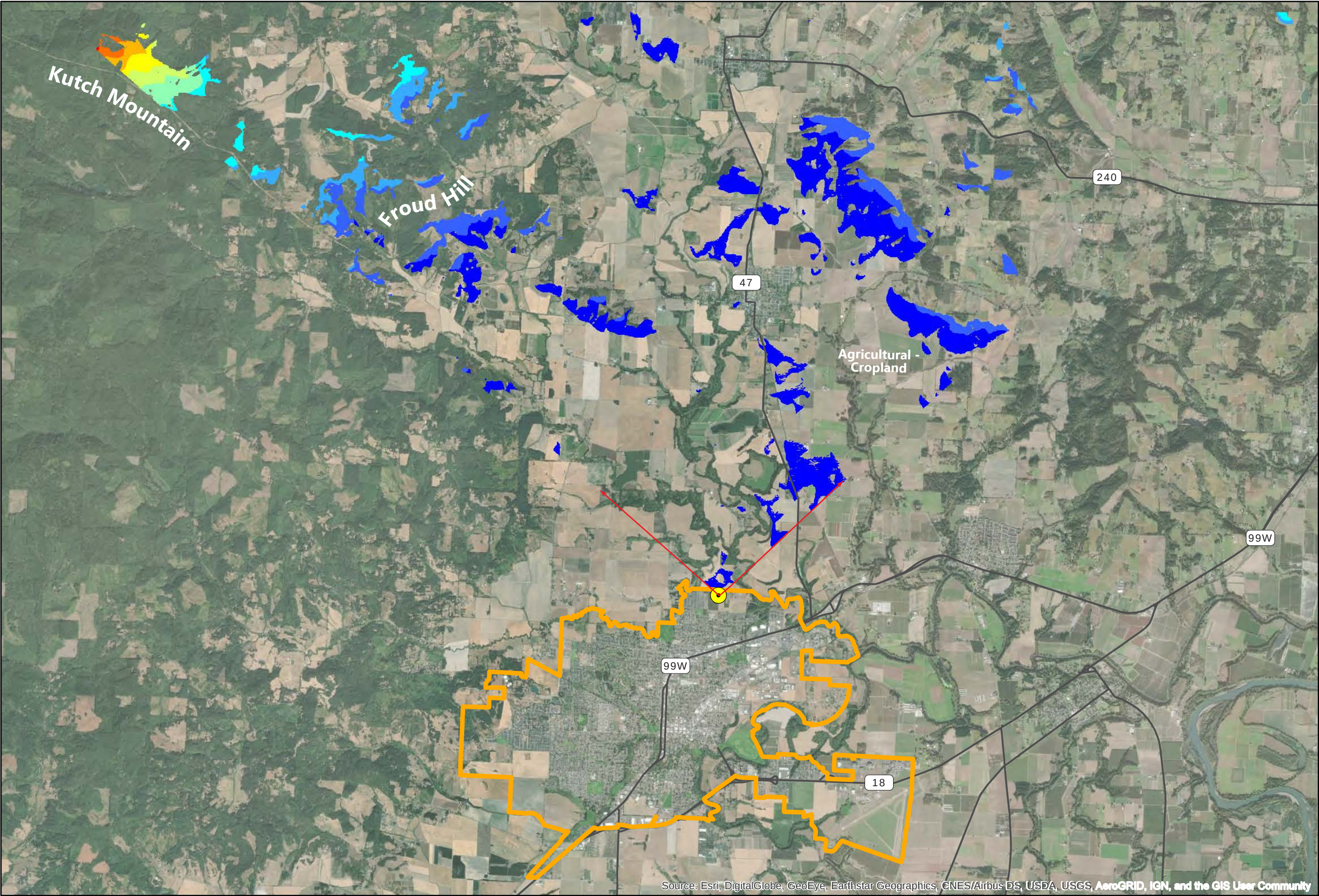
Last Revised: June 21, 2021

Amended on 08.12.2026
98 of 323

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Scenic Views: Point 11



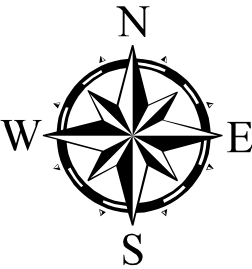
- McMinnville UGB
- Scenic Point 11

Visible Viewshed

Elevation in Feet	
125' - 400'	
400' - 600'	
600' - 800'	
800' - 1,000'	
1,000' - 1,200'	
1,200' - 1,400'	
1,400' - 1,600'	
1,600' - 1,800'	
1,800' - 2,000'	
2,000' - 2,043'	

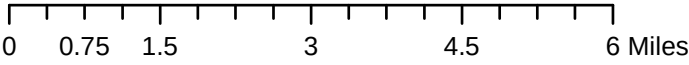
River Corridor View

View of North Yamhill River and Baker Creek corridors, with agricultural land in the foreground and local hills as a backdrop. View is from conservation easement/school district land looking north.

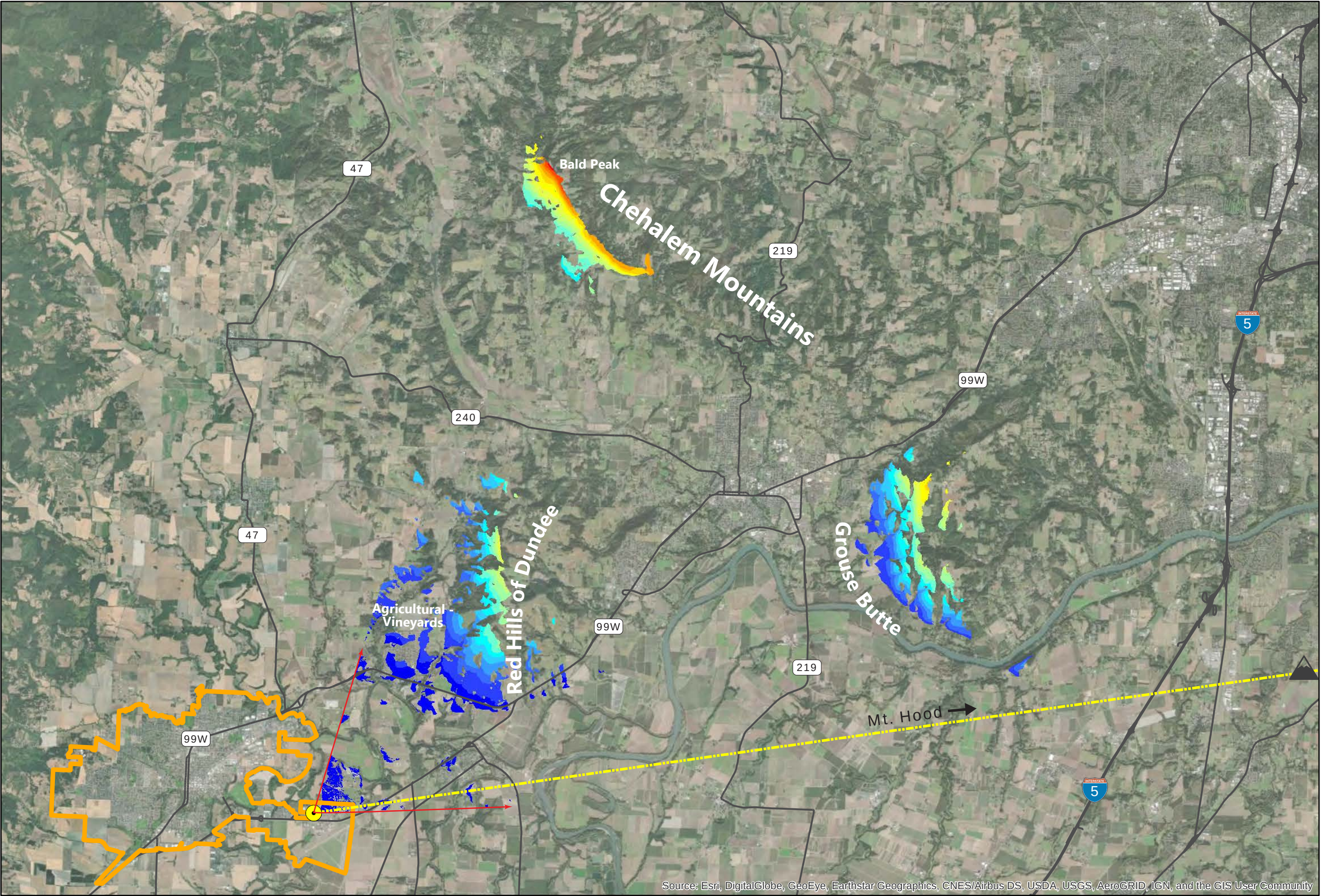


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Last Revised: June 21, 2021



Scenic Views: Point 12



- McMinnville UGB
- Scenic Point 12

Visible Viewshed

Elevation in Feet

- 142' - 200'
- 200' - 300'
- 300' - 400'
- 400' - 500'
- 500' - 600'
- 600' - 700'
- 700' - 800'
- 800' - 900'
- 900' - 1,000'
- 1,000' - 1,100'
- 1,100' - 1,200'
- 1,200' - 1,300'
- 1,300' - 1,400'
- 1,400' - 1,500'
- 1,500' - 1,600'
- 1,600' - 1,632'

Mountain/Local Hills View

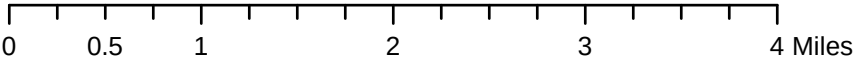
Views from Three Mile Lane corridor east/northeast to Mt. Hood and Red Hills with agricultural land (vineyards) in the foreground.



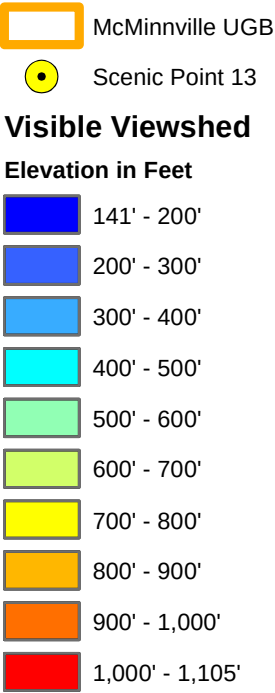
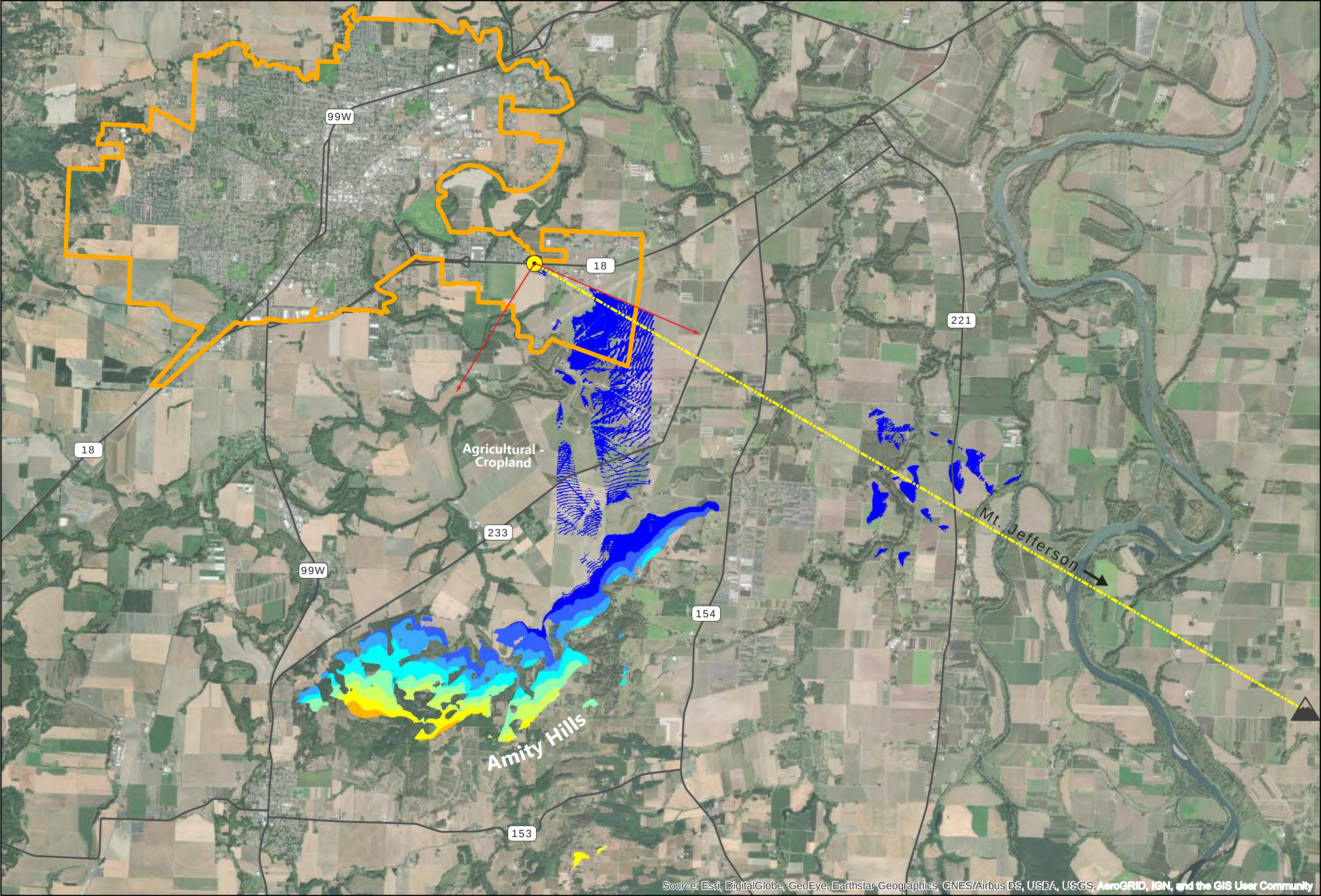
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Last Revised: June 21, 2021

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

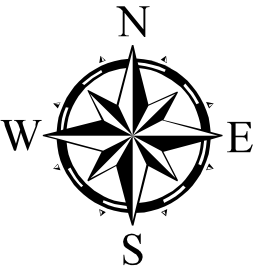


Scenic Views: Point 13



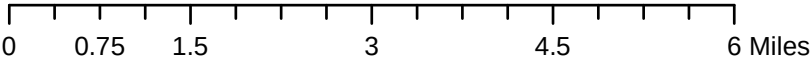
Mountain/Gateway View

View of Amity Hills and Mt. Jefferson looking across agricultural land (cropland). View southeast from Hwy 18.

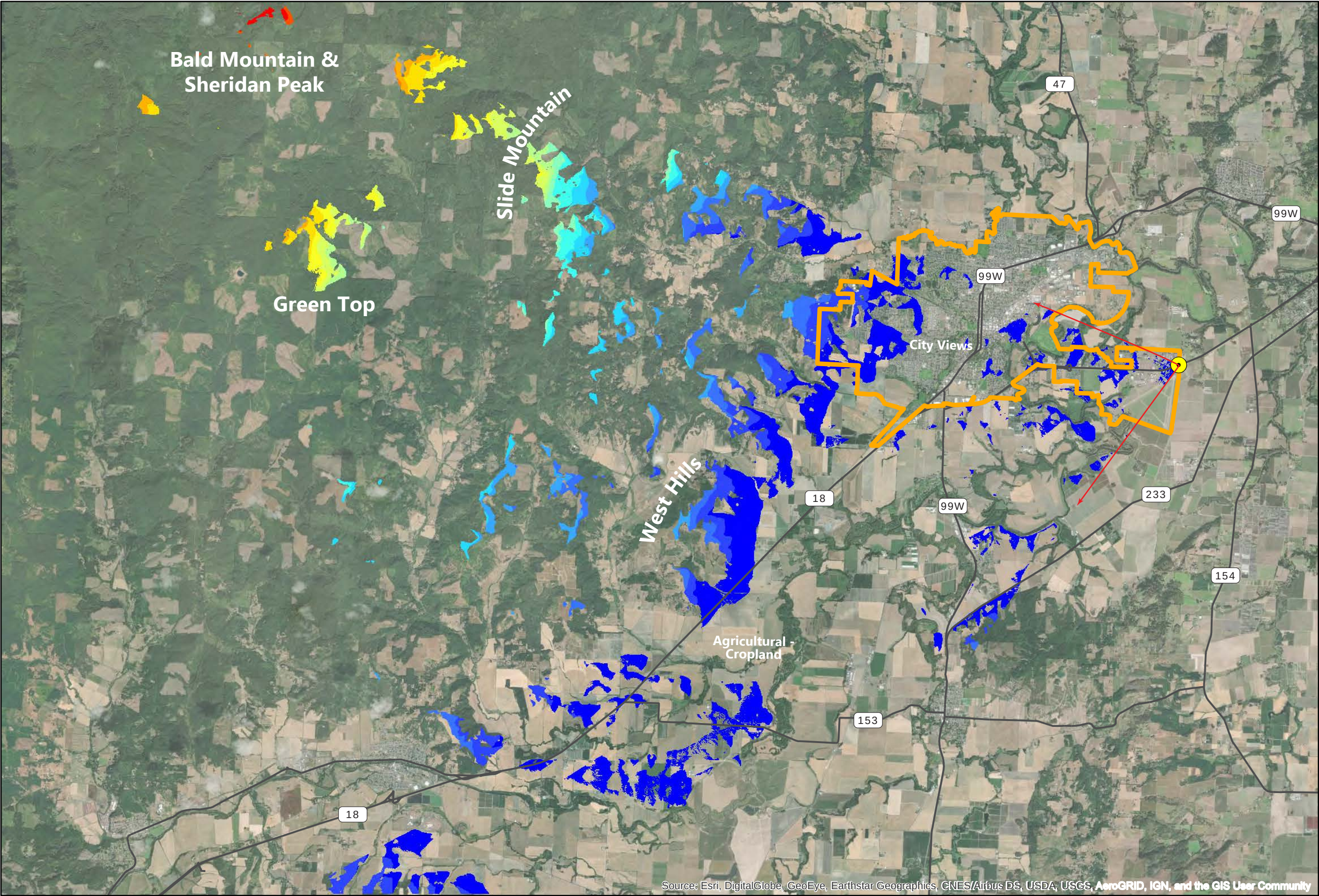


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Scenic Views: Point 14



- McMinnville UGB
- Scenic Point 14

Visible Viewshed

Elevation in Feet	
128' - 300'	
300' - 500'	
500' - 700'	
700' - 900'	
900' - 1,100'	
1,100' - 1,300'	
1,300' - 1,500'	
1,500' - 1,700'	
1,700' - 1,900'	
1,900' - 2,100'	
2,100' - 2,300'	
2,300' - 2,500'	
2,500' - 2,700'	
2,700' - 2,900'	
2,900' - 3,089'	

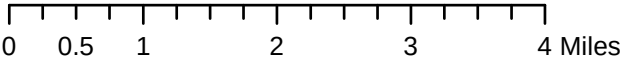
Gateway View

View of agricultural land (cropland), West Hills and coastal foothills. View entering City on Hwy. 18.

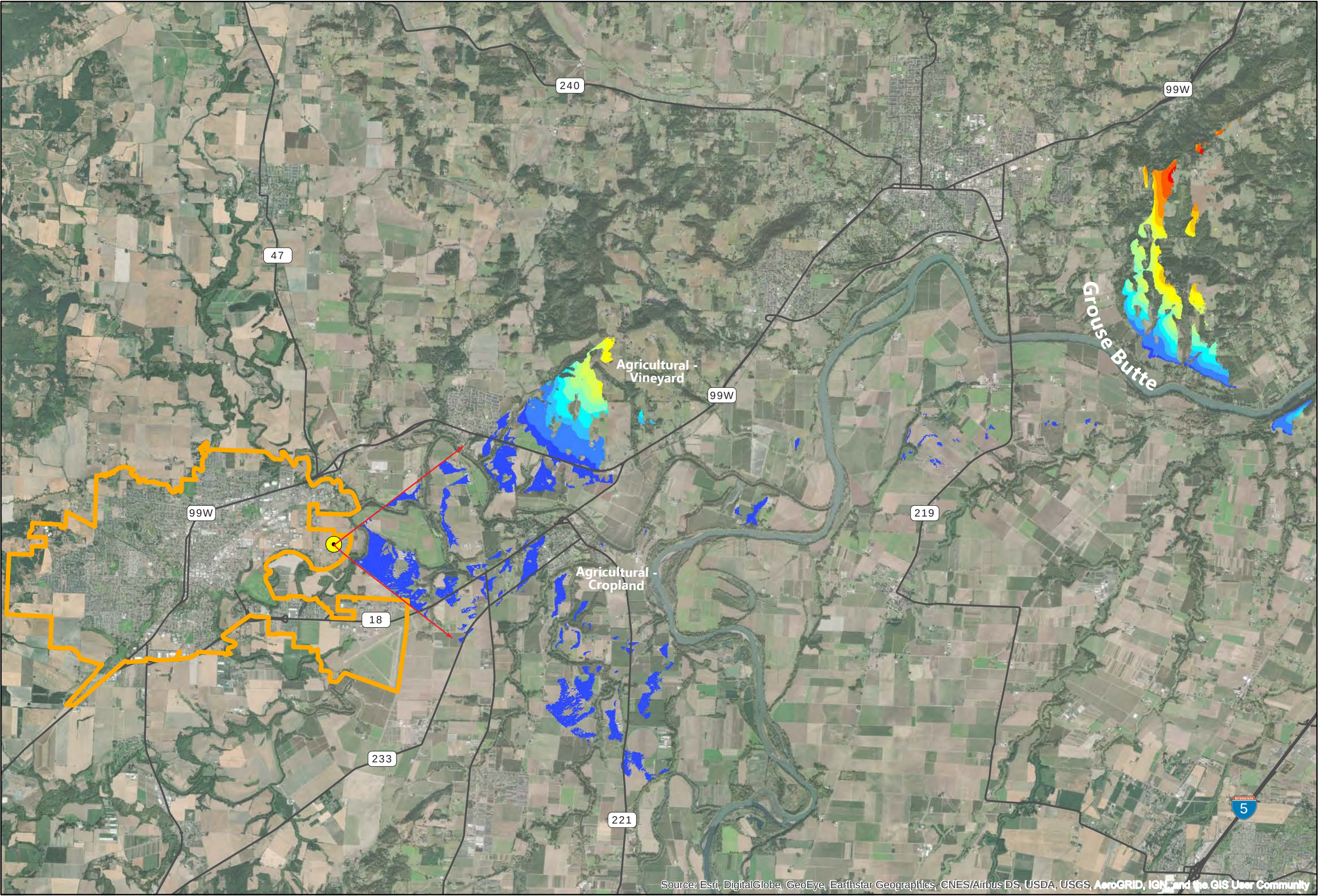


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Scenic Views: Point 15



- McMinnville UGB
- Scenic Point 15

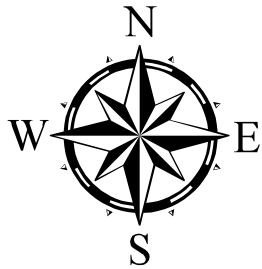
Visible Viewshed

Elevation in Feet

- 99' - 100'
- 100' - 200'
- 200' - 300'
- 300' - 400'
- 400' - 500'
- 500' - 600'
- 600' - 700'
- 700' - 800'
- 800' - 900'
- 900' - 1,000'
- 1,000' - 1,100'
- 1,100' - 1,200'
- 1,200' - 1,239'

River Corridor View

View looking east from Riverside Drive of South Yamhill River corridor and agricultural land (cropland) with backdrop of local hills.

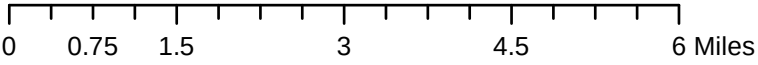


Created by Winterbrook Planning in coordination with the City of McMinnville

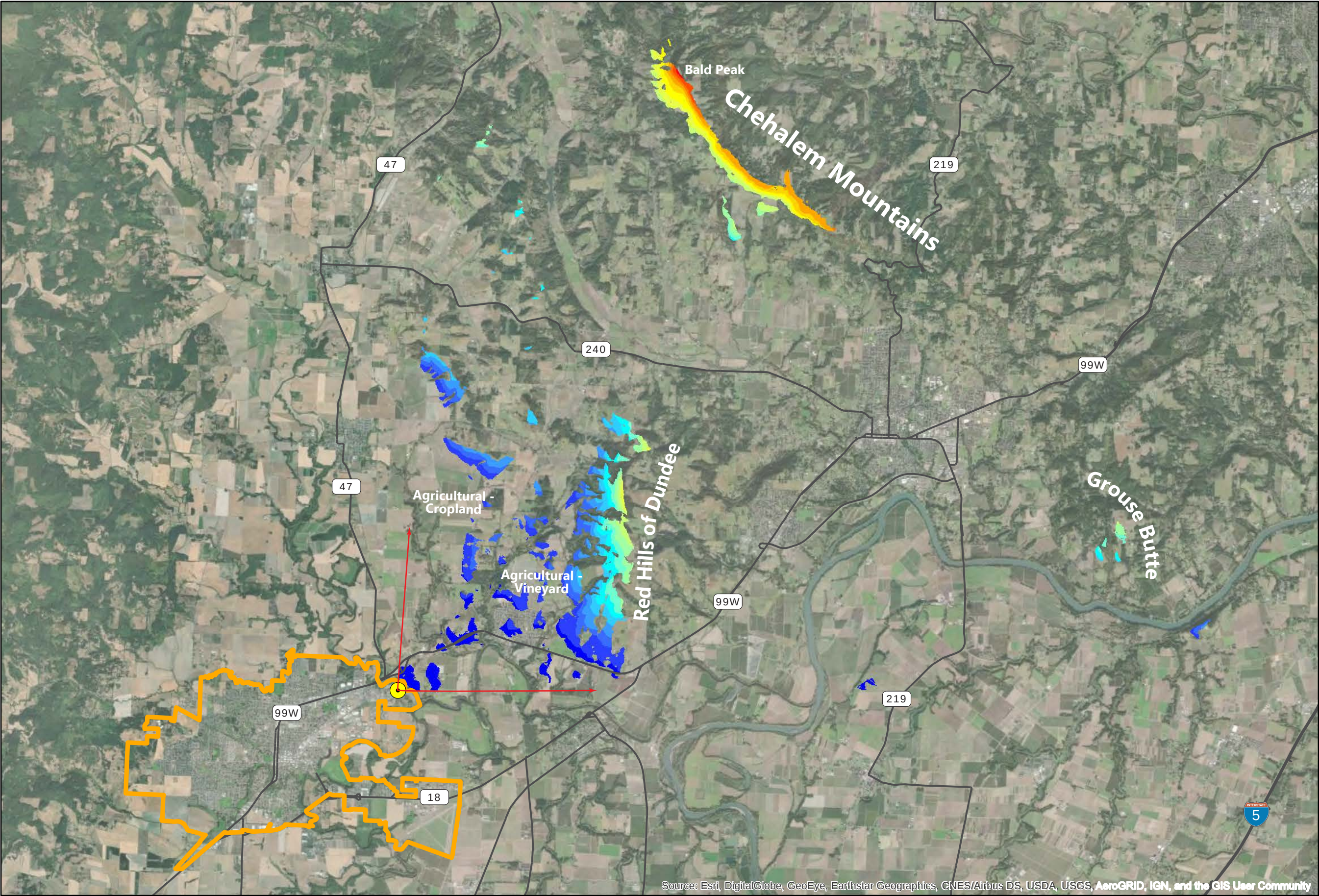
Last Revised: June 21, 2021

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103 of 323

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Scenic Views: Point 16



- McMinnville UGB
- Scenic Point 16

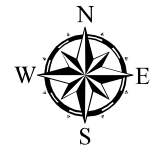
Visible Viewshed

Elevation in Feet

- 106' - 200'
- 200' - 300'
- 300' - 400'
- 400' - 500'
- 500' - 600'
- 600' - 700'
- 700' - 800'
- 800' - 900'
- 900' - 1,000'
- 1,000' - 1,100'
- 1,100' - 1,200'
- 1,200' - 1,300'
- 1,300' - 1,400'
- 1,400' - 1,500'
- 1,500' - 1,600'
- 1,600' - 1,632'

River Corridor View

View looking northeast from Riverside Drive of North and South Yamhill River corridors / floodplains and agricultural land (cropland) with backdrop of Red Hills.



Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised: June 21, 2021

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



City of McMinnville Tree Grove Assessment Report

Prepared by:



City of McMinnville Tree Grove Assessment

Table of Contents

INTRODUCTION	1
SUMMARY	1
TREE GROVE INVENTORY METHODS	2
Initial Tree Grove Candidate Inventory	2
Tree Grove Field Inventory Methods	3
Survey Data	3
Field Assessments	4
Comments	5
Management Recommendations	5
Geocoding	5
INVENTORY RESULTS	6
Tree Grove Location, Quantity and Quality	6
Significance determination	9
CONCLUSION	9
NEXT STEPS	9

Appendices

Appendix A. Tree Grove Maps

Appendix B. Tree Grove Assessment Forms

Appendix C. Key to Scientific Names

INTRODUCTION

Wooded areas are identified as significant natural features in the City of McMinnville's Great Neighborhood Policies. Under Policy 187.50.1:

*"Great Neighborhoods are sensitive to the natural conditions and features of the land. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, **wooded areas**, and landmark trees."*

To implement Great Neighborhood Policies, the City authorized Winterbrook Planning to prepare an inventory and assessment of significant wooded areas (tree groves) within the McMinnville study area. The study area covers the City of McMinnville Urban Growth Boundary (UGB), including the 2020 adopted additions to the UGB. The purpose of the Tree Grove Assessment project is to document the location, quantity, and quality of tree groves in the study area, and to determine which of the groves are "significant."

The project follows the inventory process outlined in the Statewide Planning Goal 5 (Natural Resources) administrative rule (OAR Chapter 660 Division 023). The inventory will inform the development of policy encouraging the preservation of significant groves through an effective but limited tree grove protection program.

This report describes the methodology used to conduct the assessment and provides a summary of results and analysis. Appendix A contains the Tree Grove index and site maps. Appendix B contains the Tree Grove Assessment (TGA) data forms for each tree grove. The TGA forms include the tree grove information and assessment data described in the Tree Grove Inventory Methods section, below.

SUMMARY

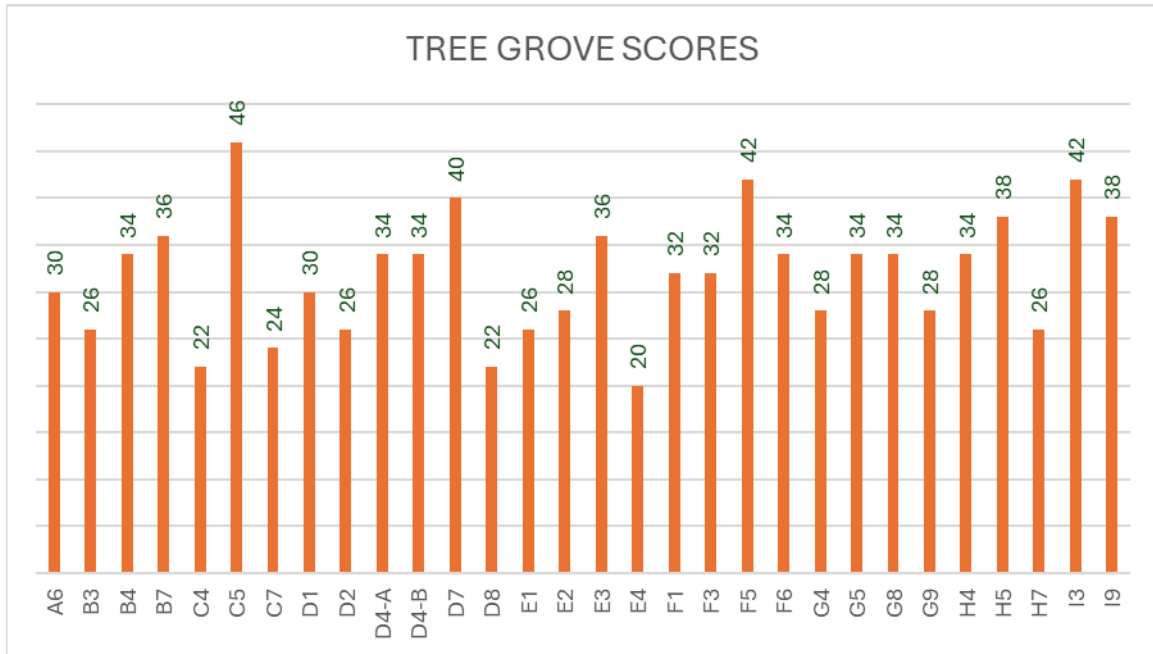
Winterbrook Planning conducted the tree grove assessment field work within the McMinnville urban growth boundary (UGB) between March and May 2021.

For the purposes of this project, a tree grove is defined as a stand of trees that are predominantly 25 feet or more in height with contiguous canopy cover of one acre or more located outside of floodplains. Tree groves generally do not include linear plantings that are one or two trees wide (e.g., street trees, rows of trees along a property line), or fragmented areas, such as treed areas with a high proportion of the canopy broken by houses, roads, and other developed uses.

As shown on Graph 1, 30 tree grove sites were identified within the McMinnville study area. The sites range from 1 to 47 acres, with a combined area of 403 acres. The average site size is 13 acres; the median size is 8 acres.

Overall TGA scores ranged from a high of 46 (Site C5) to a low of 20 (Site E4). The average score for all groves was 32; the median score for all groves was 33. Graph 1 shows a summary of the TGA scores.

Graph 1. Tree Grove Assessment Scores



TREE GROVE INVENTORY METHODS

Consistent with OAR 23-023-0030 Inventory Process, Winterbrook followed a multi-step method to determine the location and the relative quantity and quality of Tree Groves in McMinnville.

Initial Tree Grove Candidate Inventory

City planning staff prepared a preliminary map of potentially significant tree groves of two acres or greater outside the 100-year floodplain based on their review of aerial photography and local knowledge. City staff provided GIS maps showing the results of this work.

Using aerial photo interpretation, Winterbrook refined the tree grove boundaries to include groves (wooded subareas) with contiguous canopy cover of one acre or more located outside of floodplains; groves partially within floodplains were included in the inventory when the total non-floodplain area of the grove exceeded one acre. Linear and fragmented/developed areas were removed from the mapped groves to focus on larger, cohesive tree groves.

Tree Grove Field Inventory Methods

Using the updated base maps and inventory forms for each candidate grove, Winterbrook completed the field inventory. Tree groves were surveyed from public lands (e.g., parks, public trail networks, public streets and rights of way).

Winterbrook completed detailed Tree Grove Assessment (TGA) forms and refined mapped tree grove boundaries during field visits. The data collection and assessment parameters used are described below. Ground level photographs were taken for each grove that was accessible and visible. Once the field data was collected, information was transferred to electronic data sheets and the functional assessment rankings completed.

Survey Data

The TGA survey forms contain information on the general characteristics of the grove such as its size, location, and vegetation composition. The following survey data was recorded for each candidate tree grove in the field (except as noted below).

- *Site #* – The grove site number follows the GIS grid mapping system for the study area, generally a letter and number combination (e.g., B4). For groves spanning multiple maps, the map with the most prominent part of the grove was generally keyed as the site number.
- *Size* – Site acreage, reflecting any site boundary amendments made in the field; this calculation is provided by GIS.
- *Maps* – The map numbers for the subject grove, based on the GIS grid mapping system.
- *Score* – The cumulative total of points for the tree grove functional categories (see discussion below). Scoring was automated using Excel-based TGA forms. The range of potential scores for a given grove is 10 to 50 points. Those sites with the highest scores provide the highest number and quality of functions.
- *Location* – Site identifiers, such as street intersections, parks or creeks, or other characteristics aiding identification of the grove to which the TGA form pertains.
- *Floodplain* – Is any portion of the site part of a floodplain?
- *Observers* – Initials of field observers.
- *Date* – Date(s) of the field survey.

- *Trees* – General classification of forest or woodland community using National Vegetation Classification System (NVCS). Dominant, co-dominant and secondary tree species are typically noted here, as well as general understory characteristics or species.

Field Assessments

The assessment section of the survey focuses on the functional characteristics of the tree grove. Ten functional categories were evaluated, and each grove received a score of low (1), medium (3), or high (5) based on threshold factors established in each category as described below. The range of potential scores for a given grove is 10 to 50 points. Based on cumulative scores for each tree grove, a significance threshold was determined.

Following is a summary of the ten functional categories and their assessment factors.

1. **Grove Maturity/ Tree Size:** Scenic values tend to be a function of tree size or age. Also, mature trees are difficult or take a long time to replace. The primary assessment factor in this category is the percent of large trees (greater than 14" diameter at breast height (dbh)) in the grove. Multi-stem trees are evaluated by the size of the largest individual trunk at chest height.
2. **Grove Size:** The vitality and resilience of a grove generally increase with grove area. Scenic, natural and other values often increase with size as well. Based on local grove conditions, groves of greater than five acres are defined as large (high), groves between two and five acres are defined as medium, and groves of less than two acres are defined as small (low). Grove size was verified using GIS following any grove map refinements in the field.
3. **Health:** This category assesses the general health and condition of a grove, including signs of dieback, threats, and disturbance. Threats may include infestations of invasive plants such as English ivy that tend to degrade forest habitat functions and values. It may also include natural processes, such as beaver activity, that change the hydrologic regime to alter the existing tree grove composition and health.
4. **Visibility:** Groves that are clearly visible from major streets or public open space have greater value to the community. Assessment factors include visibility from an arterial or local street and/or public or private open space.
5. **Screening/Buffering:** Groves may serve as land use buffers. The value of buffering or screening is a function of the grove size, location and nearby uses. The greatest value to the community is when the tree grove provides a buffer between different types of uses, primarily between industrial/commercial use and residential/open space uses.

6. **Accessibility:** Accessibility is a function of ownership (public or private) and physical features (topography, trail access, etc.). Public access provides more opportunity for public use and enjoyment. Steep terrain and inaccessible features (wetlands, dense brush) may limit or preclude opportunities for public use.
7. **Rarity:** Unusual features, such as large size, rare species, or historic/landmark values, add to community value. This category considers whether such features are present, and whether they are uncommon or unique within the study area.
8. **Educational/Recreational Potential:** Groves with both public access and noteworthy features offer increased educational values. Groves with public or semi-public access and trail networks offer passive recreation values. Important factors include public versus private ownership and whether developed access exists. This category is a function of accessibility and rarity values: if either category ranks low, this function is low; if both rank medium, this function is medium; otherwise, this function is high.
9. **Wildlife Habitat Value and Connectivity:** Tree groves can provide important habitat for terrestrial wildlife species. The size, location and composition of a grove are all factors influencing the quality of habitat. Larger groves located near or connected to other habitat areas generally provide greater habitat value than smaller, isolated groves. Groves with a diverse mix of species and structure (such as mid-canopy trees, shrubs, groundcover, and standing or downed logs) generally provide higher value forage, cover and nesting habitat than groves with few species or with no understory. Groves with large trees, particularly Oregon oak trees, provide important habitat for sensitive bird species. Proximity to water sources improves habitat value as well.
10. **Level of Existing Development:** Groves located on undeveloped or partially developed sites offer the opportunity to protect groves through site planning. Groves surrounded by development tend to be more at risk.

Comments

The Comments section is used to make additional notes relevant to assessment, such as statements of overall quality, invasive species presence, land use context, unusual characteristics and clarifications on assessment rankings.

Management Recommendations

Where appropriate, grove management recommendations are noted in this section.

Geocoding

The location and score for each tree grove was geocoded for use on GIS overlay maps. These tree grove layers and information can be compared with GIS maps for other inventoried natural resources, and to other natural hazard layers prepared as part of a comprehensive Natural Hazards Inventory and ranking system.

INVENTORY RESULTS

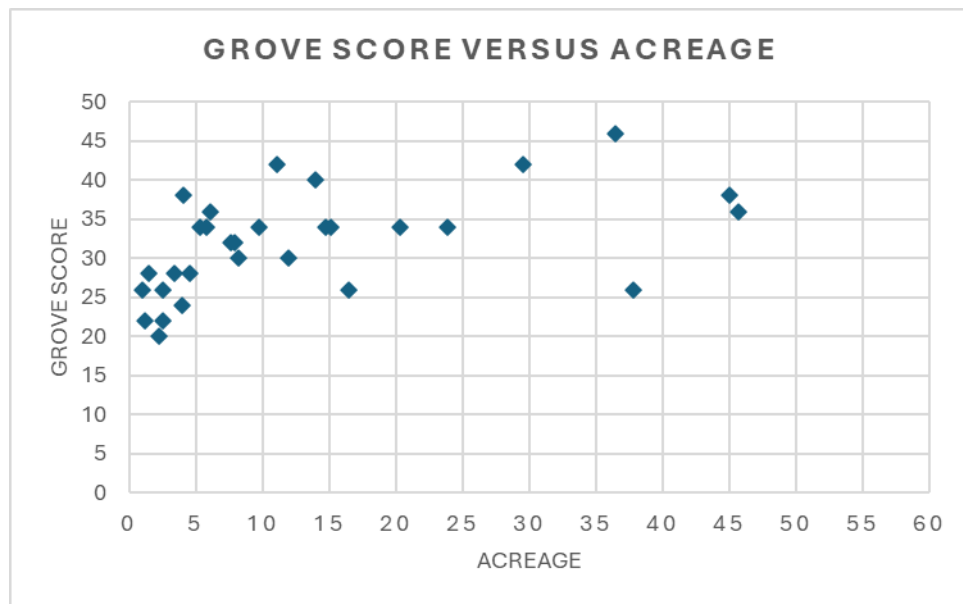
The tree grove assessment field work was conducted within the McMinnville study area between March and May 2021.

Tree Grove Location, Quantity and Quality

Thirty (30) tree groves sites were identified within the McMinnville study area. Many of the groves are associated with riparian corridors, including the North and South Yamhill Rivers and their major tributaries Cozine Creek and Baker Creek. Approximately half of the groves are partially within floodplain areas. The sites range from 1.2 to 47.1 acres, with a combined area of 450 acres. The average site size is 15 acres; the median size is 9.75 acres, indicating that several larger groves skew the average size upward significantly. The largest grove, Grove E1 on Redmond Hill, covers 47.1 acres.

Overall TGA scores ranged from a high of 46 (Site C5 at Tice Park/Rotary Nature Preserve, to a low of 20 (Site E4, Michelbook Country Club - South). The average score for all groves was 31.9; the median score was 33. As illustrated in Graph 3, there was no significant correlation between grove size and grove score. The largest four groves (all over 40 acres) ranged from scores of 26 to 38, while five smaller groves (of as small as four acres) scored 38 or higher.

Graph 3. Relationship of Grove Score to Size



Most tree groves are composed of a mix of tree species, with Douglas fir and Oregon oak or Oregon ash being the most common dominant species¹. Other species present may include black cottonwood, bigleaf maple, western red cedar, red alder, Scouler willow, and bird cherry (an invasive species). Approximately 40% of the groves are dominated by one species, typically either Oregon oak, Oregon ash, Douglas fir or black cottonwood. Of the groves dominated by fir, some are densely stocked, even-aged plantations with minimal understory vegetation. These monocultures typically receive low TGA scores due to factors such as lower grove maturity, health, and habitat functions.

Some of the City's tree groves are badly infested with invasive plants, particularly in the understory. Tree groves along some river and stream banks have dense thickets of Himalayan blackberry, which can crowd out growth of understory plants. Another problem species includes English ivy, which forms dense mats on the ground and can climb, smother and topple large trees if not managed. Bird cherry and English holly are other noted invasive species. Invasive species management will be important to protecting the long-term health of the City's tree groves.

Thirteen (13), or 43 percent, of the grove sites are located partially within floodplain areas. A larger number – 17 groves (57%) – are located along riparian corridors. These groves generally support greater habitat complexity due to variation in the plant community related to moisture gradients between upland, riparian and wetland habitats. In areas influenced by

¹ See Appendix C for a key to scientific names of plants referenced in this study.

nearby streams or wetlands, Oregon ash, red alder, Pacific willow, and black cottonwood are dominants, while Douglas fir and bird cherry are often found at slightly higher elevations. The City's tree groves provide suitable habitat for three key bird species that are listed by the State as sensitive: olive-sided flycatcher (*Contopus cooperi*), western bluebird (*Sialia mexicana*), and white-breasted nuthatch (*Sitta carolinensis aculeata*). Maps created by Oregon Department of Fish and Wildlife (<https://www.dfw.state.or.us/maps/compass/>) indicate that habitat for one or more of the birds is found within 27 of the City's tree groves.

Table 1 summarizes key characteristics of tree groves within the McMinnville study area: their location, size, TGA score, inventory field dates, key bird habitat, and dominant vegetation.

Table 1. Characteristics of McMinnville Tree Groves

Grove#	Site / Location	Acres	Score	Field Date	Key Birds*	Dominant Species
A6	Lower Baker Creek / Harvest Ct	8.2	30	3.9.21	B, F, N	Douglas fir, Oregon ash
B3	Baker Creek Oaks	1.0	26	3.9.21	B, N	Oregon oak
B4	Upper Baker Creek / Pinot Noir Ct	9.75	34	3.9.21	B, F, N	Douglas fir, Oregon oak
B7	Grandhaven Dr (north)	45.7	36	3.9.21	B, F, N	Douglas fir, Oregon oak, Oregon ash
C4	Baker Crest Ct	1.2	22	3.9.21	B, F, N	Douglas fir, Oregon oak
C5	Tice Park / Rotary Nature Preserve	36.5	46	3.9.21	B, F, N	Douglas fir, Oregon oak, Oregon ash
C7	Grandhaven Dr (south)	4.0	24	3.9.21	B, F, N	Douglas fir, Black cottonwood
D1	Fox Ridge Rd (west)	12	30	3.9.21	B, F, N	Oregon oak, Douglas fir
D2	Fox Ridge Rd (east)	2.5	26	3.9.21	B, F, N	Oregon oak (no view, aerials only)
D4-A	Michelbook Country Club (west)	5.3	34	3.9.21		Douglas fir, Oregon oak
D4-B	Michelbook Country Club (east)	5.8	34	3.9.21	N	Douglas fir, Oregon oak
D7	Wortman Park	14	40	3.9.21		Oregon oak, Douglas fir
D8	Riverside Dr	2.5	22	3.9.21	B, F, N	Douglas fir plantation
E1	Redmond Hill	37.8	26	3.11.21	B, F, N	Douglas fir plantation
E2	Fox Ridge Rd / Masonic Cemetery	3.4	28	3.9.21	B, F, N	Douglas fir, Oregon oak
E3	Meadows Dr	6.1	36	3.9.21	N	Oregon ash – Forested wetland
E4	Michelbook Country Club (South)	2.3	20	3.9.21	B, F, N	Black cottonwood (linear feature)
F1	Redmond Hill (west)	7.6	32	3.11.21	B, F, N	Douglas fir, Oregon oak
F3	Quarry Park	7.9	32	4.7.21		Douglas fir
F5	City Park	11.1	42	3.9.21, 4.7.21	B, F, N	Douglas fir
F6	Public Works/ Oregon St	15.1	34	3.9.21	B, F, N	Douglas fir, Oregon ash
G4	Ash Meadows	1.5	28	3.11.21	N	Oregon ash
G5	Linfield College: Cozine Creek	14.75	34	3.11, 4.7.21	B, F, N	Douglas fir, Oregon ash
G8	Yamhill River branch / Kingwood	20.3	34	3.11.21	B, F, N	Douglas fir
G9	Evergreen Aviation Chapel	4.6	28	3.11.21	B, N	Oregon oak
H4	Tall Oaks/Cozine Creek	23.9	34	3.11.21	B, F, N	Douglas fir, Oregon oak
H5	Linfield College: Queen's Grove	4.1	38	3.11, 4.7.21	B, F, N	Oregon oak
H7	Yamhill River extension	16.5	26	3.11.21	B, F, N	Douglas fir
I3	Barbel/Grange	29.5	42	3.11.21	B, F, N	Douglas fir, Oregon ash
I9	Airport Park	45	38	3.11,	B, F, N	Douglas fir, Oregon oak, bigleaf maple

Grove#	Site / Location	Acres	Score	Field Date	Key Birds*	Dominant Species
				4.7.21		

* Key: Grove provides suitable habitat for B = western bluebird, F = olive-sided flycatcher, N = white-breasted nuthatch (ODFW 2021)

Significance determination

Tree groves that met the threshold definition of a grove and had a Tree Grove Assessment score of at least 25 out of 50 were deemed significant. An analysis of environmental, social, economic and energy consequences of regulatory alternatives (ESEE analysis) must be conducted and serve as the basis for any future City protection program.

Grove E4 (Michelbrook Country Club-South), C4 (Baker Crest Ct), C7 (Grandhaven Dr. (South)) and D8 (Riverside Dr) are below this threshold score and are therefore not significant. These groves will not be evaluated further in the development of a Goal 5 conservation program.

CONCLUSION

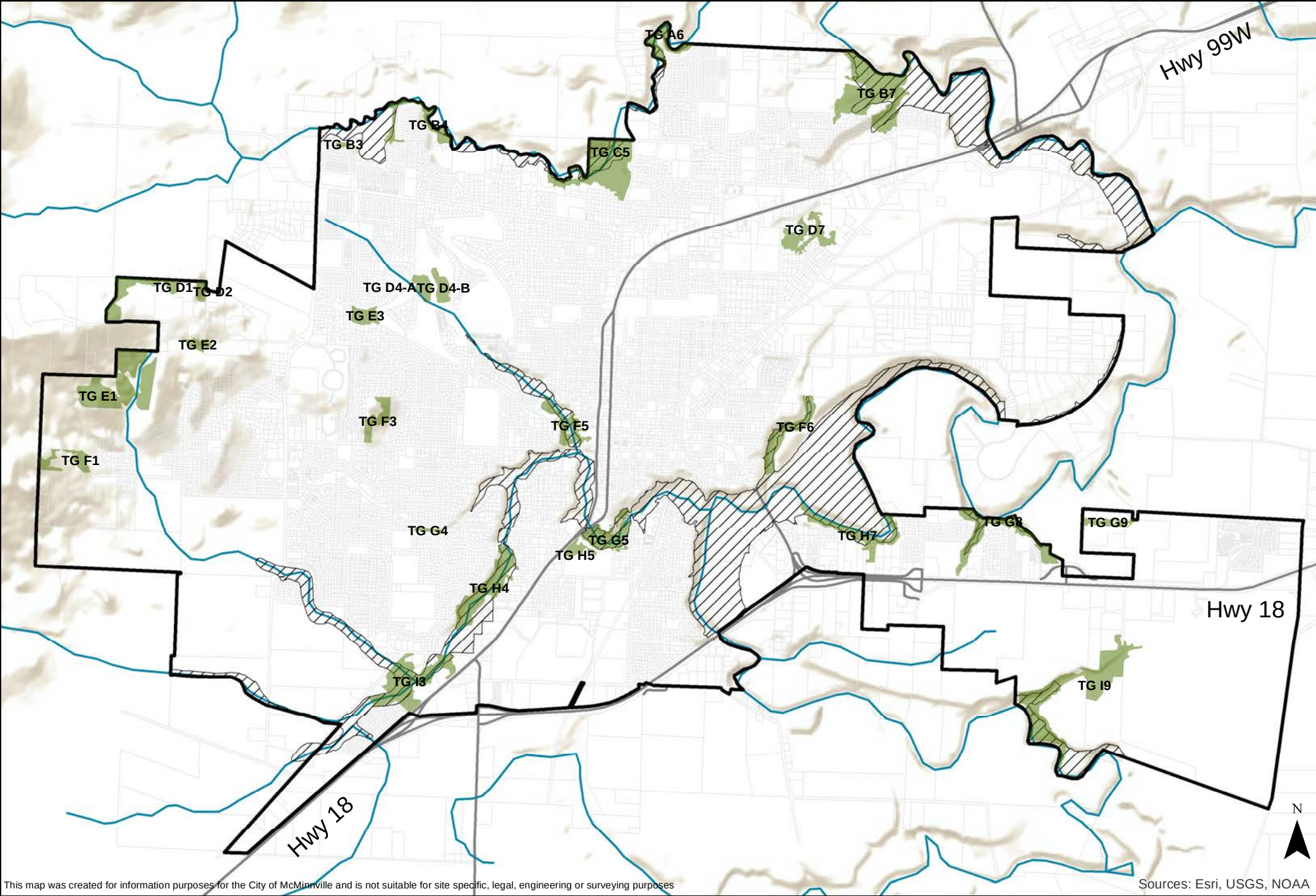
This Tree Grove Assessment report, together with the tree grove maps (Appendix A) and TGA assessment forms (Appendix B), document the location, quantity and quality of tree groves in McMinnville, and determine which groves are significant. Twenty-six tree groves in McMinnville are significant.

The City's tree groves, riparian areas and floodplains form an impressive network of open space and natural habitats that provide a variety of services and amenities to the McMinnville community. These include scenic, environmental, social and economic amenities.

NEXT STEPS

Tree groves that are partially within floodplains have existing local protection. Trees also provide erosion control, water quality and stormwater retention benefits. As part of the Goal 7 Natural Hazards inventory and protection program, Winterbrook will recommend additional protection for tree groves and large trees located on steep slopes and within floodplains and landslide areas.

The focus of new policy will be on the groves, or portions of groves, located outside of floodplain areas. For these areas, the next step in the Goal 5 process will be an analysis of Economic, Social, Environmental and Energy (ESEE) consequences of different conservation strategies, that will serve as the basis for policy recommendations encouraging the preservation and protection of significant groves through a limited tree grove protection program. The goal of the incentive-based program is to create a positive pull toward maintaining these groves and expanding them where desirable and feasible.



McMinnville Significant Tree Groves

- Significant Tree Groves
- Flood Plain Zone (F-P)
- McMinnville 2025 Urban Growth Boundary

- Rivers & Streams
- Major Roads
- Tax Lots

0 0.25 0.5 1 Miles

Created by Winterbrook Planning in coordination with the City of McMinnville

Amended on 08.12.2026
117 of 323
City of McMinnville

Last Revised: Feb 17, 2026

City of McMinnville

Tree Grove Assessment Form

SITE#: A6	SIZE: 8.2 ac.	MAPS: A5, A6	SCORE: 30
LOCATION: Lower Baker Creek / Harvest Ct.	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon ash
Secondary Species:
Understory:

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	4	X 3	3	X 1
SCORE	15		12		3	TOTAL
						30

COMMENTS:

e.g., clarifications on assessment, unusual characteristics, invasive species, land use context

Site has very limited access and/or visibility for assessment purposes. Survey conducted from distance in right of way and using aerial imagery. Grove follows steep wooded banks above Baker Creek. Baker Creek riparian forest provides good habitat and fish/wildlife movement corridor.

MANAGEMENT RECOMMENDATIONS:

Monitor for spread of invasive species from adjacent developed areas.

City of McMinnville

Tree Grove Assessment Form

SITE#: B3	SIZE: 1.0 ac.	MAP: B3, C3	SCORE: 30
LOCATION: Baker Creek Oaks	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021 Revised 10/9/2025

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon oak
Secondary Species: Oregon ash
Understory: Himalayan blackberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size		2 to <5 acres in size	1	<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value	1	Unique natural or cultural features		Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	4	X 3	3	X 1
SCORE	15		12		3	TOTAL
						30

COMMENTS:

e.g., clarifications on assessment, unusual characteristics, invasive species, land use context

Survey conducted from distance on Baker Creek Road. Site area is currently undeveloped but residential subdivision construction along Baker Creek Road is approaching grove from south. Site is near the edge of the study area /Urban Growth Boundary.

MANAGEMENT RECOMMENDATIONS:

Amended on 08.12.2026
119 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: B4	SIZE: 9.75 ac.	MAP: B3, B4	SCORE: 36
LOCATION: Upper Baker Creek / Pinot Noir Ct.	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak
Secondary Species: Oregon ash
Understory: Red flowering currant, Hooker willow

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	3	X 3	2	X 1
SCORE	25		9		2	TOTAL
						36

COMMENTS:

Grove follows banks of Baker Creek along northern UGB / study area limits. Residential development approaching from the south. Baker Creek riparian forest provides good habitat and fish/wildlife movement corridor.

MANAGEMENT RECOMMENDATIONS:

Future greenway opportunity. Protect and manage as buffer when buildout occurs.

Amended on 08.12.2026
120 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: B7	SIZE: 45.7 ac.	MAP: A7, B7, B8	SCORE: 36
LOCATION: Grandhaven Drive/ Doran	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak, Oregon ash Secondary Species: Bird cherry, Scouler willow
Understory: Himalayan blackberry, English hawthorn, Oregon grape, Douglas fir saplings, swordfern, brackenfern, English holly, beaked hazelnut

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	3	X 3	2	X 1
SCORE	25		9		2	TOTAL
						36

COMMENTS:

e.g., clarifications on assessment, unusual characteristics, invasive species, land use context

Large grove around multi-branched tributary to North Yamhill River. Both upland and riparian communities are present. The understory is well developed.

MANAGEMENT RECOMMENDATIONS:

High priority for protection for diverse natural resource and open space functions. Manage spread of invasive species at edge of site.

City of McMinnville

Tree Grove Assessment Form

SITE#: C4	SIZE: 1.2 ac.	MAP: C4	SCORE: 24
LOCATION: Baker Crest Ct.	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak
Secondary Species: English hawthorn
Understory: Himalayan blackberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size		2 to <5 acres in size	1	<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
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Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	0	X 5	7	X 3	3	X 1
SCORE	0		21		3	TOTAL
						24

COMMENTS:

e.g., clarifications on assessment, unusual characteristics, invasive species, land use context

Small grove on slope above Baker Creek. Himalayan blackberry clearing at street stub. Potential street extension through grove.

MANAGEMENT RECOMMENDATIONS: Manage invasive species (hawthorn and blackberry).

Amended on 08.12.2026
122 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: C5	SIZE: 36.5 ac.	MAP: C5	SCORE: 46
LOCATION: Tice Park / Rotary Nature Preserve	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak, Oregon ash
Secondary Species: Scouler willow, beaked hazelnut, osoberry, bird cherry, Oregon grape, western redcedar, grand fir, Bigleaf maple
Understory: Swordfern, California dewberry, thimbleberry, ornamental laurel, English ivy, common snowberry, Reed canarygrass, Hooker willow, red-osier dogwood, vine maple, Pacific ninebark, red huckleberry, honeysuckle

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values	1	Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	8	X 5	2	X 3	0	X 1
SCORE	40		6		0	TOTAL
						46

COMMENTS:

Diverse forest canopy and understory, extensive wetland complex with braided channels. Ongoing ivy removal; native plantings. Storm damage cleanup underway – numerous broken limbs and downed trees. One of the highest rated groves in the study area.

MANAGEMENT RECOMMENDATIONS:

Continue protection, enhancement, non-native plant removal.

Amended on 08.12.2026
123 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: C7	SIZE: 4.0 ac.	MAP: C7	SCORE: 24
LOCATION: Grandhaven Dr (south)	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021 Revised 1/5/26

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon ash, black cottonwood
Secondary Species: Oregon oak, Douglas fir, western hemlock,
Understory: English hawthorn, Himalayan blackberry, Hooker willow, Scouler willow, clustered rose, Pacific ninebark
Oceanspray, sword fern, prunus avium, California dewberry, brackenfern, Douglas fir saplings

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	1	X 5	5	X 3	4	X 1
SCORE	5		15		4	TOTAL
						24

COMMENTS:

Riparian corridor with steep sides and sparse tree cover. Buffers Walmart (big box retail) from residential uses. Some connectivity. Douglas fir and western hemlock appear planted. Residential lots appear to extend into the floodplain.

MANAGEMENT RECOMMENDATIONS:

Protect stream and riparian zone.

Amended on 08.12.2026
124 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: D1	SIZE: 12 ac.	MAP: D1	SCORE: 32
LOCATION: Fox Ridge Rd (west)	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak (viewed from distance)
Secondary Species:
Understory:

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	5	X 3	2	X 1
SCORE	15		15		2	TOTAL
						32

COMMENTS:

Viewed from Fox Ridge Road, with aerial photo-interpretation.

MANAGEMENT RECOMMENDATIONS:

City of McMinnville

Tree Grove Assessment Form

SITE#: D2	SIZE: 2.5 ac.	MAP: D2	SCORE: 30
LOCATION: Fox Ridge Rd (East)	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon oak (site not visible – viewed on aerial photos)
Secondary Species:
Understory:

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space		Visible from local street or private common open space	1	Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value	1	Unique natural or cultural features		Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	4	X 3	3	X 1
SCORE	15		12		3	TOTAL
						30

COMMENTS:

Assessed using aerial photo-interpretation.

MANAGEMENT RECOMMENDATIONS:

City of McMinnville

Tree Grove Assessment Form

SITE#: D4 A	SIZE: 5.3 ac.	MAP: D4	SCORE: 36
LOCATION: Michelbrook Country Club (west)	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak Secondary Species: Oregon ash, bird cherry Understory: California dewberry, English holly, swordfern, snowberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	3	X 3	2	X 1
SCORE	25		9		2	TOTAL
						36

COMMENTS:

Western grove of two units (A and B) separated by golf course fairway. High habitat functions; heavy woodpecker use noted, including acorn and pileated woodpeckers. Nearby wetland corridor improves diversity of ecological niches.

MANAGEMENT RECOMMENDATIONS: Protect grove for maturity, large patch size, habitat functions. Manage invasive species. Amended on 08.12.2026

City of McMinnville

Tree Grove Assessment Form

SITE#: D4 B	SIZE: 5.8 ac.	MAPS: D4, E4	SCORE: 36
LOCATION: Michelbrook Country Club (east)	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak Secondary Species: Oregon ash, bird cherry
Understory: California dewberry, English holly, swordfern, snowberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	3	X 3	2	X 1
SCORE	25		9		2	TOTAL
						36

COMMENTS:

Eastern grove of two units (A and B) separated by golf course fairway. Country Club trails through part of grove. High habitat functions.

MANAGEMENT RECOMMENDATIONS: Protect grove for maturity, large patch size, habitat functions. Manage invasive species.

City of McMinnville

Tree Grove Assessment Form

SITE#: D7	SIZE: 14 ac.	MAP: C7, D6, D7	SCORE: 40
LOCATION: Wortman Park	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak
Secondary Species: Ponderosa pine, Oregon ash, bigleaf maple, black cottonwood, bird cherry, giant sequoia, western redcedar
Understory: Reed canarygrass, American speedwell, watercress, water-starwort in stream.

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values	1	Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action		Partially developed	1	Developed (surrounded/enclosed)
SUB-TOTALS	6	X 5	3	X 3	1	X 1
SCORE	30		9		1	TOTAL
						40

COMMENTS:

A few large diameter firs and redwoods (>60 inches dbh). Stream corridor has little understory; managed.

MANAGEMENT RECOMMENDATIONS:

Plant native understory and riparian shrubs.

Amended on 08.12.2026
129 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: D8	SIZE: 2.5 ac.	MAP: D8, D9	SCORE: 22
LOCATION: Riverside Dr.	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant Species: Douglas fir Secondary Species: Oregon ash, bird cherry, black cottonwood
Understory: Himalayan blackberry, common snowberry, beaked hazelnut

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups	1	Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	1	X 5	4	X 3	5	X 1
SCORE	5		12		5	TOTAL
						22

COMMENTS:

Mostly Douglas fir plantation (dense) along south side of stream. Dense stocking will affect long term health. Limited view from Riverside Drive.

MANAGEMENT RECOMMENDATIONS:

Timber management/thinning may avoid future dieback.

City of McMinnville

Tree Grove Assessment Form

SITE#: E1	SIZE: 37.8 ac.	MAP: E1, F1	SCORE: 26
LOCATION: Redmond Hill Road	FLOODPLAIN: No	OBSERVER: ACS / PJQ	DATE: 3/11/2021 Revised 10/9/25

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant Species: Douglas fir
Secondary Species: Oregon oak
Understory: California dewberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	2	X 5	4	X 3	4	X 1
SCORE	10		12		4	TOTAL
						26

COMMENTS:

Various hillside units of young Douglas fir (max 30 years old) plantation. Dense with minimal understory.

MANAGEMENT RECOMMENDATIONS:

Forest thinning may be needed to maintain grove health over time.

City of McMinnville

Tree Grove Assessment Form

SITE#: E2	SIZE: 3.4 ac.	MAP: E2	SCORE: 32
LOCATION: Fox Ridge Rd / Masonic Cemetery	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak
Secondary species:
Understory: could not see from offsite

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value	1	Unique natural or cultural features		Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	5	X 3	2	X 1
SCORE	15		15		2	TOTAL
						32

COMMENTS:

Mixed grove north of Masonic cemetery. Limited view from Fox Ridge.

MANAGEMENT RECOMMENDATIONS:

City of McMinnville

Tree Grove Assessment Form

SITE#: E3	SIZE: 6.1 ac.	MAP: E3	SCORE: 34
LOCATION: Meadow Drive @ Emerson Way	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon ash
Secondary species: Black cottonwood
Understory: Hooker willow, slough sedge, reed canarygrass, teasel, Douglas spirea, Himalayan blackberry, California Dewberry, clustered rose, Pacific ninebark, osoberry, American speedwell, red-osier dogwood

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium	1	Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	4	X 5	4	X 3	2	X 1
SCORE	20		12		2	TOTAL
						34

COMMENTS:

BPA pathway crosses west side of this grove. Ash forested wetland of significant size is rare in City. Follows perennial stream with a diffuse channel. Some connectivity east and west via the wetland corridor.

MANAGEMENT RECOMMENDATIONS: Tree grove should be priority for protection for high quality habitat and wetland. Amended on 08.12.2026
133 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: E4	SIZE: 2.3 ac.	MAP: E3, E4	SCORE: 20
LOCATION: Michelbook Country Club	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Black cottonwood; Deodor cedar (planted)
Secondary species: Bird cherry
Understory: Himalayan blackberry, English holly, California dewberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses		Between similar land uses	1	No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups	1	Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action		Partially developed	1	Developed (surrounded/enclosed)
SUB-TOTALS	2	X 5	1	X 3	7	X 1
SCORE	10		3		7	TOTAL
						20

COMMENTS:

Linear feature along country club golf course. Planted deodor cedars.

MANAGEMENT RECOMMENDATIONS:

Manage invasive bird cherry.

City of McMinnville

Tree Grove Assessment Form

SITE#: F1	SIZE: 7.6 ac.	MAPS: E1, F1, G1	SCORE: 34
LOCATION: Redmond Hill (west)	FLOODPLAIN: No	OBSERVER: ACS / PJQ	DATE: 3/11/2021 Revised 10/9/2025

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak Secondary Species: Bird cherry, English hawthorn, English holly
Understory:

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	4	X 5	4	X 3	2	X 1
SCORE	20		12		2	TOTAL
						34

COMMENTS:

Mixed fir/oak stand, some larger diameter. Few scattered homes. Understory is partially cleared to grass and herbs. Habitat function is medium due to size and connectivity.

MANAGEMENT RECOMMENDATIONS: Manage invasive species and restore understory vegetation.

City of McMinnville

Tree Grove Assessment Form

SITE#: F3	SIZE: 7.9 ac.	MAP: F3	SCORE: 32
LOCATION: Quarry Park	FLOODPLAIN: No	OBSERVER: TB	DATE: 4/7/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir
Secondary Species: Giant sequoia, ponderosa pine, western redcedar, bigleaf maple, black cottonwood
Understory: blackberry, geranium, grasses

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action		Partially developed	1	Developed (surrounded/enclosed)
SUB-TOTALS	4	X 5	3	X 3	3	X 1
SCORE	20		9		3	TOTAL
						32

COMMENTS:

Former quarry site with mixed conifer canopy (planted) with a floor of grasses/geranium. Pines and other conifers are self-seeding in the understory.

MANAGEMENT RECOMMENDATIONS:

Restore and diversify understory vegetation. Manage invasive species.

City of McMinnville

Tree Grove Assessment Form

SITE#: F5	SIZE: 11.1 ac.	MAP: F5	SCORE: 42
LOCATION: City Park	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/21, 4/7/21

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant species: Douglas fir
Secondary species: Bird cherry, Oregon ash, Oregon oak, ornamental pine, black cottonwood, bigleaf maple, western redcedar, coast redwood
Understory: Himalayan blackberry, clustered rose, ornamental laurel, beaked hazelnut, English hawthorn, common snowberry, swordfern

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values	1	Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	6	X 5	4	X 3	0	X 1
SCORE	30		12		0	TOTAL
						42

COMMENTS:

Grove is in City Park, along the North branch of Cozine Creek. Large fir and redwood specimens are scattered within the park. Heavy storm damage to trees was noted in March. Cozine Creek has exposed, eroded banks and has undermined some riparian trees and vegetation; bank restoration, native shrub plantings and widened stream buffers would improve stream condition.

MANAGEMENT RECOMMENDATIONS:

Continued management of Himalayan blackberry, English ivy, and other invasive species. Augment understory with native upland and riparian shrub and herbaceous plantings.

City of McMinnville

Tree Grove Assessment Form

SITE#: F6	SIZE: 15.1 ac.	MAP: F6, F7, G6	SCORE: 36
LOCATION: Public Works / Oregon	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant species: Douglas fir, Oregon ash Secondary species: Black cottonwood, Hooker willow, bird cherry Understory: Himalayan blackberry, English ivy, swordfern, Pacific ninebark, vine maple, large periwinkle, English holly beaked hazelnut

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access	1	Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	3	X 3	2	X 1
SCORE	25		9		2	TOTAL
						36

COMMENTS:

Grove lies on steep slopes along a riparian corridor. Active wildlife corridor with linkage to Kiwanis/Dancer Park and South Yamhill River corridor. Provides some buffering of nearby uses and Dancer Park from substation.

MANAGEMENT RECOMMENDATIONS: Areas with wide distribution of invasive species noted. Eroded/exposed banks noted in a few locations. Manage invasives and restore tree and shrub cover on exposed banks.

Amended on 08.12.2026
138 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: G4	SIZE: 1.5 ac.	MAP: G4	SCORE: 32
LOCATION: Ash Meadows	FLOODPLAIN: No	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon ash Secondary Species: Western redcedar, bird cherry
Understory: Clustered rose, Hooker willow, Scouler willow, English hawthorn, snowberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size		2 to <5 acres in size	1	<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	4	X 5	3	X 3	3	X 1
SCORE	20		9		3	TOTAL
						32

COMMENTS:

City park. Stream corridor showing evidence of replanting with native species including red flowering currant, clustered rose, Pacific ninebark, tall Oregon grape.

MANAGEMENT RECOMMENDATIONS:

Upstream reach lacks trees and shrubs. Expand replanting area to establish cover upstream.

Amended on 08.12.2026
139 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: G5	SIZE: 14.75 ac.	MAP: G5, H5	SCORE: 40
LOCATION: Linfield College: Cozine Creek	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ / TB	DATE: 3/11/21, 4/7/21

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Oregon ash, Douglas fir
Secondary Species: Bigleaf maple, bird cherry, Scouler willow, black walnut, western redcedar
Understory: English ivy, vine maple, evergreen huckleberry, osoberry, Himalayan blackberry, California dewberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
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Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium	1	Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	5	X 3	0	X 1
SCORE	25		15		0	TOTAL
						40

COMMENTS:

Forested banks and floodplain along Cozine Creek. Slope and terrace above floodplain have received some replanting of native and introduced species.

MANAGEMENT RECOMMENDATIONS:

Continue to increase stream cover and manage invasive species.

City of McMinnville

Tree Grove Assessment Form

SITE#: G8	SIZE: 20.3 ac.	MAP: G8, H8, H9	SCORE: 34
LOCATION: Yamhill River branch / Kingwood	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant Species: Douglas fir
Secondary Species: Scouler willow, Hooker willow, bigleaf maple, bird cherry, Oregon ash, grand fir
Understory: Oregon grape, swordfern, Himalayan blackberry, California dewberry, English ivy, English hawthorn, beaked hazelnut

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	2	X 3	3	X 1
SCORE	25		6		3	TOTAL
						34

COMMENTS:

Extensive corridor along small streams feeding South Yamhill River to north; good buffering.

MANAGEMENT RECOMMENDATIONS:

Continue to protect. Manage invasive species.

City of McMinnville

Tree Grove Assessment Form

SITE#: G9	SIZE: 4.6 ac.	MAP: G9	SCORE: 40
LOCATION: Evergreen Aviation Chapel	FLOODPLAIN: No	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon oak
Secondary Species: Douglas fir
Understory: Lawn grasses

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value	1	Unique natural or cultural features		Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values	1	Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups	1	Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	6	X 5	3	X 3	1	X 1
SCORE	30		9		1	TOTAL
						40

COMMENTS:

Part of Evergreen Aviation/Waterpark complex. Oak grove with managed grassy area. Developed as a picnic area adjacent to the chapel, next to the Waterpark parking area.

MANAGEMENT RECOMMENDATIONS:

Continue to protect.

City of McMinnville

Tree Grove Assessment Form

SITE#: H4	SIZE: 23.9 ac.	MAPS: H4, I4	SCORE: 36
LOCATION: Tall Oaks/Cozine Creek	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ	DATE: 3/11/2021 Revised 10/9/2025

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak
Secondary Species: Oregon ash
Understory: English ivy

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
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Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	4	X 5	5	X 3	1	X 1
SCORE	20		15		1	TOTAL
						36

COMMENTS:

Mixed grove with Douglas fir and Oregon oak locally dominant. Undeveloped open space – no developed access.

MANAGEMENT RECOMMENDATIONS:

Consider developing access to park; manage invasive species.

City of McMinnville

Tree Grove Assessment Form

SITE#: H5	SIZE: 4.1 ac.	MAP: G5, H5	SCORE: 40
LOCATION: Linfield College: Queen's Grove	FLOODPLAIN: No	OBSERVER: ACS / PJQ /TB	DATE: 3/11/21, 4/7/21

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Oregon oak
Secondary Species: Developed areas of campus have tree overstory with ornamental shrubs, grass understory
Understory: Grasses

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
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Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access	1	Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value	1	Unique natural or cultural features		Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values	1	Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	5	X 3	0	X 1
SCORE	25		15		0	TOTAL
						40

COMMENTS:

Queen's Grove is an open park area with Oregon oak, red oak, with ornamental hardwoods and shrubs and grassed open space.

MANAGEMENT RECOMMENDATIONS:

Continue to manage invasive species at edges of grove.

City of McMinnville

Tree Grove Assessment Form

SITE#: H7	SIZE: 16.5 ac.	MAP: G7, H7	SCORE: 26
LOCATION: Yamhill River extension	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant Species: Douglas fir
Secondary Species: Oregon ash
Understory: Beaked hazelnut, California dewberry, Himalayan blackberry, cascara buckthorn, swordfern

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups	1	Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	2	X 3	5	X 1
SCORE	15		6		5	TOTAL
						26

COMMENTS:

Even-aged conifer stand. No large trees – possible plantation. Larger trees are close to achieving 14" dbh.

MANAGEMENT RECOMMENDATIONS:

Not a high priority for preservation except northern part in riparian corridor.

City of McMinnville

Tree Grove Assessment Form

SITE#: I3	SIZE: 29.5 ac.	MAP: I3, I4, J3, J4	SCORE: 42
LOCATION: Barber Open Space / Grange	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant Species: Douglas fir
Secondary Species: Oregon ash, Scouler willow, bigleaf maple, bird cherry, black cottonwood, Pacific willow, Oregon oak, grand fir, Hooker willow
Understory: Osoberry, English ivy, English holly, snowberry, tall Oregon grape, California dewberry, beaked hazelnut
Swordfern, vine maple

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access	1	Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium	1	Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	6	X 5	4	X 3	0	X 1
SCORE	30		12		0	TOTAL
						42

COMMENTS:

Uplands predominantly coniferous, grading to hardwood in floodplain. Diverse wetland complex at confluence of Cozine Creek and south tributary. Scattered oaks. Grove of large Douglas fir, very robust and tall.

MANAGEMENT RECOMMENDATIONS:

Build on open space protection at Barber. Manage invasive species.

Amended on 08.12.2026
147 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: I9	SIZE: 45 ac.	MAP: I8, I9, J8, J9	SCORE: 40
LOCATION: Airport Park	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ / TB	DATE: 3/11/21, 4/7/21

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak, bigleaf maple
Secondary Species: grand fir, red alder
Understory: Beaked hazelnut, English hawthorn, snowberry, tall Oregon grape, California dewberry, Himalayan blackberry, eglantine rose, English holly, reed canarygrass, Hooker willow

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	6	X 5	3	X 3	1	X 1
SCORE	30		9		1	TOTAL
						40

COMMENTS:

Relatively undeveloped forested park with trail system bordered by farm fields and an airport runway. Grove follows a tributary to South Yamhill River, with streamside scrub-shrub and forested wetlands. Grove has a diverse plant community and well developed, multi-layered understory.

MANAGEMENT RECOMMENDATIONS: Maintain the health and diversity of native plants through invasive species management. Amended on 08.12.2026
148 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: A6	SIZE: 8.2 ac.	MAPS: A5, A6	SCORE: 30
LOCATION: Lower Baker Creek / Harvest Ct.	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon ash
Secondary Species:
Understory:

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	4	X 3	3	X 1
SCORE	15		12		3	TOTAL
						30

COMMENTS:

e.g., clarifications on assessment, unusual characteristics, invasive species, land use context

Site has very limited access and/or visibility for assessment purposes. Survey conducted from distance in right of way and using aerial imagery. Grove follows steep wooded banks above Baker Creek. Baker Creek riparian forest provides good habitat and fish/wildlife movement corridor.

MANAGEMENT RECOMMENDATIONS:

Monitor for spread of invasive species from adjacent developed areas.

City of McMinnville

Tree Grove Assessment Form

SITE#: B3	SIZE: 1.9 ac.	MAP: B3, C3	SCORE: 30
LOCATION: Baker Creek Oaks	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon oak
Secondary Species: Oregon ash
Understory: Himalayan blackberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size		2 to <5 acres in size	1	<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
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Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	4	X 3	3	X 1
SCORE	15		12		3	TOTAL
						30

COMMENTS:

e.g., clarifications on assessment, unusual characteristics, invasive species, land use context

Survey conducted from distance on Baker Creek Road. Site area is currently undeveloped but residential subdivision construction along Baker Creek Road is approaching grove from south. Site is near the edge of the study area /Urban Growth Boundary.

MANAGEMENT RECOMMENDATIONS:

Amended on 08.12.2026
150 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: B4	SIZE: 9.75 ac.	MAP: B3, B4	SCORE: 36
LOCATION: Upper Baker Creek / Pinot Noir Ct.	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak
Secondary Species: Oregon ash
Understory: Red flowering currant, Hooker willow

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
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Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	3	X 3	2	X 1
SCORE	25		9		2	TOTAL
						36

COMMENTS:

Grove follows banks of Baker Creek along northern UGB / study area limits. Residential development approaching from the south. Baker Creek riparian forest provides good habitat and fish/wildlife movement corridor.

MANAGEMENT RECOMMENDATIONS:

Future greenway opportunity. Protect and manage as buffer when buildout occurs.

Amended on 08.12.2026
151 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: B7	SIZE: 45.7 ac.	MAP: A7, B7, B8	SCORE: 36
LOCATION: Grandhaven Drive/ Doran	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak, Oregon ash Secondary Species: Bird cherry, Scouler willow
Understory: Himalayan blackberry, English hawthorn, Oregon grape, Douglas fir saplings, swordfern, brackenfern, English holly, beaked hazelnut

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
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Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	3	X 3	2	X 1
SCORE	25		9		2	TOTAL
						36

COMMENTS:

e.g., clarifications on assessment, unusual characteristics, invasive species, land use context

Large grove around multi-branched tributary to North Yamhill River. Both upland and riparian communities are present. The understory is well developed.

MANAGEMENT RECOMMENDATIONS:

High priority for protection for diverse natural resource and open space functions. Manage spread of invasive species at edge of site.

City of McMinnville

Tree Grove Assessment Form

SITE#: C4	SIZE: 1.2 ac.	MAP: C4	SCORE: 24
LOCATION: Baker Crest Ct.	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak
Secondary Species: English hawthorn
Understory: Himalayan blackberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size		2 to <5 acres in size	1	<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
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Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	0	X 5	7	X 3	3	X 1
SCORE	0		21		3	TOTAL
						24

COMMENTS:

e.g., clarifications on assessment, unusual characteristics, invasive species, land use context

Small grove on slope above Baker Creek. Himalayan blackberry clearing at street stub. Potential street extension through grove.

MANAGEMENT RECOMMENDATIONS: Manage invasive species (hawthorn and blackberry).

Amended on 08.12.2026
153 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: C5	SIZE: 36.5 ac.	MAP: C5	SCORE: 46
LOCATION: Tice Park / Rotary Nature Preserve	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak, Oregon ash
Secondary Species: Scouler willow, beaked hazelnut, osoberry, bird cherry, Oregon grape, western redcedar, grand fir, Bigleaf maple
Understory: Swordfern, California dewberry, thimbleberry, ornamental laurel, English ivy, common snowberry, Reed canarygrass, Hooker willow, red-osier dogwood, vine maple, Pacific ninebark, red huckleberry, honeysuckle

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
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Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values	1	Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	8	X 5	2	X 3	0	X 1
SCORE	40		6		0	TOTAL
						46

COMMENTS:

Diverse forest canopy and understory, extensive wetland complex with braided channels. Ongoing ivy removal; native plantings. Storm damage cleanup underway – numerous broken limbs and downed trees. One of the highest rated groves in the study area.

MANAGEMENT RECOMMENDATIONS:

Continue protection, enhancement, non-native plant removal.

Amended on 08.12.2026
154 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: C7	SIZE: 6.9 ac.	MAP: C7	SCORE: 26
LOCATION: Grandhaven Dr (south)	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon ash, black cottonwood
Secondary Species: Oregon oak, Douglas fir, western hemlock,
Understory: English hawthorn, Himalayan blackberry, Hooker willow, Scouler willow, clustered rose, Pacific ninebark
Oceanspray, sword fern, prunus avium, California dewberry, brackenfern, Douglas fir saplings

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
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Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	2	X 5	4	X 3	4	X 1
SCORE	10		12		4	TOTAL
						26

COMMENTS:

Riparian corridor with steep sides and sparse tree cover. Buffers Walmart (big box retail) from residential uses. Some connectivity. Douglas fir and western hemlock appear planted. Residential lots appear to extend into the floodplain.

MANAGEMENT RECOMMENDATIONS:

Protect stream and riparian zone.

Amended on 08.12.2026
155 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: D1	SIZE: 12 ac.	MAP: D1	SCORE: 32
LOCATION: Fox Ridge Rd (west)	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak (viewed from distance)
Secondary Species:
Understory:

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	5	X 3	2	X 1
SCORE	15		15		2	TOTAL
						32

COMMENTS:

Viewed from Fox Ridge Road, with aerial photo-interpretation.

MANAGEMENT RECOMMENDATIONS:

City of McMinnville

Tree Grove Assessment Form

SITE#: D2	SIZE: 2.5 ac.	MAP: D2	SCORE: 30
LOCATION: Fox Ridge Rd (East)	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon oak (site not visible – viewed on aerial photos)
Secondary Species:
Understory:

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space		Visible from local street or private common open space	1	Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value	1	Unique natural or cultural features		Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	4	X 3	3	X 1
SCORE	15		12		3	TOTAL
						30

COMMENTS:

Assessed using aerial photo-interpretation.

MANAGEMENT RECOMMENDATIONS:

City of McMinnville

Tree Grove Assessment Form

SITE#: D4 A	SIZE: 5.3 ac.	MAP: D4	SCORE: 36
LOCATION: Michelbrook Country Club (west)	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak Secondary Species: Oregon ash, bird cherry
Understory: California dewberry, English holly, swordfern, snowberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	3	X 3	2	X 1
SCORE	25		9		2	TOTAL
						36

COMMENTS:

Western grove of two units (A and B) separated by golf course fairway. High habitat functions; heavy woodpecker use noted, including acorn and pileated woodpeckers. Nearby wetland corridor improves diversity of ecological niches.

MANAGEMENT RECOMMENDATIONS: Protect grove for maturity, large patch size, habitat functions. Manage invasive species. Amended on 08.12.2026

City of McMinnville

Tree Grove Assessment Form

SITE#: D4 B	SIZE: 5.8 ac.	MAPS: D4, E4	SCORE: 36
LOCATION: Michelbrook Country Club (east)	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak Secondary Species: Oregon ash, bird cherry Understory: California dewberry, English holly, swordfern, snowberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	3	X 3	2	X 1
SCORE	25		9		2	TOTAL
						36

COMMENTS:

Eastern grove of two units (A and B) separated by golf course fairway. Country Club trails through part of grove. High habitat functions.

MANAGEMENT RECOMMENDATIONS: Protect grove for maturity, large patch size, habitat functions. Manage invasive species.

City of McMinnville

Tree Grove Assessment Form

SITE#: D7	SIZE: 14 ac.	MAP: C7, D6, D7	SCORE: 40
LOCATION: Wortman Park	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak Secondary Species: Ponderosa pine, Oregon ash, bigleaf maple, black cottonwood, bird cherry, giant sequoia, western redcedar Understory: Reed canarygrass, American speedwell, watercress, water-starwort in stream.

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values	1	Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action		Partially developed	1	Developed (surrounded/enclosed)
SUB-TOTALS	6	X 5	3	X 3	1	X 1
SCORE	30		9		1	TOTAL
						40

COMMENTS:

A few large diameter firs and redwoods (>60 inches dbh). Stream corridor has little understory; managed.

MANAGEMENT RECOMMENDATIONS:

Plant native understory and riparian shrubs.

City of McMinnville

Tree Grove Assessment Form

SITE#: D8	SIZE: 2.5 ac.	MAP: D8, D9	SCORE: 22
LOCATION: Riverside Dr.	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant Species: Douglas fir Secondary Species: Oregon ash, bird cherry, black cottonwood
Understory: Himalayan blackberry, common snowberry, beaked hazelnut

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups	1	Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	1	X 5	4	X 3	5	X 1
SCORE	5		12		5	TOTAL
						22

COMMENTS:

Mostly Douglas fir plantation (dense) along south side of stream. Dense stocking will affect long term health. Limited view from Riverside Drive.

MANAGEMENT RECOMMENDATIONS:

Timber management/thinning may avoid future dieback.

City of McMinnville

Tree Grove Assessment Form

SITE#: E1	SIZE: 47.1 ac.	MAP: E1, F1	SCORE: 26
LOCATION: Redmond Hill Road	FLOODPLAIN: No	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant Species: Douglas fir Secondary Species: Oregon oak Understory: California dewberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	2	X 5	4	X 3	4	X 1
SCORE	10		12		4	TOTAL
						26

COMMENTS:

Various hillside units of young Douglas fir (max 30 years old) plantation. Dense with minimal understory.

MANAGEMENT RECOMMENDATIONS:

Forest thinning may be needed to maintain grove health over time.

City of McMinnville

Tree Grove Assessment Form

SITE#: E2	SIZE: 3.4 ac.	MAP: E2	SCORE: 32
LOCATION: Fox Ridge Rd / Masonic Cemetery	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak
Secondary species:
Understory: could not see from offsite

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value	1	Unique natural or cultural features		Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	5	X 3	2	X 1
SCORE	15		15		2	TOTAL
						32

COMMENTS:

Mixed grove north of Masonic cemetery. Limited view from Fox Ridge.

MANAGEMENT RECOMMENDATIONS:

City of McMinnville

Tree Grove Assessment Form

SITE#: E3	SIZE: 6.1 ac.	MAP: E3	SCORE: 34
LOCATION: Meadow Drive @ Emerson Way	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon ash
Secondary species: Black cottonwood
Understory: Hooker willow, slough sedge, reed canarygrass, teasel, Douglas spirea, Himalayan blackberry, California Dewberry, clustered rose, Pacific ninebark, osoberry, American speedwell, red-osier dogwood

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium	1	Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	4	X 5	4	X 3	2	X 1
SCORE	20		12		2	TOTAL
						34

COMMENTS:

BPA pathway crosses west side of this grove. Ash forested wetland of significant size is rare in City. Follows perennial stream with a diffuse channel. Some connectivity east and west via the wetland corridor.

MANAGEMENT RECOMMENDATIONS: Tree grove should be priority for protection for high quality habitat and wetland. Amended on 08.12.2026
164 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: E4	SIZE: 2.3 ac.	MAP: E3, E4	SCORE: 20
LOCATION: Michelbook Country Club	FLOODPLAIN: No	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Black cottonwood; Deodor cedar (planted)
Secondary species: Bird cherry
Understory: Himalayan blackberry, English holly, California dewberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses		Between similar land uses	1	No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups	1	Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action		Partially developed	1	Developed (surrounded/enclosed)
SUB-TOTALS	2	X 5	1	X 3	7	X 1
SCORE	10		3		7	TOTAL
						20

COMMENTS:

Linear feature along country club golf course. Planted deodor cedars.

MANAGEMENT RECOMMENDATIONS:

Manage invasive bird cherry.

City of McMinnville

Tree Grove Assessment Form

SITE#: F1	SIZE: 44.7 ac.	MAPS: E1, F1, G1	SCORE: 34
LOCATION: Redmond Hill (west)	FLOODPLAIN: No	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak Secondary Species: Bird cherry, English hawthorn, English holly
Understory:

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	4	X 5	4	X 3	2	X 1
SCORE	20		12		2	TOTAL
						34

COMMENTS:

Mixed fir/oak stand, some larger diameter. Few scattered homes. Understory is partially cleared to grass and herbs. Habitat function is medium due to size and connectivity.

MANAGEMENT RECOMMENDATIONS: Manage invasive species and restore understory vegetation.

City of McMinnville

Tree Grove Assessment Form

SITE#: F3	SIZE: 7.9 ac.	MAP: F3	SCORE: 32
LOCATION: Quarry Park	FLOODPLAIN: No	OBSERVER: TB	DATE: 4/7/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir
Secondary Species: Giant sequoia, ponderosa pine, western redcedar, bigleaf maple, black cottonwood
Understory: blackberry, geranium, grasses

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance		Appears healthy with no visible threats or low disturbance	1	Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action		Partially developed	1	Developed (surrounded/enclosed)
SUB-TOTALS	4	X 5	3	X 3	3	X 1
SCORE	20		9		3	TOTAL
						32

COMMENTS:

Former quarry site with mixed conifer canopy (planted) with a floor of grasses/geranium. Pines and other conifers are self-seeding in the understory.

MANAGEMENT RECOMMENDATIONS:

Restore and diversify understory vegetation. Manage invasive species.

City of McMinnville

Tree Grove Assessment Form

SITE#: F5	SIZE: 11.1 ac.	MAP: F5	SCORE: 42
LOCATION: City Park	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/21, 4/7/21

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant species: Douglas fir
Secondary species: Bird cherry, Oregon ash, Oregon oak, ornamental pine, black cottonwood, bigleaf maple, western redcedar, coast redwood
Understory: Himalayan blackberry, clustered rose, ornamental laurel, beaked hazelnut, English hawthorn, common snowberry, swordfern

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values	1	Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	6	X 5	4	X 3	0	X 1
SCORE	30		12		0	TOTAL
						42

COMMENTS:

Grove is in City Park, along the North branch of Cozine Creek. Large fir and redwood specimens are scattered within the park. Heavy storm damage to trees was noted in March. Cozine Creek has exposed, eroded banks and has undermined some riparian trees and vegetation; bank restoration, native shrub plantings and widened stream buffers would improve stream condition.

MANAGEMENT RECOMMENDATIONS:

Continued management of Himalayan blackberry, English ivy, and other invasive species. Augment understory with native upland and riparian shrub and herbaceous plantings.

City of McMinnville

Tree Grove Assessment Form

SITE#: F6	SIZE: 15.1 ac.	MAP: F6, F7, G6	SCORE: 36
LOCATION: Public Works / Oregon	FLOODPLAIN: Yes	OBSERVER: TB / ACS / PJQ	DATE: 3/9/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant species: Douglas fir, Oregon ash
Secondary species: Black cottonwood, Hooker willow, bird cherry
Understory: Himalayan blackberry, English ivy, swordfern, Pacific ninebark, vine maple, large periwinkle, English holly beaked hazelnut

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access	1	Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	3	X 3	2	X 1
SCORE	25		9		2	TOTAL
						36

COMMENTS:

Grove lies on steep slopes along a riparian corridor. Active wildlife corridor with linkage to Kiwanis/Dancer Park and South Yamhill River corridor. Provides some buffering of nearby uses and Dancer Park from substation.

MANAGEMENT RECOMMENDATIONS: Areas with wide distribution of invasive species noted. Eroded/exposed banks noted in a few locations. Manage invasives and restore tree and shrub cover on exposed banks.

Amended on 08.12.2026
169 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: G4	SIZE: 1.5 ac.	MAP: G4	SCORE: 32
LOCATION: Ash Meadows	FLOODPLAIN: No	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon ash
Secondary Species: Western redcedar, bird cherry
Understory: Clustered rose, Hooker willow, Scouler willow, English hawthorn, snowberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size		2 to <5 acres in size	1	<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	4	X 5	3	X 3	3	X 1
SCORE	20		9		3	TOTAL
						32

COMMENTS:

City park. Stream corridor showing evidence of replanting with native species including red flowering currant, clustered rose, Pacific ninebark, tall Oregon grape.

MANAGEMENT RECOMMENDATIONS:

Upstream reach lacks trees and shrubs. Expand replanting area to establish cover upstream.

Amended on 08.12.2026
170 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: G5	SIZE: 14.75 ac.	MAP: G5, H5	SCORE: 40
LOCATION: Linfield College: Cozine Creek	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ / TB	DATE: 3/11/21, 4/7/21

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Oregon ash, Douglas fir
Secondary Species: Bigleaf maple, bird cherry, Scouler willow, black walnut, western redcedar
Understory: English ivy, vine maple, evergreen huckleberry, osoberry, Himalayan blackberry, California dewberry

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access	1	Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium	1	Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	5	X 3	0	X 1
SCORE	25		15		0	TOTAL
						40

COMMENTS:

Forested banks and floodplain along Cozine Creek. Slope and terrace above floodplain have received some replanting of native and introduced species.

MANAGEMENT RECOMMENDATIONS:

Continue to increase stream cover and manage invasive species.

City of McMinnville

Tree Grove Assessment Form

SITE#: G8	SIZE: 20.3 ac.	MAP: G8, H8, H9	SCORE: 34
LOCATION: Yamhill River branch / Kingwood	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant Species: Douglas fir Secondary Species: Scouler willow, Hooker willow, bigleaf maple, bird cherry, Oregon ash, grand fir Understory: Oregon grape, swordfern, Himalayan blackberry, California dewberry, English ivy, English hawthorn, beaked hazelnut

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	2	X 3	3	X 1
SCORE	25		6		3	TOTAL
						34

COMMENTS:

Extensive corridor along small streams feeding South Yamhill River to north; good buffering.

MANAGEMENT RECOMMENDATIONS:

Continue to protect. Manage invasive species.

City of McMinnville

Tree Grove Assessment Form

SITE#: G9	SIZE: 4.6 ac.	MAP: G9	SCORE: 40
LOCATION: Evergreen Aviation Chapel	FLOODPLAIN: No	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☒ Decid. ☐ Evergreen ☐ Mixed Dominant Species: Oregon oak
Secondary Species: Douglas fir
Understory: Lawn grasses

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value	1	Unique natural or cultural features		Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values	1	Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups	1	Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	6	X 5	3	X 3	1	X 1
SCORE	30		9		1	TOTAL
						40

COMMENTS:

Part of Evergreen Aviation/Waterpark complex. Oak grove with managed grassy area. Developed as a picnic area adjacent to the chapel, next to the Waterpark parking area.

MANAGEMENT RECOMMENDATIONS:

Continue to protect.

City of McMinnville

Tree Grove Assessment Form

SITE#: H4	SIZE: 24.7 ac.	MAPS: H4, I4	SCORE: 36
LOCATION: Tall Oaks/Cozine Creek	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak
Secondary Species: Oregon ash
Understory: English ivy

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
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Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access	1	Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	4	X 5	5	X 3	1	X 1
SCORE	20		15		1	TOTAL
						36

COMMENTS:

Mixed grove with Douglas fir and Oregon oak locally dominant. Undeveloped open space – no developed access.

MANAGEMENT RECOMMENDATIONS:

Consider developing access to park; manage invasive species.

City of McMinnville

Tree Grove Assessment Form

SITE#: H5	SIZE: 4.1 ac.	MAP: G5, H5	SCORE: 40
LOCATION: Linfield College: Queen's Grove	FLOODPLAIN: No	OBSERVER: ACS / PJQ /TB	DATE: 3/11/21, 4/7/21

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Oregon oak Secondary Species: Developed areas of campus have tree overstory with ornamental shrubs, grass understory Understory: Grasses

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.		>5 acres in size	1	2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses		Between industrial/com. and res./open space land uses	1	Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access	1	Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value	1	Unique natural or cultural features		Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values	1	Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch	1	Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	5	X 5	5	X 3	0	X 1
SCORE	25		15		0	TOTAL
						40

COMMENTS:

Queen's Grove is an open park area with Oregon oak, red oak, with ornamental hardwoods and shrubs and grassed open space.

MANAGEMENT RECOMMENDATIONS:

Continue to manage invasive species at edges of grove.

City of McMinnville

Tree Grove Assessment Form

SITE#: H7	SIZE: 16.5 ac.	MAP: G7, H7	SCORE: 26
LOCATION: Yamhill River extension	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant Species: Douglas fir
Secondary Species: Oregon ash
Understory: Beaked hazelnut, California dewberry, Himalayan blackberry, cascara buckthorn, swordfern

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more	1	<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value		Visible from arterial street or public park/open space	1	Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access		Some physical or legal access limits; or part public, part private land	1	Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features		Rare or uncommon features	1	No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size		Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups	1	Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	3	X 5	2	X 3	5	X 1
SCORE	15		6		5	TOTAL
						26

COMMENTS:

Even-aged conifer stand. No large trees – possible plantation. Larger trees are close to achieving 14" dbh.

MANAGEMENT RECOMMENDATIONS:

Not a high priority for preservation except northern part in riparian corridor.

City of McMinnville

Tree Grove Assessment Form

SITE#: I3	SIZE: 29.5 ac.	MAP: I3, I4, J3, J4	SCORE: 42
LOCATION: Barber Open Space / Grange	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ	DATE: 3/11/2021

TREES
☐ Decid. ☒ Evergreen ☐ Mixed Dominant Species: Douglas fir
Secondary Species: Oregon ash, Scouler willow, bigleaf maple, bird cherry, black cottonwood, Pacific willow, Oregon oak, grand fir, Hooker willow
Understory: Osoberry, English ivy, English holly, snowberry, tall Oregon grape, California dewberry, beaked hazelnut
Swordfern, vine maple

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace	1	>50% of trees have dbh of 14" or more		25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
Screening/Buffering Groves may serve as land use buffers, depending on size, location, nearby uses	1	Between industrial/com. and res./open space land uses		Between similar land uses		No (or very limited) buffer function
Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots		Unrestricted public access	1	Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium	1	Accessibility and Rarity are both medium		Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development		Undeveloped (<1 unit per acre) or protected by land use action	1	Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	6	X 5	4	X 3	0	X 1
SCORE	30		12		0	TOTAL
						42

COMMENTS:

Uplands predominantly coniferous, grading to hardwood in floodplain. Diverse wetland complex at confluence of Cozine Creek and south tributary. Scattered oaks. Grove of large Douglas fir, very robust and tall.

MANAGEMENT RECOMMENDATIONS:

Build on open space protection at Barber. Manage invasive species.

Amended on 08.12.2026
178 of 323

City of McMinnville

Tree Grove Assessment Form

SITE#: I9	SIZE: 45 ac.	MAP: I8, I9, J8, J9	SCORE: 40
LOCATION: Airport Park	FLOODPLAIN: Yes	OBSERVER: ACS / PJQ / TB	DATE: 3/11/21, 4/7/21

TREES
☐ Decid. ☐ Evergreen ☒ Mixed Dominant Species: Douglas fir, Oregon oak, bigleaf maple Secondary Species: grand fir, red alder
Understory: Beaked hazelnut, English hawthorn, snowberry, tall Oregon grape, California dewberry, Himalayan blackberry, eglantine rose, English holly, reed canarygrass, Hooker willow

FUNCTION/CHARACTERISTIC		HIGH		MEDIUM		LOW
Tree size/Grove maturity Scenic and habitat values increase with age; mature trees are difficult to replace		>50% of trees have dbh of 14" or more	1	25-50% of trees have dbh of 14" or more		<25% of trees have dbh of 14" or more
Grove size Vitality, resilience of grove generally increases with size.	1	>5 acres in size		2 to <5 acres in size		<2 acres in size.
Health General condition and signs of dieback, threats, disturbance	1	Appears healthy with no visible threats or low disturbance		Some dieback or potential threats		Extensive dieback or high disturbance
Visibility Groves that are clearly visible from larger streets or public lands have greater value	1	Visible from arterial street or public park/open space		Visible from local street or private common open space		Not visible from street or open space
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Accessibility Greater access provides more opportunity for public use; but inappropriate on private lots	1	Unrestricted public access		Some physical or legal access limits; or part public, part private land		Privately owned or inaccessible
Rarity Unusual features (e.g., rare/oak grove, large grove or tree size) or historical value		Unique natural or cultural features	1	Rare or uncommon features		No uncommon features
Educational/Recreational Potential Accessible groves with unusual features offer recreational and/or education values		Accessibility and Rarity are high or medium		Accessibility and Rarity are both medium	1	Accessibility or Rarity are low
Wildlife Habitat Habitat functions for terrestrial species, connectivity, diversity, patch size	1	Diverse structure or species mix; high connectivity; lg. patch		Good source of food, cover, and territory for some wildlife groups		Few habitat functions with no or minimal habitat connectivity
Existing Development Groves with development	1	Undeveloped (<1 unit per acre) or protected by land use action		Partially developed		Developed (surrounded/enclosed)
SUB-TOTALS	6	X 5	3	X 3	1	X 1
SCORE	30		9		1	TOTAL
						40

COMMENTS:

Relatively undeveloped forested park with trail system bordered by farm fields and an airport runway. Grove follows a tributary to South Yamhill River, with streamside scrub-shrub and forested wetlands. Grove has a diverse plant community and well developed, multi-layered understory.

MANAGEMENT RECOMMENDATIONS: Maintain the health and diversity of native plants through invasive species management. Amended on 08.12.2026
179 of 323

Appendix C. Key to Scientific Names

Common Name	Scientific Name	Non-Native	Invasive	Ornamental
Beaked hazlenut	<i>Corylus cornuta</i>			
Bigleaf maple	<i>Acer macrophyllum</i>			
Bird cherry	<i>Prunus avium</i>	Yes	Yes	
Black cottonwood	<i>Populus trichocarpa</i>			
Black walnut	<i>Juglans nigra</i>	Yes		
California dewberry	<i>Rubus ursinus</i>			
Cascara buckthorn	<i>Frangula purshiana</i>			
Clustered rose	<i>Rosa pisocarpa</i>			
Coast redwood	<i>Sequoia sempervirens</i>	Yes *		Yes
Common snowberry	<i>Symphoricarpos albus</i>			
Dawn redwood	<i>Metasequoia glyptostroboides</i>	Yes		Yes
Douglas fir	<i>Pseudotsuga menziesii</i>			
English hawthorn	<i>Crataegus monogyna</i>	Yes	Yes	
English holly	<i>Ilex aquifolium</i>	Yes	Yes	
English ivy	<i>Hedera helix</i>	Yes	Yes	
Giant sequoia	<i>Sequoiadendron giganteum</i>	Yes *		Yes
Himalayan blackberry	<i>Rubus armeniacus</i>	Yes	Yes	
Hooker willow	<i>Salix hookeriana</i>			
Lady fern	<i>Athyrium filix-femina</i>			
Oregon ash	<i>Fraxinus latifolia</i>			
Oregon oak	<i>Quercus garryana</i>			
Osoberry	<i>Oemleria cerasiformis</i>			
Pacific ninebark	<i>Physocarpus capitatus</i>			
Pacific willow	<i>Salix lasiandra</i>			
Paper birch	<i>Betula papyrifera</i>	Yes*		Yes
Pines	<i>Pinus spp.</i>	Yes *		Yes
Quaking aspen	<i>Populus tremuloides</i>	Yes *		Yes
Red alder	<i>Alnus rubra</i>			
Red flowering currant	<i>Ribes sanguineum</i>			
Red osier dogwood	<i>Cornus alba</i>			
Reed canarygrass	<i>Phalaris arundinacea</i>	Yes	Yes	
Scouler willow	<i>Salix scouleriana</i>			
Shining geranium	<i>Geranium lucidum</i>	Yes	Yes	
Slough sedge	<i>Carex obnupta</i>			
Sweetbriar rose	<i>Rosa eglanteria</i>	Yes	Yes	
Sword fern	<i>Polystichum munitum</i>			
Tall Oregon grape	<i>Mahonia aquifolium</i>			
Vine maple	<i>Acer circinatum</i>			
Western red cedar	<i>Thuja plicata</i>			

* Native elsewhere in US

**PROPOSED AMENDMENTS TO THE MCMINNVILLE COMPREHENSIVE PLAN,
VOLUME II**

(All of the policies below are new policies to be added)

**CHAPTER VII
Community Facilities**

Scenic Views and Viewsheds

Policies

- 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.***

Scenic Views and Viewsheds

Policies

- 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:*
- 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.*
- 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.*

CHAPTER XI NATURAL RESOURCES

GOAL XI 2: TO ADOPT INVENTORIES, POLICIES, AND GOALS FOR RIPARIAN CORRIDORS, TREE GROVES, AND SCENIC VIEWS

Multi-Resource Policies

- 201.00 *The City of McMinnville shall adopt and maintain the McMinnville Natural Resources Inventory as part of the McMinnville Comprehensive Plan (Volume I). The inventory shall include maps and text that identify the location, type and resource values for three types of natural resources: riparian corridors, tree groves and scenic views within the McMinnville UGB.*
- 202.00 *The City shall follow the process set forth in the Goal 5 Natural Resources Administrative Rule (OAR Chapter 660, Division 023) to prepare natural resource inventories, determine the significance of inventoried natural resource sites, identify conflicting uses, evaluate the ESEE (economic, social, environmental and energy) consequences of alternative protection program, and adopt comprehensive plan policies and land use regulations to protect significant natural resource sites.*
- 203.00 *Natural Resource policies shall be implemented by Chapter 17.47 Natural Resource Protection Overlay Zones. Each natural resource subdistrict shall include objective development standards to protect significant natural resource sites identified in adopted Natural Resources Inventories. In cases of conflict with underlying base zone standards, the standards of the applicable natural resource subdistrict shall control.*
- 204.00 *The City of McMinnville shall coordinate with the Greater Yamhill Watershed Council to facilitate watershed restoration and improvement projects in natural resource areas such as floodplains, riparian corridors, tree groves and scenic views. Shared natural resource protection goals include: (1) removal of invasive vegetation species; and (2) restoration and enhancement of wetlands that provide a variety of natural resource, water quality, and flood control benefit.*

Tree Grove Policies

- 208.00 *The City of McMinnville shall apply the standard Goal 5 process set forth in OAR 660-023 to inventory, analyze and protect significant tree groves within the McMinnville UGB.*
- 209.00 *The McMinnville Tree Grove Inventory identified 27 significant tree groves within the McMinnville UGB. An ESEE analysis supports a limited protection program for Tree Groves. The protection program for the identified tree groves is implemented by Chapter 17.47 of the Municipal Code.*

Tree Protection Policies

210.00 Landmark and Significant trees shall be protected when located within the UGB and only removed in qualifying circumstances as identified in Chapter 17.47 and Chapter 17.58 of the Municipal Code.

Exhibit D to Ordinance 5181

PROPOSED AMENDMENTS TO THE MCMINNVILLE MUNICIPAL CITY CODE – TITLE 17, ZONING ORDINANCE

New proposed language is represented by **red, bold font**, deleted language is represented by ~~strikethrough font~~.

17.06.045 Tree Related Definitions. For the purpose of Trees (Chapter 17.58), the following definitions shall apply.

~~**Historic Tree** – Selected trees placed on an inventory based on the age, species, location, and historic significance.~~

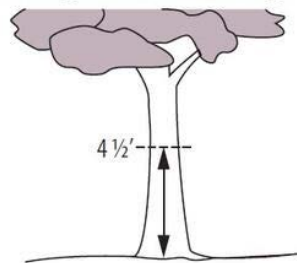
Landmark Tree – Selected trees placed on an inventory based on the age, species, location, and historic significance.

Landmark Tree Inventory – The inventory of trees designated as a Landmark Tree.

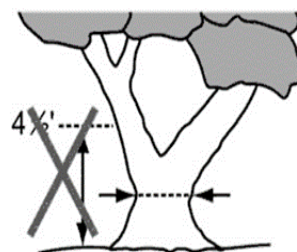
~~**Significant Tree** – Selected trees placed on an inventory based on the age, species, and location.~~ **Trees located on public and private land within the McMinnville city limits that are either (1) 36 inches or greater dbh, or (2) Oregon white oak trees 10 inches dbh or greater. Significant trees do not include hazardous, diseased, dead, or nuisance trees as determined by the Planning Director in consultation with a Certified Arborist, or to the extent necessary to comply with the Oregon Public Utilities Commission Safety Rules (OAR Chapter 860, Division 24) or the City's Water and Light Department Electric Wildfire Mitigation Plan.**

Tree – Any woody plant having a trunk ~~five~~**six** inches or more in diameter 4.5 feet above ground level at the base of the trunk. If a tree splits into multiple trunks below 4.5 feet, the trunk is measured at its most narrow point beneath the split.

Measuring Tree Size for Existing Trees



Measuring Split Trunk Tree



17.06.070 Natural Resources Protection Overlay Zones. For the purposes of the Natural Resources Protection Overlay Zones (Chapter 17.47), the following definitions shall apply.

Certified Arborist. - An arborist certified through the International Society of Arboriculture (ISA).

Critical Root Zone (CRZ). - The area directly beneath the tree dripline that should not be disturbed by development. The CRZ for an individual tree is located in a radius from the tree at a rate of 1 foot of horizontal distance from the tree for each 1 inch diameter of a tree measured at 4.5 feet above ground level, or as determined by a certified arborist.

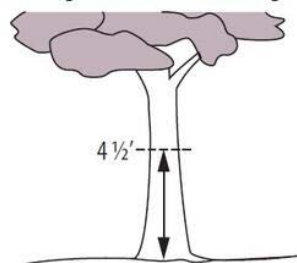
Landmark Tree. - Selected trees placed on an inventory based on the age, species, location, and historic significance.

McMinnville Significant Tree Grove Map. - A map that identifies significant tree groves within the McMinnville Urban Growth Boundary. This map is based on the City of McMinnville Tree Grove Assessment.

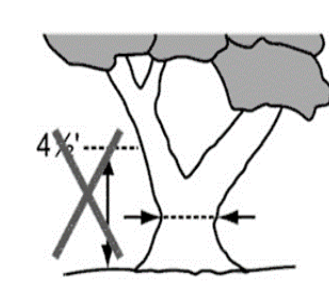
Significant Tree - Trees located on public and private land within the McMinnville city limits that are either (1) 36 inches or greater dbh, or (2) Oregon white oak trees 10 inches dbh or greater. Significant trees do not include hazardous, diseased, dead, or nuisance trees as determined by the Planning Director in consultation with a Certified Arborist, or to the extent necessary to comply with the Oregon Public Utilities Commission Safety Rules (OAR Chapter 860, Division 24) or the City's Water and Light Department Electric Wildfire Mitigation Plan.

Tree – Any woody plant having a trunk six inches or more in diameter 4.5 feet above ground level at the base of the trunk. If a tree splits into multiple trunks below 4.5 feet, the trunk is measured at its most narrow point beneath the split.

Measuring Tree Size for Existing Trees



Measuring Split Trunk Tree



Tree Grove Mitigation Plan (TGMP). - A detailed plan to compensate for identified adverse impacts on tree groves and native vegetation within tree grove boundaries from alteration, development, excavation or vegetation removal within the TG-P Subdistrict. The TGMP must be prepared by a certified arborist. The TGMP must be consistent with the recommendations of a required WAMP, if applicable.

Wildfire Hazard Assessment and Mitigation Plan (WAMP). - A plan prepared by certified arborist or professional forester in coordination with the McMinnville Fire District designed to assess and mitigate wildfire risks to people and property.

This whole chapter is new to the McMinnville Municipal Code

Chapter 17.47

NATURAL RESOURCES PROTECTIONS OVERLAY ZONES (as amended by Ord. 5181, August, 2026)

Sections:

17.47.000	Natural Resource Subdistricts Generally
17.47.010	Definitions.
17.47.200	Purpose and Intent of the TG-P Subdistrict
17.47.210	Applicability and General Provisions
17.47.220	Permitted, Conditional and Prohibited Uses
17.47.230	Application Requirements
17.47.240	Development Standards
17.47.250	Decision Options and Conditions of Approval
17.47.260	Administrative Adjustment to Underlying Zone Dimensional Standards
17.47.270	Density Transfer
17.47.280	Economic Hardship Variances
17.47.290	Exception for Large Tree Groves Subject to a Area Master Plan
17.47.300	Plan Amendment Option

17.47.000 **Natural Resources Protection Overlay Zones Subdistricts Generally.** Natural Resource Protection Overlay Zones Subdistricts (NR Subdistricts) apply to significant natural resource areas that have level of local protection pursuant to Statewide Planning Goal 5 – Natural and Cultural Resources.

- A. NR Subdistricts are based on adopted natural resource inventories – which include maps showing significant resource sites and supporting reports documenting the criteria and methods used to determine local resource site significance.

- B. NR Subdistricts implement McMinnville Comprehensive Plan Chapter XI Natural Resources.
- C. NR Subdistrict standards apply in addition to standards of the underlying base zone. In cases of conflict, the more restrictive standards control.
- D. NR Subdistricts may overlap with Managed Development (MDA) and Limited Development (LDA) Subdistricts. Generally, the review authority shall seek to harmonize subdistrict standards that appear to conflict. Where standards cannot be read together to achieve a consistent outcome:
 1. The more restrictive standards apply, except that
 2. MDA and LDA Subdistrict fuel reduction standards shall prevail in cases of unavoidable conflict with the significant tree and vegetation standards of this chapter.

17.47.010 Definitions. The following definitions apply within the NR Subdistricts listed below and in Section 17.06.070.

- A. **Tree Grove – Protection (TG-P) Subdistrict Definitions.** In addition to the definitions found in Subsection A, the following definitions apply to the review of development on properties with significant tree groves.
 1. **Certified Arborist.** An arborist certified through the International Society of Arboriculture (ISA).
 2. **Critical Root Zone (CRZ).** The area directly beneath the tree dripline that should not be disturbed by development. The CRZ for an individual tree is located in a radius from the tree at a rate of 1 foot of horizontal distance from the tree for each 1 inch diameter of a tree measured at 4.5 feet above ground level, or as determined by a certified arborist.
 3. **Landmark Tree** – See definition in Section 17.06.045 Tree Related Definitions.
 4. **McMinnville Significant Tree Grove Map.** A map that identifies significant tree groves within the McMinnville Urban Growth Boundary. This map is based on the City of McMinnville Tree Grove Assessment.
 5. **Significant Tree** - See definition in Section 17.06.045 Tree Related Definitions.
 6. **Tree Grove Mitigation Plan (TGMP).** A detailed plan to compensate for identified adverse impacts on tree groves and native vegetation within tree grove boundaries from alteration, development, excavation or vegetation removal within the TG-P Subdistrict. The TGMP must be prepared by a certified arborist. The TGMP must be consistent with the recommendations of a required WAMP, if applicable.
 7. **Wildfire Hazard Assessment and Mitigation Plan (WAMP).** A plan prepared by certified arborist or professional forester in coordination with the McMinnville Fire District designed to assess and mitigate wildfire risks to people and property.

Tree Grove Protection Subdistrict (TG-P Subdistrict)

17.47.200 Purpose and Intent of the TG-P Subdistrict. The TG-P Subdistrict implements the Tree Grove protection policies of the McMinnville Comprehensive Plan. The TG-P Subdistrict operates in conjunction with Chapter 17.58 Trees, Chapter 17.48 F-P Flood Area Zone, and Chapter 17.49 Managed Development Subdistricts, to resolve conflicts between development and protection of significant tree groves identified in the City of McMinnville Tree Grove Inventory (2025). The TG-P Subdistrict protects mapped significant tree groves pursuant to Statewide Planning Goal 5 (Natural and Cultural Resources) as implemented by OAR 660-023. Specifically, this chapter allows reasonable economic use of property while establishing clear and objective standards to:

- A. Protect significant tree groves and restrict development within their boundaries;
- B. Provide shade and minimize runoff and erosion, thereby maintaining and enhancing water quality;
- C. Preserve landmark and significant trees and native plant cover within tree groves, thereby maintaining and enhancing fish and wildlife habitats; and
- D. Conserve scenic, recreational and educational values of significant tree groves. (Ord. 5181, 2026).

17.47.210 Applicability and General Provisions. The TG-P Subdistrict applies to all significant tree groves, as shown on the McMinnville Significant Tree Groves Map.

- A. **Development Standards.** The standards and procedures of this chapter:
 1. Apply to all development proposed on property located within, or partially within, the TG-P Subdistrict;
 2. Are in addition to the standards of the underlying zone; and
 3. Supersede the standards of the underlying zone in cases of conflict.
- B. **Critical Root Zone (CRZ).** The CRZ for an individual tree is located in a radius from the tree at a rate of 1 foot of horizontal distance from the tree for each 1 inch diameter of tree measured at 4.5 feet high, or as determined by a certified arborist. The CRZ for a tree grove is measured from the outer edge of the perimeter tree grove canopy.
 1. Alternative CRZ determinations must be performed by a certified arborist as part of the arborist report required by Section 17.47.230.
 2. The applicant shall be responsible for surveying and mapping the precise location of the CRZ and any additional measurements required by this code at the time of application submittal.
- C. **Exemption for Developed Subdivision Lots.** This subsection does not apply to existing developed lots of 10,000 square feet or less, in an approved subdivision, with a residential zone map designation, if the relevant side or rear yards were cleared of trees and either developed with structures or planted in lawns or shrubs prior to the effective date of this Ordinance, August 11, 2026.

- D. Exemption for Replacement of Structures and Impervious Surfaces. - Building replacements limited to the footprint of existing buildings, and replacement of other impervious surfaces limited to the area of existing impervious surface are exempt from the provisions of this Chapter.
- E. City of McMinnville Exemption. When performed under the direction of the City (which includes the Water and Light Department) the following shall be exempt from the provisions of this chapter:
1. Public emergencies, including emergency repairs to public facilities (which includes the Water and Light Department); and
 2. Routine maintenance and/or replacement of existing public facilities projects (which includes the Water and Light Department).
 3. City utility or road work in utility or road easements or rights-of-way. Any trees removed in the course of utility work shall be replaced in accordance with the standards of this Chapter.
- F. Exemption for Routine Site Maintenance. The following maintenance activities shall be exempt from the provisions of this chapter:
1. Routine maintenance of the site, including maintenance of lawns and planted landscaping areas existing on the effective date of this Ordinance, August 11, 2026. Additionally, the application of herbicides to non-native vegetation and the application of synthetic fertilizers is subject to applicable state and federal regulations and developed properties shall be subject to the restrictions set forth in the McMinnville Municipal Code;
 2. Removal of non-native vegetation and replacement with native plant species;
 3. Maintenance pruning of existing trees shall be kept to a minimum and shall be in accordance with the American National Standards Institute (ANSI) A300 standards for Tree Care Operations. Under no circumstances shall the maintenance pruning be so severe that it compromises the tree's health, longevity, and/or resource functions.
- G. Exemption for Significant Tree Canopy over property lines. Tree canopy protections in this subsection only apply to properties that contain the trunks of trees with regulated canopy. In the case of development on property with significant tree grove canopy that extends over the subject parcel, but the trunks of the trees within the significant tree grove are not within the parcel, the provisions of this chapter do not apply. (Ord. 5181, 2026).

17.47.220 Permitted, Conditional and Prohibited Uses. Generally, land uses permitted by the underlying (base) zoning district are not allowed within the TG-P Subdistrict, except as set forth in in Table 17.47.220 below.

- A. Permitted and Conditional Uses. Table 17.47.220 below summarizes permitted, conditional and prohibited uses within the TG-P Subdistrict. A “Yes” indicates that the use is permitted ministerially, is allowed under prescribed conditions subject to approval by the Director or may be approved subject to discretionary criteria for conditional use permit review.

A “No” indicates that the use is not permitted. A use that is not permitted may not be approved through the variance provisions of this chapter. (Ord. 5181, 2026)

Table 17.47.220 Tree Grove – Protection Subdistrict Use List

Regulated Activity & Procedure Type		
A. <u>Permitted Uses– Ministerial Review</u>	Significant Tree Groves	Tree Grove Mitigation Plan Required?
1. Low impact, passive, or water-related recreation facilities and trails including, but not limited to, viewing shelters, picnic tables, nature trails and interpretive signs	Yes	No
2. Removal of diseased or hazardous trees authorized in writing by a certified arborist and deemed necessary for hazard prevention	Yes	No
3. Tree Grove or wildlife habitat restoration projects including removal of non-native trees	Yes	Yes
4. Arborist determination of Tree Grove CRZ boundaries	Yes	No
B. <u>Permitted Uses with Mitigation – Planning Director Approval with public notice</u>	Significant Tree Groves	Tree Grove Mitigation Plan Required?
1. Public facilities that appear on the City’s Public Facilities Plan when there is no reasonable alternative	Yes	Yes
2. Local streets and driveways serving residences and public facilities when there is no reasonable alternative	Yes	Yes
3. Public drainage facilities	Yes	Yes
4. Utility crossings and below-ground utilities	Yes	Yes
5. Adjustments to numeric standards of the underlying zone necessary to eliminate or reduce impacts on tree groves	Yes	No
6. Park improvements within significant tree groves where authorized by a parks master plan approved by the City Council	Yes	Yes

C. <u>Conditional Use or Variance Review subject to Planning Commission Approval at a Public Hearing</u>	Significant Tree Groves	Tree Grove Mitigation Plan Required?
1. Economic Hardship Variances, subject to variance provisions of Chapter 17.47.280	Yes	Yes
D. <u>Prohibited Uses - unless specifically authorized above or exempted</u>	Significant Tree Groves	Tree Grove Mitigation Plan Required?
1. Removal of native plant species	No	Not applicable
2. Placement of structures or impervious surfaces	No	Not applicable
3. Grading and placement of fill	No	Not applicable
4. Dumping of garbage or lawn debris or other unauthorized materials	No	Not applicable
5. Creation of a parcel that would be wholly within the TR-P district or resulting in an unbuildable parcel, as determined by the Director.	No	Not applicable

17.47.230 Application Requirements. All development applications on lots within, or partially within, the TG-P Subdistrict shall submit the following information, in addition to other information required by this code.

- A. **Ministerial Uses.** The applicant shall prepare a plan that demonstrates that the use will be constructed and located to avoid removal of any significant trees within a tree grove The Director may require additional information to determine TG-P boundaries or to mitigate identified impacts from a proposed development, including but not limited to:
 - 1. A site survey as prescribed in Section 17.47.230(B); and
 - 2. One or more of the reports described in Section 17.47.230(C).
- B. **Director and Planning Commission Review Uses: Site Specific Survey Required.** If any use or activity is proposed within a significant tree grove, the applicant shall be responsible for preparing a survey of the area proposed for development that shows the following:
 - 1. The name, location and dimensions of the significant tree grove, as shown on the McMinville Tree Grove Assessment.
 - 2. The area enclosed by the tree grove canopy per Section 17.47.210(B).
 - 3. The 100-year floodplain if applicable.
 - 4. Land subject to the Managed Development Area (MDA), Limited Development Area (LDA), and/or Riparian Corridor – Protection (RC-P) Subdistricts.
 - 5. Steeply sloped areas of more than 100 square feet where the slope of the land is 25% or greater.
 - 6. Existing public rights-of-way, structures, roads and utilities.
 - 7. Vegetation types (native and non-native).

8. The driplines of significant trees or tree clusters of trees 6-inches or greater dbh that would be impacted by tree removal, major pruning or ground disturbance.
9. Existing and proposed contours at 2-foot intervals, or as approved by the City Engineer or Planning Director.
- C. Required Studies and Mitigation Reports. Where required by Table 17.47.220, the applicant shall prepare the following studies in addition to the submission of information required for specific types of development. All required studies shall be prepared by professionals in their respective fields. The Planning Director may exempt permit applications from one or more of these studies, based on specific findings as to why the study is unnecessary to determine compliance with this chapter. This determination must be made, in writing, at or immediately following the required pre-application conference and prior to application submittal.
 1. Grading Plan. The grading plan shall be specific to a proposed physical structure or use and shall include information on terrain, drainage, direction of drainage flow, location of proposed structures and existing structures which may be affected by the proposed grading operations, water quality facilities, existing and finished contours (at 2-foot intervals, or as approved by the City Engineer or Planning Director) including all cut and fill slopes and proposed drainage channels. Project designs including but not limited to locations of surface and subsurface devices, walls, dams, sediment basins, storage reservoirs, and other protective devices shall form part of the submission.
 2. Arborist Report. This report, prepared by a Certified Arborist, shall identify the significant tree grove boundaries affecting the development site based on the driplines of perimeter trees. The arborist report also shall assess the health and driplines of any trees considered in the required alternatives analysis per Section 17.47.240.
 3. Tree Grove Mitigation Report (TGMR). If development is proposed within a tree grove, then the arborist report shall be supplemented by a survey of existing trees and vegetative cover within a significant tree grove, whether it is native or introduced, and how it will be altered by the proposed development. The TGMR shall include recommendations to assure compliance with each applicable provision of this code and shall be prepared by an arborist or landscape architect with specific knowledge of native plant species, planting, susceptibility to wildfire, maintenance methods, and survival rates. (Ord. 5181, 2026)

17.47.240 Development Standards. The following shall apply to all development, including vegetation removal and excavation, allowed within the TG-P Subdistrict. No application for a use identified in Section 17.47.220 shall be deemed complete until the applicant has addressed each of these standards in writing.

- A. Alternatives Considered. Development applications for allowed uses that require public notice must carefully examine alternatives for the proposed

use and explain the reasons why the proposed development cannot reasonably occur outside of the significant tree grove boundary, why any significant trees must be removed to meet project objectives, and why native vegetation cannot reasonably be avoided.

- B. Minimize Siting Impacts. The proposed use shall be designed, located and constructed to minimize excavation and erosion within significant tree groves (especially within CRZs), loss of native vegetation and significant trees, and adverse hydrological impacts on adjacent streams, rivers and wetlands.
 - 1. For development applications that require public notice, the certified arborist must certify that any adverse impacts on the health of remaining trees will be minimized consistent with best management practices.
 - 2. For all uses, the development shall avoid significant and landmark trees if possible, recognizing the operational needs of the proposed development.
- C. Construction Materials and Methods. Where development within the significant tree grove is unavoidable, construction materials or methods used within the tree grove area shall minimize damage to water quality, native vegetation and significant trees.
- D. Meet NR- and MD- Subdistrict Standards. All development must meet applicable natural resource and managed development subdistrict standards in addition to the provisions of this chapter. In cases of conflict, the more restrictive standard shall apply.
- E. Avoid Steep Slopes. Removal of significant trees and native vegetation removal shall be avoided on slopes of 25 percent or greater and in areas of High Landslide Susceptibility (as shown on the most recently acknowledged Statewide Landslide Information Layer for Oregon, SLIDO), except where necessary to construct public facilities, or to ensure slope stability.
- F. Minimize Impacts on Existing Vegetation. The following standards shall apply when construction activity is proposed in areas where native vegetation and significant trees are to be preserved.
 - 1. Work areas on the immediate site shall be carefully identified and marked to reduce potential damage to trees and vegetation.
 - 2. Trees shall not be used as anchors for stabilizing working equipment and the root zones shall be protected.
 - 3. During clearing operations, trees and vegetation shall not be permitted to fall or be placed outside the work area.
 - 4. In areas designated for selective cutting or clearing, care in falling and removing trees and brush shall be taken to avoid injuring trees and shrubs to be left in place.
 - 5. Non-active stockpiles containing soil, or soil mixed with vegetation, shall not be permitted for longer than two weeks.

- G. Tree Grove Mitigation Plan (TGMP). If a TGMP is required:
1. The applicant shall be responsible for re-vegetating areas temporarily disturbed by excavation on a 1:1 basis. For each 100 square feet of disturbed native vegetation removed, at least 100 square feet of cleared or non-native vegetation shall be re-planted with native, fire-resistant plant species.
 2. Where approval is granted within a significant tree grove, the applicant shall be responsible for mitigating native vegetation removal by replacing native vegetation within the remaining, protected tree grove on a 1:1.5 basis. That is, for each 100 square feet of disturbed native vegetation removed, at least 150 square feet of cleared or non-native vegetation shall be re-planted with native, fire-resistant plant species.
 3. Where approval is granted for the removal of significant trees or landmark trees, the applicant is responsible for mitigation in conformance with Chapter 17.58 Trees.
 4. The re-vegetation plan shall provide for the replanting and maintenance of native plant species designed to achieve pre-disturbance conditions. The applicant shall be responsible for replacing any native plant species that do not survive the first two years after planting, and for ensuring the survival of any replacement plants for an additional two years after their replacement.
- H. Water and Sewer Infiltration and Discharge. Water and sanitary sewer facilities shall be designed, located and constructed to avoid infiltration of floodwaters into the system, and to avoid discharges from such facilities to streams and wetlands.
- I. On-Site Systems. On-site septic systems and private wells shall be prohibited within the TG-P Subdistrict. (Ord. 5181, 2026).

17.47.250 Decision Options and Conditions of Approval

- A. Decision Options. The Approval Authority may approve, approve with conditions, or deny an application based on the provisions of this chapter. The Approval Authority may require conditions necessary to comply with the intent and provisions of this chapter.
- B. Conditions. The required reports shall include design standards and recommendations necessary for the engineer and biologist, certified wetland scientist or other qualified individual to provide reasonable assurance that the standards of this section can be met with appropriate mitigation measures. These measures, along with staff recommendations, shall be incorporated as conditions into the final decision approving the proposed development.
- C. Assurances and Penalties. Assurances and penalties for failure to comply with mitigation, engineering, erosion and water quality plans required under this section shall be as stated in Chapter 17.03 General Provisions.

17.47.260 Administrative Adjustment to Underlying Zone Dimensional Standards. The purpose of this section is to allow adjustments to dimensional standards of the underlying zoning district to reduce or move the development footprint to minimize adverse impacts on natural resource values within the TG-P Subdistrict. The Planning Director may approve adjustment applications with public notice.

- A. **Adjustment Option.** The Planning Director may approve up to a 50 percent adjustment to any dimensional standard (e.g., setback, height or lot area) of the underlying zoning district outside the boundaries of the significant tree grove to allow development consistent with the purposes of the TG-P Subdistrict.
- B. **Adjustment Criteria.** A TG-P adjustment may be requested when development is proposed on a site within or partially within a TG-P Subdistrict. For the director to approve a dimensional adjustment to standards outside the tree grove boundary in the underlying zoning district, the applicant shall demonstrate that the following criteria are fully satisfied:
 - 1. The adjustment is the minimum necessary to allow a permitted use, while at the same time minimizing disturbance within significant tree grove area.
 - 2. Explicit consideration has been given to maximizing tree retention and vegetative cover, protecting significant and landmark trees, and minimizing excavation and impervious surface area.
 - 3. Design options have been considered to reduce the impacts of development, including but not limited to multi-story construction, siting of the structure or residence close to the street to reduce driveway distance, maximizing the use of native landscaping materials, and minimizing parking area and garage space.
 - 4. Assurances are in place to guarantee that future development will not encroach further on land under the same ownership within the TG-P Subdistrict.
 - 5. The Planning Director may impose any reasonable condition necessary to mitigate identified impacts resulting from development on otherwise unbuildable land. (Ord. 5181, 2026).

17.47.270 Density Transfer. Residential density transfer from land within the TG-P Subdistrict (the sending area) to contiguous property under the same ownership that is outside any applicable natural resource or managed development subdistricts (the receiving area), shall be permitted, subject to the following standards.

- A. **Maximum Density.** To encourage density transfer, the transfer area shall be subject to the development standards of the next higher residential zoning district, if there is available utility capacity.
- B. **Example.** For example, density transfer from the TG-P Subdistrict to land with an underlying R1 zone to the sending area on the same site but outside the Managed Development and the Natural Resource Protection

Subdistricts shall be capped at the density allowed in the R2 zone. (Ord. 5181, 2026).

17.47.280 Economic Hardship Variances. Variances to the provisions of the TG-P Subdistrict shall be discouraged and may be considered only as a last resort when application of the TG-P Subdistrict would result in a property (one or more contiguous lots under common ownership) having no reasonable economic use.

- A. **Variance Option.** The Planning Commission shall hear and decide variances from dimensional provisions of this chapter, in accordance with the criteria in Section 17.74.110.
- B. **Additional Criteria.** In addition to the general variance criteria described in Section 17.74.110, the following additional criteria must be met to grant a variance to any dimensional provision of this chapter:
 - 1. The variance is necessary to allow reasonable economic use of the subject parcel or parcels of land owned by the applicant that were not created after the effective date of this chapter.
 - 2. Strict application of the provisions of this chapter would otherwise result in the loss of a buildable site for a use that is permitted outright in the underlying zoning district, and for which the applicant has submitted a formal application.
 - 3. The applicant has exhausted all options available under this chapter to relieve the hardship.
 - 4. Based on review of all required studies described in Section 17.47.240, the variance is the minimum necessary to afford relief, considering the potential for increased flood and erosion hazard, and potential adverse impacts on significant trees, native vegetation, fish and wildlife habitat, and water quality.
 - 5. Based on review of all required studies described in Section 17.47.240, any adverse impacts on tree canopy, water quality, erosion or slope stability that will result from approval of this hardship variance have been mitigated to the greatest extent possible.
 - 6. Loss of significant tree and vegetative cover shall be minimized. Any lost vegetative cover shall be replaced on-site at the basis established in Section 17.47.240(G). (Ord. 5181, 2026).

17.47.290 Verification of Tree Grove Boundaries. Significant tree grove boundaries may be appealed and must be verified occasionally to determine the true location of tree grove perimeters through a site-specific survey. Applications for development on a site that contains significant tree groves may request a determination that the subject site or portions of the subject site is not subject to the standards of Chapter 17.47. Verifications shall be processed as outlined below.

- A. Verifications shall be processed per the process described in 17.72.100, Planning Director's Review without Notification.

- B. Applicants for a determination under this section shall submit a site plan meeting the requirements of Chapter 17.72, as applicable, and provide a survey location of on-site significant trees within the significant tree grove and their respective Critical Root Zones.
- C. Such requests may be approved provided that there is evidence substantiating that the tree grove perimeter boundaries identified on the McMinnville Significant Tree grove map are inconsistent with the Critical Root Zones of trees within the grove on site. (Ord. 5181, 2026).

17.47.300 Plan Amendment Option. Any owner of property affected by the Goal 5 significant tree grove protections may apply for a comprehensive plan amendment as provided in MMC Section 17.74.020. This amendment must be based on a specific development proposal. The effect of the amendment would be to remove Goal 5 protection from the property. The applicant must demonstrate that such an amendment is justified by either of the following:

- A. **ESEE analysis.** The applicant may prepare an environmental, social, economic and energy (ESEE) consequences analysis prepared in compliance with OAR 660-23-040.
 - 1. The analysis must consider the ESEE consequences of allowing the proposed conflicting use, both the impacts on the specific resource site and the comparison with other comparable sites within the McMinnville Planning Area;
 - 2. The ESEE analysis must demonstrate to the satisfaction of the city council that the adverse economic consequences of not allowing the conflicting use are sufficient to justify the loss, or partial loss, of the resource;
 - 3. In particular, ESEE analysis must demonstrate why the use cannot be located on buildable land, consistent with the provisions of this chapter, and that there are no other sites within the City of McMinnville Planning Area that can meet the specific needs of the proposed use;
 - 4. The ESEE analysis must be prepared by a team consisting of a wildlife biologist or wetlands ecologist and a land use planner or land use attorney, all of whom are qualified in their respective fields and experienced in the preparation of Goal 5 ESEE analysis;
 - 5. If the application is approved, then the ESEE analysis must be incorporated by reference into the McMinnville Comprehensive Plan.
- B. **Demonstration of change.** In this case, the applicant must demonstrate that the significant tree grove area site no longer meets the thresholds of significance or definition of a tree grove, relative to other comparable significant tree groves within the City of McMinnville Planning Area.
 - 1. Significance thresholds and tree grove definitions are described and applied in the McMinnville Tree Grove Assessment adopted by reference as part of this chapter.
 - 2. To approve this claim, the city council must find that the decline in identified resource values did not result from a violation of this title.

3. If the application is approved, then the change must be integrated into the McMinnville Significant Tree Grove Map. (Ord. 5181, 2026).

CHAPTER 17.58

TREES

Sections:

17.58.010	Purpose.
17.58.020	Applicability.
17.58.030	Definitions.
17.58.040	Tree Removal/Replacement.
17.58.045	Downtown Trees.
17.58.050	Application Review and Criteria.
17.58.060	Permit Exemptions.
17.58.070	Tree Topping.
17.58.075	Protection of Trees.
17.58.080	Street Tree Planting – When Required.
17.58.090	Street Tree Standards.
17.58.100	Street Tree Plans.
17.58.110	Street Tree Planting.
17.58.120	Street Tree Maintenance.
17.58.130	Landmark Tree Inventory

17.58.010 Purpose. The purpose of this ordinance is to establish and maintain the maximum amount of tree cover on public and private lands in the city; reduce costs for energy, stormwater management, and erosion control; provide tree-lined streets throughout the city; select, situate and maintain trees appropriately to minimize hazard, nuisance, damage, and maintenance costs; to enhance the appearance, beauty and charm of the City; to increase property values and build stronger ties within neighborhoods; to implement applicable adopted Downtown Improvement Plan provisions; to promote a diverse, healthy, and sustainable community forest; and to educate the public regarding community forest issues. (Ord. 5027 §2, 2017; Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

17.58.020 Applicability. The provisions of this ordinance shall apply to:

- A. Individual **All** significant or historic **landmark** trees as defined in this ordinance **located on public or private land within the McMinnville city limits.**
- B. All **street** trees with trunks located completely or partially within any public area or right-of-way;
- C. All trees, **having a trunk 6 inches or more in diameter 4.5 feet above ground level or if a tree splits into multiple trunks below 4.5 feet, the trunk is measured at its most narrow point beneath the split,** on developable land and subject to or undergoing development review such as site plan review,

tentative subdivision review, or partition review; (**Ord. 5181 §3, 2026**, Ord. 5027 §2, 2017; Ord. 4654B §1, 1997).

17.58.030 Definitions. For the purpose of this section, refer to Section 17.06.045 for Tree related definitions. (Ord. 4952 §1, 2012).

17.58.040 Tree Removal/Replacement.

- A. The removal or major pruning of a tree, if applicable under Section 17.58.020, shall require City approval, unless specifically designated as exempt by this ordinance. Persons wishing to remove or prune such trees shall file an application for a permit with the City. The applicant shall include information describing the location, type, and size of the subject tree or trees, and the reasons for the desired action, and the costs associated with tree removal, replacement, and repair of any other public infrastructure impacted by the tree removal or major pruning. Applications shall be reviewed by the **“review authority” identified as the** Planning Director or Planning Director’s Designee (hereafter “Planning Director”) or the Landscape Review Committee as provided in this Chapter, including Section 17.58.050. Only applications for Complex Tree Removal Permits shall be forwarded to the McMinnville Landscape Review Committee for a decision within 30 (thirty) days of submittal, except as authorized in Section 17.58.050. Requests for tree removal within the Downtown Tree Zone shall be submitted to the City. Such requests shall be acted upon as soon as practicable, with consideration given to public safety, value of the tree to the public, and work schedules. The Planning Director should attempt to make decisions on such requests within five calendar days of submittal. The Landscape Review Committee or the Planning Director, as appropriate, may approve, approve with conditions, or deny the request based on the criteria stated in Section 17.58.050. A decision of the committee or Planning Director may be appealed to the Planning Commission if written notice of the appeal is filed with the City within 15 (fifteen) days of the committee’s or the Planning Director’s decision. A decision made by the Planning Director’s in response to a request to remove an unsafe tree, or a tree causing repeated and excessive damage to sidewalks, or other public or private improvements or structures shall be final, unless appealed by the applicant; no other party shall have standing to appeal.
- B. Trees subject to this ordinance which are approved for removal or pruning shall be removed or pruned following accepted arboricultural pruning practices, such as those published by the International Society of Arboriculture (ISA) and any standards adopted by the City. The Planning Director, after consultation with appropriate city staff and/or a certified arborist, shall direct removal of downtown trees that are identified in a current Downtown Tree Zone inventory assessment as unhealthy, dangerous to the public, inappropriate for the downtown area, or otherwise in need of removal.
- C. The applicant shall be responsible for all costs associated with the tree removal or pruning, or as otherwise required by this ordinance, and shall ensure that all

work is done in a manner which ensures safety to individuals and public and private property.

- D. Approval of a request to remove a tree **subject to the standards of this Chapter** ~~may~~ **shall** be conditioned upon replacement of the tree with another tree(s) approved by the city, **and/or** a requirement to pay to the city an amount sufficient to fund the planting and establishment by the city of a tree(s), ~~or trees of similar value~~ **in accordance with a fee schedule adopted by resolution of the council. The replacement and fee requirements shall be as established in this section.** ~~The value of the existing tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. Every attempt should be made to plant replacement trees in the same general location as the tree being removed. In the event that a replacement tree cannot be planted in the same general location, a condition of approval may be required to allow for the replacement tree to be planted in another location in the City as part of the City's annual tree planting program.~~

E. **Significant and Landmark Trees**

1. **Significant and Landmark Tree Removal and Major Pruning Generally.**
 - a. **Removal of significant trees shall only be permitted pursuant to the standards of subsections (2) below and Section 17.58.050.**
 - b. **Removal of landmark trees shall only be permitted pursuant to the standards of subsections (3) below and Section 17.58.050.**
 - c. **Major pruning of significant and landmark trees shall be reviewed subject to Section 17.58.050(B) Application for Tree Major Pruning Permit. Any tree may be pruned to meet wildfire fuel reduction requirements under the supervision of a certified arborist.**
2. **Significant Tree Removal Mitigation.**
 - a. **Significant trees outside of MDA, LDA, TG-C and RC-P Subdistricts. If the review authority approves significant tree removal, the value of each significant tree to be removed shall be mitigated as follows:**
 - 1) **Plant at least three (3) trees, with a minimum caliper of two (2) inches measured at six (6) inches above grade, on-site or on adjacent public land for each significant tree removed or pay a replacement fee in accordance with a fee schedule adopted by resolution of the council.**
 - b. **Significant trees within MDA, LDA, TG-C and RC-P Subdistricts. Where limited significant tree removal is permitted consistent with applicable zoning standards, a tree mitigation plan shall be required, and replacement trees shall be determined by the required tree mitigation planting plan.**
3. **Landmark Trees Removal Mitigation.**
 - a. **Landmark Trees outside of MDA, LDA, TG-C, and RC-P Subdistricts.**
 - 1) **If approved by the review authority, the property owner or land developer shall provide the following mitigation:**

- a) The payment of a fee in accordance with a fee schedule adopted by resolution of the council; and
 - i) Plant at least three (3) trees, with a minimum caliper of two (2) inches measured at six (6) inches above grade, on-site for each significant tree removed. Or if the review authority determines that there is no suitable location for replacement trees on-site then the applicant shall either plant replacement trees on adjacent public land, another property owned by the applicant or pay a replacement fee in accordance with a fee schedule adopted by resolution of the council Planning Director.
 - 2) Removal of landmark trees is subject to the standards of Chapter 17.47 and Chapter 17.59.
- b. Landmark Trees within the MDA, LDA, TG-C and RC-P Subdistricts.
 - 1) If approved by the review authority for removal, the property owner or land developer shall provide the following mitigation:
 - a) The payment of a fee in accordance with a fee schedule adopted by resolution of the council; and
 - b) Plant at least three (3) trees, with a minimum caliper of two (2) inches measured at six (6) inches above grade, on-site or on adjacent public land for each significant tree removed or pay a replacement fee in accordance with a fee schedule adopted by resolution of the council.
 - 2) Removal of landmark trees is subject to the standards of Chapter 17.47 and Chapter 17.59.
- F. Other Tree Removal Mitigation. All trees, having a trunk 6 inches or more in diameter 4.5 feet above ground level at the base of the trunk or if a tree splits into multiple trunks below 4.5 feet, the trunk is measured at its most narrow point beneath the split, on developable land and subject to or undergoing development review, such as site plan review, tentative subdivision review, or partition review. If approved by the review authority for removal, the property owner or land developer shall provide the following mitigation:
 - 1) Plant at least one (1) tree, with a minimum caliper of two (2) inches measured at six (6) inches above grade, on-site or on adjacent public land for each significant tree removed, or
 - 2) If the review authority determines that there is no suitable location for replacement trees on-site or on adjacent public land, then the applicant shall either plant replacement trees on another property owned by the applicant or pay a replacement fee in accordance with a fee schedule adopted by resolution of the council.
- G. The applicant is responsible for grinding stumps and surface roots at least six inches below grade. At least a two-inch-thick layer of topsoil shall be placed over the remaining stump and surface roots. The area shall be crowned at least two inches above the surrounding grade to allow for settling and shall be raked smooth. The applicant shall restore any damaged turf areas and grades due to vehicular or mechanical operations. The area shall be re-seeded.

- H. The applicant shall complete the tree removal, tree replacement if required, within six months of receiving notification of the Planning Director's or Landscape Review Committee's decision. The Planning Director or Landscape Review Committee may allow for additional time to complete the tree replacement to allow for planting in favorable seasons and to promote tree survivability. **If applicable, the payment of fees shall occur prior to the removal of trees.**
- I. Other conditions may be attached to the permit approval by the Planning Director or Landscape Review Committee as deemed necessary.
- J. The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014, as may be subsequently amended. Specific design drawings and specifications have been developed for trees outside the Downtown Tree Zone. Such design specifications may be periodically updated by the City. ~~to include specifications such as tree root barriers, watering tubes or structures, tree grates, and removable pavers, and shall graphically describe the proper method for planting trees to minimize the potential for sidewalk / tree root conflict.~~ **(Ord. 5181 §3, 2026, Ord. 5027 §2, 2017; Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).**

17.58.045 Downtown Trees.

- A. The pruning and removal of street trees within the Downtown Tree Zone shall be the responsibility of the City, and shall be undertaken at public expense.
- B. The planting of street trees shall be subject to the design drawings and specifications developed by the City in May 2014, as may be subsequently amended. Specific design drawings and specifications have been developed for trees within the Downtown Tree Zone. Such design specifications may be periodically updated by the City to include specifications such as tree root barriers, watering tubes or structures, tree grates, and removable pavers, and shall graphically describe the proper method for planting trees within the Downtown Tree Zone to minimize the potential for sidewalk / tree root conflict.
- C. The City shall adopt implementation measures that cause, through rotation over time, the development of a variable aged stand of trees within the Downtown Tree Zone. In order to implement this policy, the Planning Director shall authorize, but shall limit, annual tree removal within the downtown to no more than three (3) percent of the total number of existing downtown trees in the Downtown Tree Zone.
- D. A street tree within the Downtown Tree Zone may be removed if the Planning Director determines that the tree is causing repeated and excessive damage to sidewalks or other public or private improvements or structures. (Ord. 5027 §2, 2017).

17.58.050 Application Review and Criteria.

- A. Application for Simple Tree Removal Permit.
 - 1. Review. Applications for simple tree removal permits shall be reviewed by the Planning Director in accordance with the requirements of this Chapter on a form containing information required by the Planning Director .

2. Criteria. Each tree proposed for removal must meet at least one of the following criteria:
 - a. The tree is a hazard as determined by a Certified arborist, and the arborist has demonstrated that less intensive options than removal, such as pruning, cabling, or bracing of limbs would not abate the hazard or would have a significant adverse effect on the health of the tree.
 - b. The tree is dead or in an advanced state of decline.
 - c. The tree species **has been determined to be a** ~~is on the~~ nuisance **by the City** ~~list for Oregon or the list of invasive trees published by OSU Extension.~~
 - d. Tree is infested with pests or disease.
 - e. The tree roots are causing damage to sidewalks or other infrastructure, and the damage can't reasonably be abated without removing the tree. In evaluating whether the damage can be reasonably abated without removing the tree, consideration shall be given to impacts of the necessary abatement on the tree's health, further damage to infrastructure that would occur if the tree is retained, and alternative methods of abatement that would retain and protect the tree and prevent further damage. When considering reasonable abatement methods, greater priority shall be placed on retention of larger, healthy trees.
 - f. The tree has sustained physical damage to an extent that necessitates its removal to address an issue of safety or tree health and aesthetics.
 - g. The proposed removal is part of an approved development project, a public improvement project where no reasonable alternative is available, is part of a street tree improvement program. When considering reasonable alternatives, greater priority shall be placed on retention of larger, healthy trees.
 - ~~h. If the tree is on an adopted list or inventory of trees identified by the City as part of an adopted tree protection program, such as a Heritage Tree list the decision shall also meet any applicable requirements related to the protection of such trees.~~
 - ~~i. The tree is in conflict with planned public improvements, no reasonable and practicable alternative to significant or landmark tree removal exists, and any required mitigation plans have been approved by the land use review authority.~~
3. Arborist Verification. In order to meet any of the above criteria for removal verification of tree health or a tree's impacts on infrastructure shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the City. The Planning Director may waive the requirement for verification by an Arborist if it is reasonable to determine a tree is dead by inspection or other documentation required by the Planning Director . (Ord. 5027 §2, 2017; Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).
4. At the Planning Director's discretion, any simple tree removal permit application may be referred to the Landscape Review Committee for review, to be reviewed by the Committee within 30 days of submittal of the application.

- B. Application for Tree Major Pruning Permit.
1. Review. Applications for major pruning of trees shall be reviewed by the Planning Director in accordance with the requirements of this Chapter on a form containing information required by the Planning Director .
 2. Criteria. Each tree proposed for major pruning shall meet all of the following criteria:
 - a. The pruning is necessary to reduce risk of hazard, maintain or improve tree health and structure, or improve aesthetics in accordance with accepted arboricultural practices, or to achieve compliance with public standards such as vision clearance, vertical clearance above sidewalks or roadways, or separation from overhead utilities.
 - b. The proposed pruning shall be consistent with the public purposes of Section 17.58.010 and shall not adversely affect the health of the tree. When pruning is necessary to reduce risk of hazard or achieve compliance with public standards, the tree structure and aesthetics shall be maintained to the extent practicable.
 - c. The proposed pruning will be performed consistent with accepted arboricultural practices, such as those published by the International Society of Arboriculture (ISA).
 - d. ~~If the tree is on an adopted list or inventory of trees identified by the City as part of an adopted tree protection program, such as a Heritage Tree list, the decision shall also meet any applicable requirements related to the protection of such trees.~~
 3. Arborist Verification. In order to meet any of the above criteria for major pruning, verification of the need and consistency with the criteria for the proposed pruning shall be required, at the expense of the applicant, by a Certified Arborist acceptable to the City.
 4. At the Planning Director's discretion, any application for major pruning of a tree may be referred to the Landscape Review Committee for review, to be reviewed by the Committee within 30 days of submittal of the application.
- C. Application for Complex Tree Removal Permit.
1. Review. Applications for complex tree removal permits shall be reviewed by the Landscape Review Committee in accordance with the procedures of this Chapter on a form containing information required by the Planning Director.
 2. Criteria. An application for a complex tree removal permit shall meet all of the following criteria:
 - a. The tree removal is necessary to address a public purpose that is not addressed by the criteria for a Simple Tree Removal Permit, and the application does not merely circumvent the requirements for a Simple Tree Removal Permit.
 - b. The tree removal is necessary to promote the public health, safety, welfare, and/or to accomplish a public purpose or program identified in the City's adopted plans, goals, and/or policies.
 - c. The tree removal will be consistent with the overall furtherance of a healthy urban forest, including healthy, attractive street trees.

3. The Landscape Review Committee may apply conditions of approval as specified in this Chapter and as may be necessary to offset the impact of the tree removal.
- ~~4. If the tree is on an adopted list or inventory of trees identified by the City as part of an adopted tree protection program, such as a Heritage Tree list, the decision shall also meet any applicable requirements related to the protection of such trees.~~

D. Application for Significant Tree Removal Permit.

- 1. Review.** Applications for removal of significant trees shall be reviewed by the Planning Director in accordance with the requirements of this Chapter on a form containing information required by the Planning Director .
- 2. Criteria.** An application for a significant tree removal permit shall meet all of the following criteria:
 - a. If applicable, consistent with applicable standards of the MDA, LDA, TG-C, and RC-P Subdistricts.
- 3. At the Planning Director's discretion, any application for Significant Tree Removal Permit may be referred to the Landscape Review Committee for review, to be reviewed by the Committee within 30 days of submittal of the application.**

E. Application for Landmark Tree Removal Permit.

- 1. Review.** Applications for removal of significant trees shall be reviewed by the Landscape Review Committee in accordance with the requirements of this Chapter on a form containing information required by the Planning Director within 30 days of submittal of the application.
- 2. Criteria.** An application for a complex tree removal permit shall meet all of the following criteria:
 - a. If applicable, consistent with applicable standards of the MDA, LDA, TG-C, and RC-P Subdistricts.

17.58.060 Permit Exemptions.

- A. Emergency Removal of Hazardous Tree** - If an imminent danger exists to the public or any private property owner or occupant, the City may issue an emergency removal permit. ~~The removal shall be in accordance with International Society of Arboriculture (ISA) standards.~~ **Replacement of such tree shall be in compliance with Section 17.58.050 and 17.58.090(F).**
- B. Tree Impacting Public Infrastructure** – If a tree, is causing damage to or impacting public infrastructure that the adjacent property owner is not responsible for repairing, such as pedestrian ramps, utility vaults, or public storm or sanitary sewer lines, the tree removal may be approved by the Planning Director. The removal shall be in accordance with International Society of Arboriculture (ISA) standards. In the event that a replacement tree cannot be planted in the same general location as the tree removed, the replacement tree may be planted in another location in the City as part of the City's annual tree planting program.

- C. Maintenance - Regular pruning maintenance, which does not require the removal of over 20 percent of the tree's canopy, tree topping, or the disturbance of over 10 percent of the tree's root system, is exempt from the provisions of this ordinance.
- D. Removal of downtown trees at the direction and initiative of the Planning Director.

17.58.070 Tree Topping. It shall be unlawful for any person, firm, or the City to top any tree **subject to the standards of this Chapter**. Trees severely damaged by storms or other causes or certain trees under utility wires or other obstructions where normal pruning practices are impractical may be exempted at the determination of the Planning Director or Landscape Review Committee, applying criteria developed by the City. (Ord. 4654B §1, 1997).

17.58.075 Protection of Trees.

- A. It shall be unlawful for any person to remove, destroy, break, or injure any ~~street tree or public tree~~ **subject to the standards of this Chapter**. Individuals convicted of removing or destroying a tree without City approval shall be subject to paying to the City **a fee per tree, the amount determined by the Planning Director, with the amount assessed for each day of continuing violation to be at least the amount established a Class 3 code violation and to not exceed the amount established for a Class 1 code violation.** ~~an amount sufficient to fund the planting and establishment of a tree, or trees, of similar value. The value of the removed or destroyed tree shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers.~~
- B. It shall be unlawful for any person to attach or keep attached to any ~~street or public tree~~ **subject to the standards of this Chapter** or to the guard or stake intended for the protection of such tree, any rope, wire, chain, sign, or other device, except as a support for such tree.
- C. During the construction, repair, alteration or removal of any building or structure it shall be unlawful for any owner or contractor to leave any **tree subject to the standards of this Chapter** ~~street tree or public tree~~ in the vicinity of such building or structure without a good and sufficient guard or protectors as shall prevent injury to such tree arising out of or by reason of such construction or removal.
- D. Excavations shall not occur within the drip line of any ~~street tree or public tree~~ **tree subject to the standards of this Chapter** without approval of the City, applying criteria developed by the **City** ~~Landscape Review Committee~~. Utility pole installations are exempted from these requirements. During such excavation or construction, any such person shall guard ~~any street tree or public tree~~ **such tree** within the drip line, or as may be required by the Planning Director or Landscape Review Committee.

- E. All building material or other debris shall be kept outside of the drip line of any **tree subject to the standards of this Chapter** ~~street tree or public tree~~. (Ord. 4654B §1, 1997).

17.58.080 Street Tree Planting - When Required. All new residential development, commercial or industrial development, subdivisions, partitions, or parking lots fronting on a public roadway which has a designated curb-side planting strip or planting island shall be required to plant street trees in accordance with the standards listed in Section 17.58.090. (Ord. 4654B §1, 1997).

17.58.090 Street Tree Standards.

- A. The species of the street trees to be planted shall be chosen from the McMinnville Street Tree List, as approved by Resolution 2019-26, and as may have been subsequently amended, unless approval of another species is given by the McMinnville Landscape Review Committee. The Landscape Review Committee may periodically update the McMinnville Street Tree List as necessary to reflect current arborist practices and industry standards.
- B. Street trees shall be a minimum of two (2) inches in caliper measured at six (6) inches above ground level. All trees shall be healthy grown nursery stock with a single straight trunk, a well-developed leader with tops and roots characteristic of the species cultivar or variety. All trees must be free of insects, diseases, mechanical injury, and other objectionable features when planted.
- C. Small or narrow stature trees (under 25 feet tall and less than 16 feet wide branching) should be spaced no greater than 20 feet apart; medium sized trees (25 feet to 40 feet tall, 16 feet to 35 feet wide branching) should be spaced no greater than 30 feet apart; and large trees (over 40 feet tall and more than 35 feet wide branching) should be spaced no greater than 40 feet apart. Within residential developments, street trees should be evenly spaced, with variations to the spacing permitted as approved by the City for specific site limitations and safety purposes. Within commercial and industrial development staggered, or irregular spacing is permitted, as may be approved by the McMinnville Landscape Review Committee. When planting replacement trees within the Downtown Tree Zone, consideration shall be given to the height of adjacent buildings.
- D. Except as provided in this Section, street trees shall be planted within a curbside planter strip or tree wells consistent with the applicable standards and dimensions of the City's adopted Complete Street standards, with the street trees centered between back of curb and front of sidewalk. However, where a street with sidewalk was previously constructed to a different standard, the Planning Director may authorize deviation to the street tree planting standards, with street trees planted in a narrower planter strip or behind the sidewalk. Except when authorized by the Planning Director, street trees shall not be planted within a curbside landscape strip narrower than four (4) feet in width between the sidewalk and curb. When nonconforming conditions do not allow for trees to be planted in tree wells or planter strips along major collector or arterial streets per the adopted Complete Street standards, street trees

adjacent to major collector streets or arterial streets shall be placed a minimum of five (5) feet from the back edge of the sidewalk. Except when authorized by the Director, a street tree shall not be planted closer than two and one-half (2 1/2) feet from the face of a curb. These standards may be superseded by design drawings and specifications as periodically developed and adopted by the City.

- E. Street trees shall not be planted within ten (10) feet of fire hydrants, utility poles, sanitary sewer, storm sewer or water lines, or within twenty (20) feet of street light standards or street intersections, or within five (5) feet of a private driveway or alley. New utility poles shall not be located within five (5) feet of an existing street tree. Variations to these distances may be granted by the Public Works Director and as may be required to ensure adequate clear vision.
- F. Existing street trees shall be retained unless approved by the Planning Director for removal during site development or in conjunction with a street construction project. Sidewalks of variable width and elevation may be utilized as approved by the Planning Director to save existing street trees. Any street tree removed through demolition or construction within the street right-of-way, or as approved by the City, shall be replaced within the street right-of-way at a location approved by the city with a tree, or trees, of similar value. As an alternative the property owner may be required to pay to the City an amount sufficient to fund the planting and establishment by the city of a tree of similar value, **in accordance with a fee schedule adopted by resolution of the City Council**. ~~The value of the existing street tree to be removed shall be calculated using the methods set forth in the edition then in effect of the "Guide for Plant Appraisal" published by the International Society of Arboriculture Council of Tree Landscape Appraisers. The developer or applicant shall be responsible for the cost of the planting, maintenance and establishment of the replacement tree.~~
- G. Sidewalk cuts in concrete for tree planting shall be a minimum of four feet by six feet, with the long dimension parallel to the curb, and if located within the Downtown Tree Zone shall follow the design drawing or updated design drawings and specifications as periodically developed and adopted by the City. (**Ord. 5181 §3, 2026**, Ord. 5027 §2, 2017; Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).

17.58.100 Street Tree Plans.

- A. Submittal.
 - 1. Subdivisions and Partitions: Street tree planting plans shall be submitted to the Planning Director for review and approval prior to the filing of a final subdivision or partition plat.
 - 2. Commercial, Industrial, Parking Lots, and Multi-dwelling Residential Development: Landscape plans, to include street tree planting as may be required by this ordinance, shall be submitted to the Planning Director for review and approval prior to the issuance of a building permit.
- B. Street Tree Plan Content. At a minimum, the street tree planting plan should:

1. Indicate all existing trees, noting location, species, size (caliper and height) and condition;
2. Indicate whether existing trees will be retained, removed or relocated;
3. Indicate the measures to be taken during site development to ensure the protection of existing trees to be retained;
4. Indicate the location, species, and size (caliper and height) of street trees to be planted;
5. Indicate the location of proposed and existing utilities and driveways; and
6. Indicate the location of rights-of-way, existing structures, driveways, and existing trees including their species, size, and condition, within twenty feet of the subject site. (Ord. 4654B §1, 1997).

17.58.110 Street Tree Planting.

A. Residential subdivisions and partitions.

1. Planting Schedule: Street trees required of residential subdivisions and partitions shall be installed prior to submittal of a final subdivision plat or partition plat. As an alternative the applicant may file a surety bond or other approved security to assure the planting of the required street trees, as prescribed in Section 17.53.153.

B. Commercial, Industrial, Residential, Parking Lot Development.

1. Planting Schedule: Street trees required of a commercial, industrial, residential, or parking lot development shall be installed at the time all other required landscaping is installed. (Ord. 4654B §1, 1997).

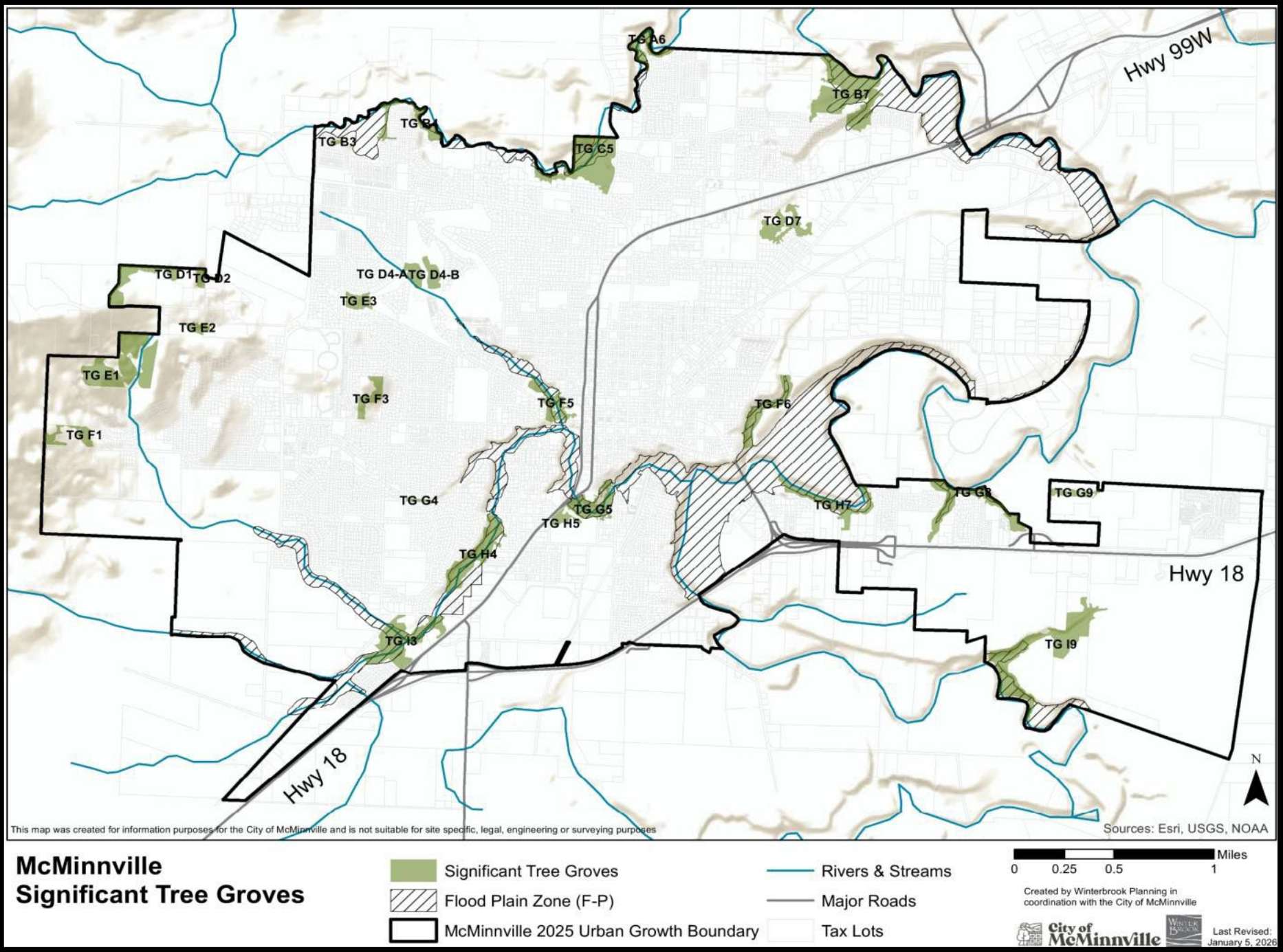
17.58.120 Street Tree Maintenance.

- A. Street trees shall be continually maintained, including necessary watering, weeding, pruning and replacement, by the developer or property owner for one full growing season following planting, or as may be required by the City.
- B. Street tree plans, or landscape plans including street trees, shall be maintained in perpetuity. In the event that a street tree must be replaced, the adjacent property owner or developer shall plant a replacement tree of a species from the approved street tree or landscape plan.
- C. Maintenance of street trees, other than those located in the Downtown Tree Zone shall be the continuing obligation of the abutting property owner. The City shall undertake regular maintenance of street trees within the Downtown Tree Zone in accordance with appropriate horticultural practices including pruning and fertilizing to properly maintain the health of such trees. (Ord. 4816 §2, 2004; Ord. 4654B §1, 1997).
- D. Street trees, as they grow, shall be pruned to provide at least eight (8) feet of clearance above sidewalks and thirteen (13) feet above local streets, fifteen (15) feet above collector streets, and eighteen (18) feet above arterial streets. This provision may be waived in the case of newly planted trees so long as they do not interfere with public travel, sight distances, or endanger public safety as determined by the City. Major pruning, as defined in Section 17.58.020, of a street tree must be approved by the City in accordance with Sections 17.58.040 and 17.58.050. (Ord. 5027 §2, 2017; Ord. 4654B §1, 1997)

17.58.120 Landmark Tree Inventory. The Landmark Tree Inventory is hereby adopted and shall be maintained and updated as required as identified in this Section. The inventory provides for voluntary protection of certain trees; these trees may grow on private or public property.

- A. Nomination and Review Process.** The application to nominate a tree to the Landmark Tree List is subject to the review procedures for a comprehensive plan text amendment, as defined in Chapter 17.72, modified to include an initial review by the Landscape Review Committee.
 - a.** Any person may file an application with the Planning Director to add a tree to the Landmark Tree List. Applications shall be submitted to the Planning Division for initial review for completeness as stated in Section 17.72.040 of the McMinnville Zoning Ordinance.
 - b.** The City shall allow owners of property to refuse addition to the inventory at any time during the designation process in Section 17.58.120. The City shall not include a tree on the inventory if the owner objects to its designation on the public record. The City is not required to remove a Landmark Tree from the inventory because an owner refuses to consent to designation.
 - c.** The Landscape Review Committee shall act on such an application within thirty (30) days of the date the application was deemed complete by the Planning Director. The Landscape Review Committee may delay action on an application for up to thirty (30) days from the date of their meeting so that additional information needed for a decision can be obtained. The owner of the site, which is under consideration, and the applicant (if different) shall be notified of the time and place of the Landscape Review Committee review, although their presence shall not be necessary for action to be taken on the application. In the absence of a functioning Landscape Review Committee, the Planning Director shall forward the nomination directly to the Planning Commission.
 - d.** The Landscape Review Committee's recommendation shall be forwarded to the Planning Commission for review, in accordance with the review procedures for a comprehensive plan text amendment.
- B. The decision regarding additions to the inventory must consider the following criteria:**
 - a.** Relevance to the City of McMinnville's history; or
 - b.** Uniqueness of the tree specie; or
 - c.** Rarity of the tree; or
 - d.** Age of the tree; or
 - e.** Extraordinary structure of the tree; or
 - f.** Serving a unique and important function for the community.
 - g.** The City will not designate a Landmark Tree for the following reasons:
 - i.** Nuisance species trees may not be designated as Landmark Trees.

- ii. Private trees. Trees on private property may not be designated as Landmark Trees without the consent of the property owner; however, the consent of a property owner will bind all successors, heirs, and assigns. When a private tree is designated as a Landmark Tree, the owner must record the designation on the property deed, noting on such deed that the tree is subject to the regulations of this Title.
 - iii. Public trees. Trees on public property may not be designated as Landmark Trees without the consent of the City.
- C. The City must remove a landmark tree from the inventory on the following criteria:
 - a. If the Landmark Tree has been approved for removal, subject to Section 17.58.050(E).
- D. When a private tree is designated as a Landmark Tree, the designation must be recorded on the property deed, noting on such deed that the tree is subject to the regulations of this Title.
- E. Emergencies. If the City determines that a Landmark Tree is dangerous and is a threat to public safety, the City may issue an emergency removal permit or major pruning permit. Removal or pruning shall be in accordance with Section 17.58.040.
- F. Maintenance and protection. The City shall maintain Landmark Trees located on streets and on property owned or managed by the City. Landmark trees on private property must be maintained by the property owner. It is unlawful for any person without prior written authorization from the City to remove, prune more than 20 percent of the canopy or 10 percent of the roots, or injure any Landmark Tree. Prior to removal or major pruning, the applicant shall apply for the necessary tree removal permit or major pruning permit as identified in Section 17.58.050.



McMinnville Tree Grove Protections ESEE Analysis

Contents

Introduction	2
Inventory and Significance Determination.....	2
Benefits of Tree Grove Protection.....	4
Draft Limited Protection Program	5
Findings for OAR 660-023-0040: ESEE Decision Process	7
ESEE Consequences	7
Conflicting Uses	8
Residential Uses	9
Industrial and Commercial Uses	9
Public Facilities Uses	10
Parks and School Uses	11
Existing Limits on Conflicting Uses: Natural Features Protection Zones and Subdistricts	13
Table 2. Conflicting Uses	15
Impact Area	17
ESEE Consequences	17
Economic Consequences.....	18
Social Consequences	20

Environmental Consequences	22
Energy Consequences.....	24
ESEE Analysis Conclusion	25
Program to Achieve Goal 5	26

Exhibits

- Exhibit A. Draft Chapter 17.47
- Exhibit B. McMinnville Tree Grove Inventory Report
- Exhibit C. McMinnville Significant Tree Grove Map
- Exhibit D. Citations and Bibliography

Introduction

This Economic, Social, Environmental, and Energy (ESEE) Analysis is prepared in accordance with Oregon Administrative Rules (OAR) 660-023-0030 and 660-023-0040. The Goal 5 process requires: (1) inventorying resources; (2) determining significance; (3) identifying conflicting uses and defining an impact area; (4) analyzing ESEE consequences of three program options—full protection, no protection, and limited protection; and (5) adopting a program to achieve Goal 5. This analysis supports policy decisions for significant tree groves within the McMinnville Urban Growth Boundary (UGB), balancing natural resource values with urban development needs.

Inventory and Significance Determination

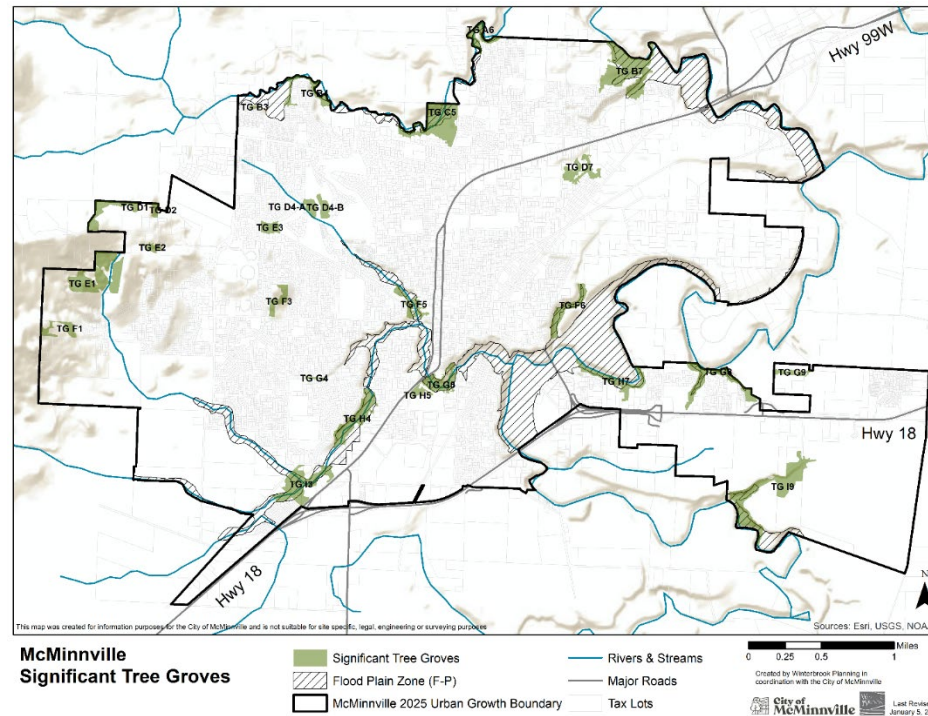
Under the Goal 5 Rule, local governments must inventory potential Goal 5 resources and then apply criteria to determine which resource sites are significant and which are not. Resource sites that do not qualify as “significant” are not subject to the ESEE decision-making process and therefore are not subject to local Goal 5 regulatory programs.

One of the listed Goal 5 resource categories is “Open Space”. OAR 660-023-0220 defines Open Space as follows: *For purposes of this rule, “open space” includes parks, forests, wildlife preserves, nature reservations or sanctuaries, and public or private golf courses.* Forests, or Tree groves, fall under this Open Space Goal 5 category.

Consistent with OAR 23-023-0030 *Inventory Process*, Winterbrook followed a multi-step method to determine the location and the relative quantity and quality of tree groves within the McMinnville UGB.

Winterbrook inventoried tree groves with contiguous canopy cover of one acre or more located outside of floodplains. Linear and fragmented/developed areas were removed from the mapped groves in order to focus on larger, cohesive tree groves.

Winterbrook prepared GIS base maps to conduct field inventories. Thirty tree groves sites were initially identified within the McMinnville study area. For each of the 30 groves, Winterbrook completed Tree Grove Assessment (TGA) forms and refined mapped tree grove boundaries based on field observations. Winterbrook then ranked each grove based on 10 criteria. Twenty-six tree groves met the significance threshold with a score of 25 or greater. 390 acres of significant tree groves were identified within the McMinnville UGB. Further inventory details are available in Exhibit B. McMinnville Tree Grove Inventory Report.



Benefits of Tree Grove Protection

Tree groves provide an array of community benefits and support the Great Neighborhood Principles by enhancing livability, providing passive recreation opportunities, and buffering between uses. As documented further in Exhibit D. Citations and Bibliography, Tree Groves can provide the following benefits:

Economic

- Increase adjacent property values.
- Reduce stormwater infrastructure costs by slowing runoff and increasing infiltration and providing erosion control benefits.
- Lower energy costs by reducing heat island effects and providing natural cooling.
- May improve worker productivity and support tourism and retail spending.

Social

- Improve public health, reduce premature mortality, and support mental well-being.
- Enhance school performance and workplace focus when views of trees are present.
- Increase community pride and provide aesthetic and emotional value to neighborhoods.
- Buffer between land uses.
- Provide recreation opportunities.

Environmental

- Provide carbon sequestration and reduce air pollution.
- Mitigate heat island effects and lower local temperatures.
- Improve water quality, reduce nutrient leaching.
- Provide wildlife habitat and support local biodiversity.
- Reduce noise pollution.

Energy

- Micro-climate effects can reduce localized electricity consumption for cooling and heating through shade and wind buffering.
- Large trees provide greater annual carbon capture, making protection of mature groves more effective than planting alone

Draft Limited Protection Program

The limited protection program, attached as Exhibit A, was drafted to balance the ESEE consequences and meet the requirements of OAR 660-023-0050. The tree grove provisions of draft Chapter 17.47, which apply to areas of tree groves identified on the McMinnville Tree Groves Map, are summarized below.

Exemptions

- Routine Maintenance: Lawn/landscaping upkeep, removal of non-native plants (with native replacement), light pruning.
- City/Public Works: Emergency repairs, routine public facility maintenance, and utility/road work in easements (tree replacement still required).
- Small Developed Lots: Existing subdivision lots under 9,000 sq ft with already cleared yards before tree grove adoption.
- Like-for-Like Replacement: Rebuilding within the same footprint or replacing existing impervious area.
- Canopy Overhang: If tree grove trunks are not on the parcel, the section doesn't apply.

Table 1. Draft Tree Grove Use Summary

Activity / Use	Review Type	Mitigation Plan	Notes / Conditions
Low-impact recreation (trails, picnic tables, interpretive signs, viewing shelters)	Ministerial	No	Must avoid tree removal; designed to minimize disturbance
Removal of hazardous or diseased trees	Ministerial	No	Written arborist determination required
Tree grove/native habitat restoration (including removal of non-native species)	Ministerial	Yes	Restoration planting must use native species
Arborist determination/survey of Critical Root Zone (CRZ) boundaries	Ministerial	No	Used to verify site conditions for applications
Public facilities in City Public Facilities Plan	Director Review (w/ notice)	Yes	Must demonstrate no feasible alternative outside grove
Local streets or driveways for residences or facilities	Director Review (w/ notice)	Yes	Must minimize crossing/tree removal, and demonstrate no reasonable alternative
Public drainage facilities	Director Review (w/ notice)	Yes	Must avoid unnecessary excavation or grading
Utility crossings and underground utilities	Director Review (w/ notice)	Yes	Routing must minimize disturbance
Adjustments to underlying zoning standards to reduce impact on grove	Director Review (w/ notice)	No	Up to 50% dimensional adjustment allowed
Park improvements consistent with Park Master Plan	Director Review (w/ notice)	Yes	Must be explicitly authorized in master plan
Economic hardship variance	Planning Commission (public hearing)	Yes	Only if property has no reasonable economic use
Removal of native plant species	Prohibited	—	Except where part of approved restoration or mitigation
New structures or impervious surfaces	Prohibited	—	Unless specifically authorized in Chapter
Grading or placement of fill	Prohibited	—	Unless part of approved permitted use with mitigation

Creation of unbuildable parcel entirely within a tree grove.	Prohibited	—	
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Additionally, draft Chapter 17.47 allows residential density transfer to reduce potential reductions in buildable land potential and details the process to amend areas of Goal 5 protections.

Findings for OAR 660-023-0040: ESEE Decision Process

ESEE Consequences

(1) Local governments shall develop a program to achieve Goal 5 for all significant resource sites based on an analysis of the economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow, limit, or prohibit a conflicting use. This rule describes four steps to be followed in conducting an ESEE analysis, as set out in detail in sections (2) through (5) of this rule. Local governments are not required to follow these steps sequentially, and some steps anticipate a return to a previous step. However, findings shall demonstrate that requirements under each of the steps have been met, regardless of the sequence followed by the local government. The ESEE analysis need not be lengthy or complex, but should enable reviewers to gain a clear understanding of the conflicts and the consequences to be expected. The steps in the standard ESEE process are as follows:

- (a) Identify conflicting uses;*
- (b) Determine the impact area;*
- (c) Analyze the ESEE consequences; and*
- (d) Develop a program to achieve Goal 5.*

Findings: The McMinnville Natural Resources Project is a multi-year community project to inventory and prioritize specified natural resources within the McMinnville UGB, including tree groves. The inventory is used to balance the community’s need for buildable land for housing and economic development with natural resource protection. This document provides the ESEE analysis for significant tree groves.

Conflicting Uses

(2) Identify conflicting uses. Local governments shall identify conflicting uses that exist, or could occur, with regard to significant Goal 5 resource sites. To identify these uses, local governments shall examine land uses allowed outright or conditionally within the zones applied to the resource site and in its impact area. Local governments are not required to consider allowed uses that would be unlikely to occur in the impact area because existing permanent uses occupy the site. The following shall also apply in the identification of conflicting uses:

(a) If no uses conflict with a significant resource site, acknowledged policies and land use regulations may be considered sufficient to protect the resource site. The determination that there are no conflicting uses must be based on the applicable zoning rather than ownership of the site. (Therefore, public ownership of a site does not by itself support a conclusion that there are no conflicting uses.)

(b) A local government may determine that one or more significant Goal 5 resource sites are conflicting uses with another significant resource site. The local government shall determine the level of protection for each significant site using the ESEE process and/or the requirements in OAR 660-023-0090 through 660-023-0230 (see 660-023-0020(1)).

Findings: The Goal 5 Rule (OAR 660-23-010) defines conflicting uses as follows:

"Conflicting use" is a land use, or other activity reasonably and customarily subject to land use regulations, that could adversely affect a significant Goal 5 resource (except as provided in OAR 660-023-0180(1)(b)). Local governments are not required to regard agricultural practices as conflicting uses.

This section identifies land uses and activities that conflict with the preservation of Goal 5 resource values. The conflicts are based primarily on the applicable zoning within the City Limits, and on the applicable comprehensive plan designation within the unincorporated urban growth areas. Within the McMinnville City Limits, urban land uses are allowed outright and conditionally, subject to city land use review procedures. In unincorporated urban areas, county zoning applies, and future urban uses are identified in the comprehensive plan or identified through the master planning process.

The primary means of identifying conflicting uses is to first determine what zone or zones (including overlay districts) apply to a particular resource site, and then to identify uses and activities that are allowed by the zoning and that conflict with full

protection of inventoried resource values. Although McMinnville Comprehensive Plan designations and primary zoning districts prescribe land uses that conflict with preservation of significant natural resources, the primary conflicts occur at the time of site preparation and construction. Vegetation removal, grading and construction activities can have severe adverse impacts on natural resource values. These conflicts endure when vegetated areas are paved or built upon, making re-vegetation and soil permeability unlikely. Maintaining multiple layers of native vegetation is an important factor in determining wildlife habitat significance, water quality and groundwater recharge, and scenic value. Excavation results in loss of vegetation, exposed soils and increased erosion, and altered drainage patterns and water courses. Impervious surface areas decrease water recharge, create urban “heat islands,” and eliminate wildlife habitat.

In the McMinnville UGB, conflicts arise from uses allowed in residential, commercial, and industrial zones; public facilities and transportation improvements; and certain park or school developments, summarized below:

Residential Uses

The Low-Density Residential R-1 (9,000 SF min) and R-2 zones (7,000 SF min) allow single-family, duplex, triplex and fourplex dwellings, townhomes, tiny homes, single room occupancies, ADU’s, and cottage cluster housing.

In addition to uses allowed in the above zones, the Medium to High Density Residential R-3 (6,000 SF min), R-4 (5,000 SF min), R-5 (5,000 SF min), and O-R zones allow mobile home parks and apartments.

Residential development in these zones is typically allowed through the land division, design review, and planned development processes, or through building permit review for individual lots. All residential zones also allow public and semi-public uses (such as schools and childcare facilities) through the conditional use process. Higher density zones allow hospitals and nursing homes as conditional uses. These zones also allow streets and public facilities necessary to serve development. Vegetation removal and excavation necessary for construction are also allowed.

Industrial and Commercial Uses

Industrial and Commercial zones include the M-L, M-1, and M-2 Industrial zones, the C-1, C-2, and C-3 Commercial zones. These zones collectively allow industrial uses and varying intensities of office and commercial uses primarily through the building permit review process, although land divisions and conditional development or planned developments may also be

land use options. Commercial land is concentrated along Highway 99. Unlike residential areas, density transfer typically is not a viable option. McMinnville's industrial land base is concentrated in northeast and southeast McMinnville, near the airport and the Yamhill River.

Public Facilities Uses

Comprehensive plan policies, master plans (storm drainage, wastewater, water, airport, transportation), and capital projects identify infrastructure that occasionally intersects with significant tree groves. Construction typically entails vegetation removal, grading, and some impervious surface, creating direct conflicts with full protection. Public facilities and services provide the supportive framework necessary for urban development, and the provision of such facilities through the annexation process is a critical growth management tool.

Although facilities like sanitary sewer, water, electrical, and communication lines often are found in public street rights-of-way, sanitary sewer and stormwater management facilities function most efficiently under gravity-flow conditions and benefit from location in or adjacent to natural drainageways, which often intersect with riparian corridors and significant tree groves associated with riparian corridors.

The McMinnville Comprehensive Plan identifies the general land use pattern and resulting needs for public services and utilities. Public facilities that are located within a resource site or its respective impact area are considered conflicting uses. Vegetation removal and grading often accompany public facilities construction and are also considered conflicting uses.

McMinnville has an acknowledged Public Facilities Plan (1995). McMinnville also has detailed master plans for sanitary sewer (Water Reclamation Facilities Plan, 2009), stormwater management (Storm Drainage Master Plan, 2009), and domestic water (2011 Water Master Plan as amended by the 2024 Water Master Plan Addendum). These facilities are most likely to conflict directly with full natural resource protection because often there is no reasonable alternative to routing these facilities through natural areas to serve nearby buildable land.

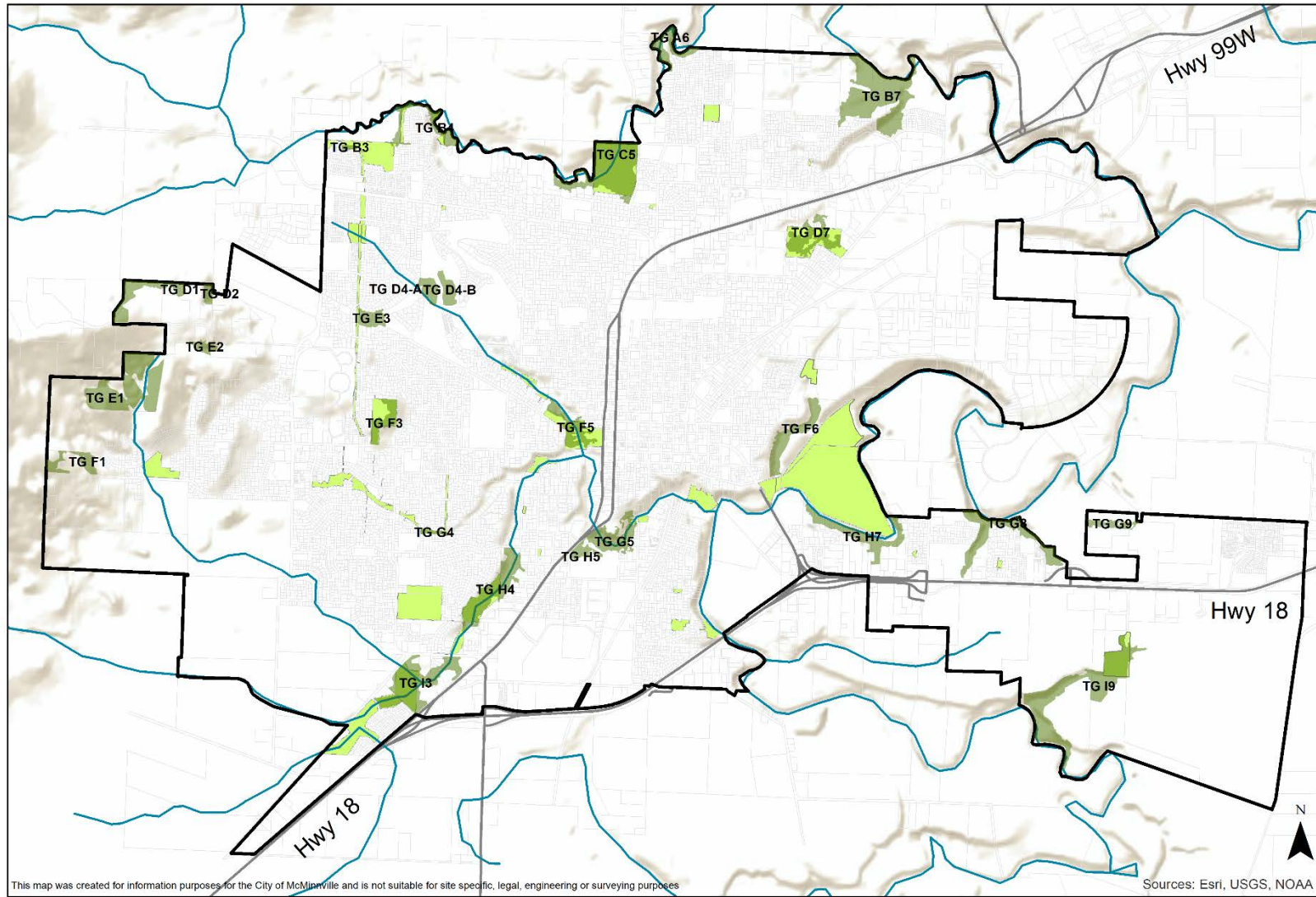
Street construction and expansion often conflict with resource conservation in urban areas. The McMinnville TSP (2010) identifies existing and proposed street locations, making it possible to identify specific street projects that conflict with full protection of significant tree groves.

Parks and School Uses

Park planning often protects on-site resources via design, but trails, small structures, and parking areas can affect tree groves. School sites may require buildings, fields, and parking lots that can conflict with resource protection; passive recreation is generally compatible.

The McMinnville Parks, Recreation, and Open Space Plan (2024) identifies planned park and recreational improvements to be placed on publicly owned land. Where significant natural resources are identified on land acquired for park purposes, these sites often are protected through the park master planning process. Minor conflicting uses include trails and passive recreational uses. Major conflicting uses include park buildings, parking lots, and athletic fields. Table 2 lists tree groves that overlap with parks.

No schools in the McMinnville public school system have potential conflicts with significant grove sites, none are located on public school property. Tree Groves (TG) H5 and TG G5 interact with Linfield University property, which is zoned R-4.



McMinnville Significant Tree Groves and Parks

- Significant Tree Groves
- Parks
- McMinnville 2025 Urban Growth Boundary
- Tax Lots
- Rivers & Streams
- Major Roads

0 0.25 0.5 1 Miles

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Existing Limits on Conflicting Uses: Natural Features Protection Zones and Subdistricts

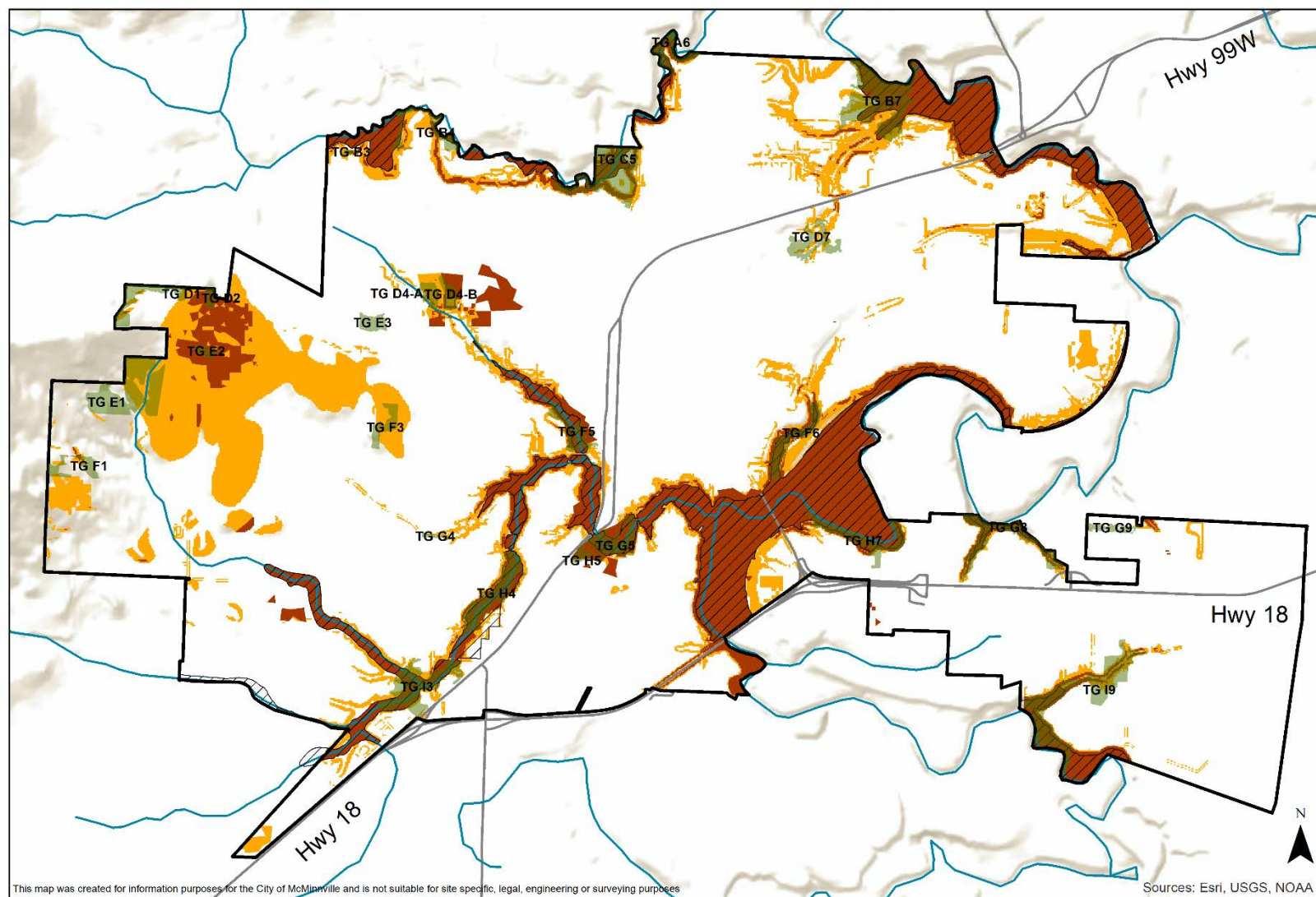
The Flood Area (F-P) Zone, the Natural Hazard-Protection (NH-P) subdistrict, and the Riparian Corridor - Protection (RC-P) subdistrict all have existing protections that limit the above-described conflicting uses. These zones restrict residential, industrial, and commercial development. Planned transportation and public facilities are allowed where there is no reasonable alternative.

In the F-P zone, no structures (other than sewage pump stations) are allowed outright. Recreational facilities with structures may be conditionally permitted, but little else is allowed.

The NH-P subdistrict applies to the entire F-P zone and to areas with multiple natural hazards. This subdistrict restricts most residential development (excepting 1 dwelling unit/lot), limits additional commercial and industrial structures and expansion, and requires mitigation in certain instances.

The RC-P subdistrict applies to riparian corridors, most of which lie within the 100-year floodplain and F-P zone. This subdistrict restricts vegetation removal and additional impervious surface; however, it does permit utility crossings with no reasonable alternative.

These subdistricts and zones already afford some protection to tree groves by limiting conflicting uses and limiting vegetation removal. The ESEE consequences of tree grove protection must be evaluated on the additional protections that could be afforded to tree groves under this program. Note that in all cases, land within the 100-year floodplain has a Floodplain base zone in addition to the NH-P subdistrict. Roughly 75% of the RC-P subdistrict is also within the 100-year floodplain. The FP zone, the NH-P subdistrict, and the RC-P subdistrict restrict vegetation removal and/or restrict development. Therefore, significant tree groves within floodplains already have a high level of protection with few conflicting uses.



McMinnville Significant Tree Groves and Natural Hazards

- Significant Tree Groves
- Flood Plain Zone (F-P)
- McMinnville 2025 Urban Growth Boundary

- Rivers & Streams
- Major Roads
- Mitigation
- Protection

0 0.25 0.5 1 Miles

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City of McMinnville  Last Revised: January 5, 2026

The Conflicting Uses table below documents the various conflicting uses and existing subdistrict/zone protections for each tree grove.

Table 2. Conflicting Uses

Tree Grove ID	Tree Grove Acreage	Applicable City Base Zone(s)	Applicable UGA Comprehensive Plan Designations	Applicable FP NH-P, NH-M or RC-P Subdistrict(s)	Potential Public Facilities Conflicts	Potential Park or School Conflicts
A6	8.2	R-4, R-1		F-P, NH-M, NH-P	All	None
B3	1.9	R-4, EF-80		NH-M, NH-P	All	Baker Creek North Park
B4	9.8	R-2, R-4, EF-80		F-P, NH-M, NH-P	All	Oak Ridge Meadows and Baker Creek North
B7	45.7	R-2, R-4, C-3		F-P, NH-M, NH-P	All	None
C5	36.5	R-1, R-2, R-4	Residential	F-P, NH-M, NH-P	All	Rotary Nature Preserve
D1	12.0	N/A	Urban Holding	NH-M, NH-P	All	None
D2	2.5	N/A	Urban Holding	NH-M, NH-P	All	None
D4 (A & B)	11.1	R-1		NH-M, NH-P	All	None
D7	14.0	R-2, C-3, M-1	Residential	NH-M	All	Wortman Park
E1	47.1	R-1, R-2		NH-M	All	None
E2	3.4	N/A	Urban Holding	NH-M, NH-P	All	None
E3	6.1	R-1		None	All	BPA Pathway II

Tree Grove ID	Tree Grove Acreage	Applicable City Base Zone(s)	Applicable UGA Comprehensive Plan Designations	Applicable FP NH-P, NH-M or RC-P Subdistrict(s)	Potential Public Facilities Conflicts	Potential Park or School Conflicts
F1	44.7	R-1	Urban Holding	NH-M, NH-P	All	None
F3	7.9	R-1, R-2, R-4		NH-M	All	Quarry Park
F5	11.1	R-2		F-P, NH-M, NH-P	All	City Park
F6	15.1	R-2, M-2	Industrial	F-P, NH-M, NH-P		None
G4	1.5	R-2		NH-M	All	Ash Meadows, Gaucher St. Pathway
G5	14.8	R-4, O-R		F-P, NH-M, NH-P	All	Davis Dip, Linfield University
G8	20.3	R-1, R-2, R-4, C-3, A-H,		F-P, NH-M, NH-P	All	None
G9	4.5	C-3		NH-M	All	None
H4	24.7	R-2, R-3, R-4, C-3		F-P, NH-M, NH-P	All	Heather Hollow Park, Tall Oaks Cozine (undeveloped)
H5	4.1	R-4		NH-P	All	Linfield University
H7	16.5	R-1, R-2, R-4, C-1, C-3, M-2,	Residential	F-P, NH-M, NH-P	All	None
I3	29.5	R-1, R-4, C-3	Residential	F-P, NH-M, NH-P	All	Barber (undeveloped), Creekside Cozine (undeveloped)
I9	45.0	M-2, AF-20	Mixed Use Urban	F-P, NH-M, NH-P	All	Airport Park

Impact Area

(3) Determine the impact area. Local governments shall determine an impact area for each significant resource site. The impact area shall be drawn to include only the area in which allowed uses could adversely affect the identified resource. The impact area defines the geographic limits within which to conduct an ESEE analysis for the identified significant resource site.

Response: For this ESEE analysis, the impact area is the 390-acre area within the 26 significant tree groves, as depicted on the McMinnville Significant Tree Grove Map (2025).

ESEE Consequences

(4) Analyze the ESEE consequences. Local governments shall analyze the ESEE consequences that could result from decisions to allow, limit, or prohibit a conflicting use. The analysis may address each of the identified conflicting uses, or it may address a group of similar conflicting uses. A local government may conduct a single analysis for two or more resource sites that are within the same area or that are similarly situated and subject to the same zoning. The local government may establish a matrix of commonly occurring conflicting uses and apply the matrix to particular resource sites in order to facilitate the analysis. A local government may conduct a single analysis for a site containing more than one significant Goal 5 resource. The ESEE analysis must consider any applicable statewide goal or acknowledged plan requirements, including the requirements of Goal 5. The analyses of the ESEE consequences shall be adopted either as part of the plan or as a land use regulation.

Response: The Goal 5 Rule requires that local governments consider the economic, social, environmental, and energy (ESEE) consequences of three decision options that apply to significant tree groves:

- Full protection (prohibit all uses that conflict with full protection of a resource site);
- No protection (allow all conflicting uses without any Goal 5 regulations, other applicable local/state/federal rules still apply); and
- Limited protection (allow some conflicting uses with restrictions). The limited protection program in question is described in more detail in the Introduction section, and code provisions are provided as Exhibit A.

The four matrices below describe the ESEE consequences of full protection, no protection and limited protection for significant tree groves based on the conflicting use categories described in the previous sections:

- Residential Uses
- Industrial or Commercial Uses
- Public Facilities Uses
- Parks/Schools Uses

Economic Consequences

Commercial and industrial buildings typically consist of single-story buildings and require large parking lots and maneuvering areas. Unlike residential areas, density transfer often is not a viable option. McMinnville’s industrial land base is concentrated in South McMinnville and NE Industrial Area, near the airport and along the Yamhill River. Public facilities and services often conflict with the full protection of significant Goal 5 resource areas. As urban development occurs, an urban level of public facilities and services is required. Such services often must pass through significant resource areas to serve buildable land outside of such areas.

Economic Consequences across Conflicting Uses Table				
	Residential	Industrial/Commercial	Public Facilities	Parks/Schools
Full	Full protection precludes residential development within mapped tree groves. This limits the direct availability of buildable land within grove areas, potentially increasing per-unit infrastructure and land costs elsewhere in the UGB. Full protection may result in long-term avoided costs associated with stormwater infrastructure, heat island mitigation, and tree replacement. Developers may face higher design and permitting	Industrial and commercial development within mapped tree groves would not be allowed. This limits the direct availability of buildable industrial and commercial land within grove areas and may make infrastructure costs for industrial and commercial development higher. Higher costs of commercial and industrial development could impact provision of local jobs, though job	Full protections would restrict utility crossings, likely increasing utility costs in the City more broadly and resulting in less efficient utility configurations. Full protection would likely increase transportation costs resulting from longer travel distances. Full protection may reduce stormwater	No school or park development could occur within tree groves; this could increase costs, particularly for park development, and limit low-cost and low-impact recreation opportunities.

	expenses to reconfigure subdivisions around protected groves.	satisfaction and worker productivity could be increased with proximity to preserved tree groves.	infrastructure and compliance costs.	
No	No protection would allow unrestricted removal of groves for housing, reducing environmental services and increasing long-term public costs for stormwater and heat mitigation. This scenario would increase near-term development capacity and buildable area. No protection potentially reduces potential property value gain by losing proximity to tree groves.	No protection maximizes immediate flexibility for industrial and commercial site development, reducing entitlement and design costs. However, removal of all tree canopy increases long-term costs related to stormwater infrastructure, heat island effects, and future compliance with environmental regulations.	No protection would minimize construction costs and allow the most efficient layout of public facility lines; however, the stormwater benefits of tree groves would be reduced, potentially increasing costs.	No tree grove protection would maximize the flexibility of school and park development, which may decrease improvement costs. Loss of tree groves could also negatively impact the perceived value of nearby parks and schools.
Limited	The draft limited protection program allows limited utility impacts and clustered development that maintains overall housing supply and infrastructure efficiency while protecting key groves. The limited protection program captures natural infrastructure ecosystem benefits for residences (stormwater, cooling) while allowing some flexibility via density transfers. The limited protection program may slightly increase design and	Limited protection allows commercial and industrial development with defined standards requiring tree retention, setback adjustments, and incorporation of low-impact development practices. While this can increase initial site design and permitting costs, it maintains flexibility for site readiness while preserving key natural features that reduce long-term stormwater and heat mitigation costs.	Economic consequences of the draft limited protection program include reducing public and private stormwater collection and treatment costs. The limited protection program offers both flexibility for utility crossings and public facilities where there is no reasonable alternative, while	Park development authorized by the Parks Master Plan would be permitted with mitigation. This would allow identified park development while retaining the function and value of the tree groves. This could reduce infrastructure costs for parks. Additionally, low-impact recreation facilities and trails would

	entitlement costs but lowers long-term stormwater costs.		retaining tree grove benefits with mitigation.	be allowed, which provide low-cost recreation opportunities.
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Economic Consequences Conclusion

Across all categories of conflicting uses, the limited protection program provides the most balanced economic outcome. Full protection would conserve long-term ecosystem services and avoid some stormwater infrastructure costs. However, it would also constrain employment and residential land supply and introduce routing inefficiencies for needed public facilities. No protection would offer maximum development flexibility but would forgo natural stormwater and cooling benefits. The limited protection program allows reasonable use of residential and employment lands while requiring mitigation and providing regulatory flexibility, preserving groves and retaining ecosystem services. This balanced approach minimizes long-term infrastructure and compliance costs while supporting economic development and efficient provision of utilities.

Social Consequences

Social consequences of tree grove protections address livability, public health, equity, recreation, and community identity. Tree groves provide social benefits through aesthetics, mental health, and safety.

Social Consequences across Conflicting Uses Table				
	Residential	Industrial/Commercial	Public Facilities	Parks/Schools
Full	Full protection of tree groves supports neighborhood livability, aesthetic character, and public health benefits associated with mature canopy retention. Residents benefit from shaded streetscapes, improved air quality, and visual distinction between development clusters, aligning with community identity goals. However, full	Full protection could have positive visual and worker wellness effects for industrial and commercial jobs near preserved groves; however, constrained employment land supply may pose social costs through less efficient utilization of commercial land.	Some infrastructure may require costly rerouting or less efficient configurations, imposing a burden on ratepayers. Less efficient transportation systems may impact commute times. The public may benefit from the	No school or park development could occur within tree groves. The groves would retain scenic and health benefits. Public access may be limited in fully protected areas, and there could be equity concerns if access is

	protection could reduce housing supply flexibility and may concentrate higher-density housing in fewer areas, possibly affecting housing equity or access.		stormwater and ecosystem services of full protection of tree groves.	unequal. Users of parks and schools may derive aesthetic and health benefits from proximity to protected groves.
No	No protection maximizes residential buildable land utilization; however, loss of canopy and green space diminishes livability, increases heat stress, and reduces mental health benefits.	Without protection, employment areas lose opportunities to incorporate natural buffers and shaded gathering areas. This can reduce aesthetic quality, workplace comfort, and compatibility with surrounding land uses, especially where industrial sites are adjacent to residential or mixed-use areas. No protection would maximize employment land uses.	No protection would allow public facilities to be built even if they interact with tree groves. This may benefit ratepayers incrementally, but could lose community trust and perceived environmental stewardship.	No protection could allow school and park development in tree groves but may result in loss of the groves and fewer passive recreation/education opportunities. Potential health and wellness benefits to park visitors and students could be lost.
Limited	The draft limited protection program protects groves while maintaining buildable land via density transfer and more flexible development standards. The limited program maintains neighborhood character and access to green space, providing social benefits through increased livability, health, recreation, and aesthetics in residential areas.	Limited protection maintains some tree canopy within employment areas, contributing to visual character and worker comfort. Employment areas could benefit from shaded pedestrian routes, improved site aesthetics, and buffering between industrial activities and adjacent uses. The draft program balances economic use with livability considerations in employment areas.	The draft program allows efficient utility service delivery and needed transportation corridors, while requiring mitigation where there are impacts to groves. This maintains the visual and aesthetic benefits of groves and the social benefit of efficient provision of public utilities.	The draft program permits City Council-approved park development with mitigation, maintaining access to natural amenities for residents and students.

Social Consequences Conclusion

The limited protection program best supports community livability, equitable access to natural amenities, and public health. Full protection would maximize urban canopy and the associated social and health benefits, but may constrain housing and employment land supply and concentrate growth pressures elsewhere. No protection would undermine the localized benefits of trees groves, including shade, mental health benefits, and community identity, particularly in public spaces such as parks. Limited protection preserves community access to the social benefits of mature tree groves while maintaining flexibility to deliver needed public facilities and parks where approved by the City Council. The limited protection program also allows some flexibility for residential and commercial development, allowing more compact development to preserve tree groves.

Environmental Consequences

Environmental consequences evaluate effects on habitat, water quality, air quality, and biodiversity. Tree groves contribute to stormwater control, habitat connectivity, and carbon sequestration. Tree grove protection may result in less efficient use of land, and a reduction in buildable land, potentially resulting in habitat loss in unprotected areas.

Environmental Consequences across Conflicting Uses Table				
	Residential	Industrial/Commercial	Public Facilities	Parks/Schools
Full	Full protection maximizes habitat, connectivity, water and air quality, slope stability, and climate resilience for residential uses. Canopy continuity, wildlife habitat functions, and infiltration capacity are preserved, reducing runoff velocities and sedimentation risk. Full protection, however, does not offer flexibility for designated buildable residential land, and	Full tree grove protection in industrial and commercial areas would allow increased stormwater infiltration and lower runoff volumes from industrial/commercial development, as well as maximizing habitat benefits in these areas. Full protection may result in less efficient/compact development patterns and use of buildable employment land, potentially impacting more	Full protection would provide increased stormwater infiltration and lower runoff volumes and retain the highest ecosystem function. Full protection does not allow for the most efficient configuration of utility lines and transportation infrastructure, potentially resulting in increased habitat disruption outside of protected areas and an increase in VMT's.	Full protection would retain tree grove benefits near parks and schools, contributing to localized habitat and water quality benefits.

	may not result in a more compact and efficient UGB.	habitat/ecosystem services in unprotected areas.		
No	No protection could result in significant loss of habitat and ecological functions, potentially increasing runoff and pollutants, and potentially raising urban heat. Development flexibility is maximized with no protections, though there may be potential increases in energy demand due to heat island expansion.	Allowing removal of tree groves in employment areas can lead to habitat loss, reduced infiltration, and increased runoff volumes. Air quality and urban ecosystem benefits could decline, though no protection would maximize development flexibility and efficiency.	No protection allows public facilities to be developed in the most efficient manner, potentially reducing overall environmental impacts; however, the potential stormwater and water quality benefits of tree groves could be lost, as well as other ecological functions if tree removal were needed.	No tree grove protection may impact tree grove ecosystem services of stormwater retention, habitat provision, and water quality near existing parks and schools.
Limited	The draft limited protection program allows limited residential development and prioritizes avoiding tree grove impacts. The draft program balances the retention of the environmental benefits of tree groves while allowing new residential housing through density transfer, increased setbacks, and exemptions for existing residential development.	Environmental functions of tree groves in industrial and commercial areas are mostly retained by restricting new commercial and industrial development in tree groves. Groves would continue to provide infiltration and air quality benefits. Impacts on buildable employment land may result in increased habitat losses in unprotected areas.	The draft limited protection program allows new public facility development identified in the Public Facilities Plan where no reasonable alternatives exist, and requires mitigation. These allowances maintain habitat and environmental functions while allowing efficient provision of public facilities.	Parks facilities in the limited protection program would be allowed on a limited basis, provided they are identified in the Parks Master Plan and include mitigation. This may impact some of the ecosystem services in a limited number of groves that overlap with parks.

Environmental Consequences Conclusion

Full protection maximizes habitat, water quality, climate benefits, and canopy preservation; however, it may lead to less compact development patterns and potential indirect environmental impacts elsewhere. No protection would result in

canopy loss, reduced stormwater infiltration, increased heat island effects, and diminished habitat connectivity. The limited protection program maintains core ecological functions, allows necessary infrastructure with mitigation, and incentivizes compact growth. The limited protection program supports a resilient urban forest, protects critical ecological functions, and maintains flexibility to minimize secondary environmental impacts associated with inefficient growth patterns.

Energy Consequences

Energy consequences considered for the scenarios include transportation connectivity (Vehicle Miles Traveled or VMT) and efficient urban development. Energy consequences consider how vegetation retention influences local microclimate, building efficiency, and transportation energy use.

Energy Consequences across Conflicting Uses Table				
	Residential	Industrial/Commercial	Public Facilities	Parks/Schools
Full	Full protection preserves the benefits of microclimate regulation by maintaining shade and wind buffers adjacent to residential areas, thereby reducing household cooling energy demand. However, avoiding grove areas in subdivision design could result in longer infrastructure extensions and potentially dispersed housing patterns, which can increase vehicle miles traveled (VMT) and embedded energy costs in utility construction.	Full protection could improve industrial/commercial site cooling and comfort, though may require longer utility routes and less efficient development on employment lands, potentially increasing VMTs for employment.	Full protection may decrease efficiency for utilities and transportation networks and potentially increase energy demand for travel or utility routing.	Full preservation of groves may reduce cooling energy needs for community facilities and schools.
No	No protection could increase heat island effects and energy demand for cooling by reducing natural buffering. No protection would allow for the most efficient	Without tree canopy, industrial and commercial areas experience increased heat retention, elevating cooling demands in large structures and on paved yards.	No protection allows for unencumbered public facilities infrastructure development but may	No protection could reduce tree grove provision of microclimate benefits and could

	residential use of identified residential buildable land.	Lack of natural shading also increases thermal stress on infrastructure, raising energy and maintenance demands over time.	reduce energy savings from natural ecosystem services.	increase HVAC demand for adjacent schools and park facilities.
Limited	The draft limited protection program maintains most ecosystem benefits by generally preserving tree groves, which provide shade and wind buffering to reduce HVAC use, and by maintaining compact residential development through density transfer and design flexibility.	Limited protection retains most micro-climate benefits in employment areas while allowing efficient routing of key infrastructure for employment uses. The standards support compact employment development.	The limited protection program permits efficient routing of public utilities when there is no reasonable alternative, while maintaining the energy benefits of tree groves.	Allows limited park development, resulting in efficient provision of parks services, and retains microclimate energy benefits of tree groves.

Energy Consequences Conclusion

Retaining tree canopy provides micro-climate benefits that reduce heating and cooling energy demand. Full protection would maximize these benefits, but at the cost of reduced efficiency for public utility routing and development patterns. No protection would increase cooling loads, reduce shading, and contribute to higher long-term energy consumption. The limited protection program promotes compact urban form, energy-efficient public facility routing, and maintains most canopy-related micro-climate and shading benefits. This approach minimizes total energy demand while supporting efficient service delivery and compact land use patterns.

ESEE Analysis Conclusion

Based on the ESEE analysis, across the four consequences the limited protection program best achieves Goal 5 by conserving core tree grove functions and values while accommodating housing, employment, and key infrastructure. The program balances the ecosystem and social benefits of tree groves while allowing necessary urban development with mitigation.

Program to Achieve Goal 5

(5) Develop a program to achieve Goal 5. Local governments shall determine whether to allow, limit, or prohibit identified conflicting uses for significant resource sites. This decision shall be based upon and supported by the ESEE analysis. A decision to prohibit or limit conflicting uses protects a resource site. A decision to allow some or all conflicting uses for a particular site may also be consistent with Goal 5, provided it is supported by the ESEE analysis. One of the following determinations shall be reached with regard to conflicting uses for a significant resource site:

(a) A local government may decide that a significant resource site is of such importance compared to the conflicting uses, and the ESEE consequences of allowing the conflicting uses are so detrimental to the resource, that the conflicting uses should be prohibited.

(b) A local government may decide that both the resource site and the conflicting uses are important compared to each other, and based on the ESEE analysis, the conflicting uses should be allowed in a limited way that protects the resource site to a desired extent.

(c) A local government may decide that the conflicting use should be allowed fully, notwithstanding the possible impacts on the resource site. The ESEE analysis must demonstrate that the conflicting use is of sufficient importance relative to the resource site, and must indicate why measures to protect the resource to some extent should not be provided, as per subsection (b) of this section.

Response: City must determine whether to prohibit, limit, or allow conflicting uses for significant resource sites based on the adopted ESEE analysis. For McMinnville's 26 significant tree groves identified on the McMinnville Tree Grove Map, the ESEE findings demonstrate that neither full prohibition nor full allowance of conflicting uses is warranted. Accordingly, the City has chosen to implement a limited protection program for all significant tree groves identified in the inventory. This program, codified in draft Chapter 17.47, allows essential residential, employment, public facility, and park development while applying standards designed to avoid, minimize, and mitigate impacts to tree groves. The program is designed to achieve a long-term balance between protection of significant natural tree groves and efficient urban development and provision of services.

A summary of the draft limited protection program is provided in the introduction; the draft limited protection program language is found in Exhibit A. Key program components include:

- Development standards that require avoidance and minimization of grove impacts.
- Mitigation requirements for unavoidable impacts, maintaining overall canopy and ecosystem function over time.
- Exemptions for routine maintenance, restoration activities, hazard tree removal, and emergency public facility repairs.
- Cluster development and density transfer provisions to preserve housing yield and maintain compact, efficient development patterns.
- Allowance for public facilities and park facilities improvements identified on approved City Master Plans when no practicable alternative exists, with required mitigation.
- Prohibitions on new structures and grading within groves unless expressly allowed under the program.

These sections provide essential exceptions for public facilities projects, connecting roads and bridges, water-dependent uses, removal of channel vegetation for flood control, and stream restoration and enhancement.

The limited protection program prioritizes preservation of tree groves while maintaining flexibility to accommodate planned urban growth, utility and transportation needs, and park investments. The program ensures continued provision of critical ecological services—including stormwater retention, shade, carbon storage, and habitat connectivity—alongside community benefits related to livability, recreation, and public health.

Therefore, the City elects to enact the limited protection program for all identified significant tree groves as the clear, objective, and practicable regulatory framework to achieve Goal 5.

Chapter 17.47

NATURAL RESOURCES PROTECTIONS OVERLAY ZONES

(as amended by Ord. X, insert date)

Sections:

17.47.000	Natural Resource Subdistricts Generally
17.47.010	Definitions.
17.47.100	Purpose and Intent of the RC-P Subdistrict
17.47.110	Applicability and General Provisions
17.74.120	Permitted, Conditional and Prohibited Uses
17.47.130	Application Requirements
17.47.140	Development Standards
17.47.150	Decision Options and Conditions of Approval
17.47.160	Administrative Adjustment to Underlying Zone Dimensional Standards
17.47.170	Density Transfer
17.47.180	Variances to Chapter 17.47 Standards
17.47.190	Quasi-Judicial Determination of Top-of-Bank
17.47.200	Purpose and Intent of the TG-P Subdistrict
17.47.210	Applicability and General Provisions
17.47.220	Permitted, Conditional and Prohibited Uses
17.47.230	Application Requirements
17.47.240	Development Standards
17.47.250	Decision Options and Conditions of Approval
17.47.260	Administrative Adjustment to Underlying Zone Dimensional Standards
17.47.270	Density Transfer
17.47.280	Economic Hardship Variances
17.47.290	Exception for Large Tree Groves Subject to a Area Master Plan
17.47.300	Plan Amendment Option

17.47.000 Natural Resources Protection Overlay Zones Subdistricts

Generally. Natural Resource Protection Overlay Zones Subdistricts (NR Subdistricts) apply to significant natural resource areas that have level of local protection pursuant to Statewide Planning Goal 5 – Natural and Cultural Resources.

- A. NR Subdistricts are based on adopted natural resource inventories – which include maps showing significant resource sites and supporting reports documenting the criteria and methods used to determine local resource site significance.
- B. NR Subdistricts implement McMinnville Comprehensive Plan Chapter XI Natural Resources.
- C. NR Subdistrict standards apply in addition to standards of the underlying base zone. In cases of conflict, the more restrictive standards control.

- D. NR Subdistricts may overlap with Natural Hazard Protection and Mitigation Subdistricts. Generally, the review authority shall seek to harmonize subdistrict standards that appear to conflict. Where standards cannot be read together to achieve a consistent outcome:
1. The more restrictive standards apply, except that
 2. NH-P and NH-M Subdistrict fuel reduction standards shall prevail in cases of unavoidable conflict with the significant tree and vegetation standards of this chapter. (Ord. X, year).

17.47.010 Definitions. The following definitions apply within the NR Subdistricts listed below and in Section 17.06.070.

A. Riparian Corridor – Protection (RC-P) Subdistrict Definitions

1. Riparian Corridor. The “riparian corridor” includes significant (fish-bearing) rivers and streams and their respective “riparian setback” areas as documented in the Riparian Corridors Inventory and as shown on the RC-P Subdistrict map.
2. Mitigation Plan. “Mitigation plan” means a detailed plan to compensate for identified adverse impacts on water resources and riparian setback areas from alteration, development, excavation or vegetation removal within the RC-P Subdistrict. A mitigation plan must be prepared by recognized experts, per the Planning Director's determination, in fish and wildlife biology, native trees and plants, and hydrological engineering, and typically requires the removal of invasive plants and re-planting with native plant species.
3. Native Plants. “Native plant species” are those listed on the Portland Plant List, which is incorporated by reference into this chapter.
4. Top of Bank. “Top-of-bank” usually means a clearly recognizable sharp break in the stream bank. It has the same meaning as “bank-full stage” as defined in OAR 141- 085-0510(6). It is the stage or elevation at which water overflows the natural banks of streams and begins to inundate the upland. The methods used to determine tops-of-bank are found in the McMinnville Riparian Corridor Inventory Report.
5. The McMinnville Riparian Corridors Map. A map that identifies significant stream and river corridor resources within the McMinnville Urban Growth Boundary, including the South Yamhill River corridor and significant stream corridors. This generalized, composite map is based on the City of McMinnville Riparian Corridor Inventory.

B. Tree Grove – Protection (TG-P) Subdistrict Definitions. In addition to the definitions found in Subsection A, the following definitions apply to the review of development on properties with significant tree groves.

1. Certified Arborist. An arborist certified through the International Society of Arboriculture (ISA).
2. Critical Root Zone (CRZ). The area directly beneath the tree dripline that should not be disturbed by development. The CRZ for an individual tree is located in a radius from the tree at a rate of 1 foot of horizontal distance from the tree for each 1 inch diameter of a tree measured at 4.5 feet above ground level, or as determined by a certified arborist.

3. Landmark Tree – Trees located on public or private land within the McMinnville UGB that are either (1) 36 inches or greater dbh, or (2) Oregon white oak trees 12 inches dbh or greater. Landmark trees do not include hazardous, diseased, dead or nuisance trees as determined by the Planning Director in consultation with a certified arborist.
4. McMinnville Significant Tree Grove Map. A map that identifies significant tree groves within the McMinnville Urban Growth Boundary. This map is based on the City of McMinnville Tree Grove Assessment.
5. Tree Grove Mitigation Plan (TGMP). A detailed plan to compensate for identified adverse impacts on tree groves and native vegetation within tree grove boundaries from alteration, development, excavation or vegetation removal within the TG-P Subdistrict. The TGMP must be prepared by a certified arborist. The TGMP must be consistent with the recommendations of a required WAMP, if applicable.
6. Wildfire Hazard Assessment and Mitigation Plan (WAMP). A plan prepared by certified arborist or professional forester in coordination with the McMinnville Fire District designed to assess and mitigate wildfire risks to people and property. (Ord. X, year).

Riparian Corridor Protection Subdistrict (RC-P Subdistrict)

17.47.100 Purpose and Intent of the RC-P Subdistrict. The RC-P Subdistrict implements the Riparian Corridor policies of the McMinnville Comprehensive Plan and operates in conjunction with Chapter 17.48 Floodplain Zone to resolve conflicts between development and protection of significant riparian corridors identified in the City of McMinnville Riparian Corridors Inventory (2021).

- A. The RC-P Subdistrict protects mapped significant rivers and streams pursuant to Statewide Planning Goal 5 (Natural and Cultural Resources) as implemented by OAR 660-023-090 Riparian Corridor Safe Harbor.
- B. Specifically, this chapter allows reasonable economic use of property while establishing clear and objective standards to:
 1. Protect significant streams and limit development in designated riparian corridors;
 2. Maintain and enhance water quality;
 3. Maximize flood storage capacity;
 4. Preserve significant trees and native plant cover;
 5. Minimize streambank erosion;
 6. Maintain and enhance fish and wildlife habitats; and
 7. Conserve scenic, recreational and educational values of significant riparian corridors. (Ord. X, year).

17.47.110 Applicability and General Provisions. The RC-P Subdistrict applies to all significant rivers and streams and their respective riparian setback areas, as shown on the McMinnville Riparian Corridors Map.

- A. Development Standards. The standards and procedures of this chapter:

1. Apply to all development proposed on property located within, or partially within, the RC-P Subdistrict;
 2. Are in addition to the standards of the underlying zone; and
 3. Supersede the standards of the underlying zone in cases of conflict.
- B. Riparian Setback Area. The “riparian setback area” is measured horizontally from and parallel to the significant river or stream tops-of-bank. The riparian setback is the same as and consistent with the “riparian corridor boundary” in OAR 660-23-090(1)(d).
1. The South Yamhill River riparian setback is 75 feet.
 2. The North Yamhill River, Cozine Creek, Baker Creek, and mapped tributaries' riparian setback is 50 feet.
- C. Standard Riparian Setbacks. The applicant shall be responsible for surveying and mapping the precise location of the top-of-bank, on-site wetlands, and riparian setback at the time of application submittal.
- D. Division of State Lands Notification Required. In addition to the restrictions and requirements of this Chapter, all proposed development activities affecting any wetland are subject to Oregon Division of State Lands (DSL) standards and approval.
1. Where there is a difference, the more restrictive regulation shall apply.
 2. The applicant shall be responsible for notifying DSL whenever any portion of any wetland is proposed for development, in accordance with ORS 227.350. No application for development will be accepted as complete until documentation of such notification is provided.
- E. Exemption for Developed Subdivision Lots. This subsection applies to lots of 10,000 square feet or less created by a subdivision with a residential zone map designation, if the side or rear yards were cleared of riparian vegetation and either developed with structures or planted in lawns or shrubs prior to the effective date of this ordinance.
1. The Director may approve a request to reduce the riparian setback, without public notice, if aerial photographs clearly show that the riparian setback area extends into the developed portion of an approved residential lot of 10,000 square feet or less.
 2. The riparian setback area as applied to this lot may be reduced by as much as 50 percent, provided that the developed portion of the lot remains at least 25 feet from the top-of-bank of the significant stream or river.
 3. The Director shall maintain a record of the riparian setback reduction and the reasons for the decision.
- F. City of McMinnville Exemption. When performed under the direction of the City, the following shall be exempt from the provisions of this chapter:
1. Public emergencies, including emergency repairs to public facilities;
 2. Stream restoration and enhancement programs;
 3. Non-native vegetation removal;
 4. Planting of native plant species;
 5. Restoration and enhancement projects; and
 6. Routine maintenance and/or replacement of existing public facilities projects.

G. Replacement of Structures and Impervious Surfaces. Building replacements limited to the footprint of existing buildings, and replacement of other impervious surfaces limited to the area of existing impervious surfaces shall be limited to the area of the existing impervious surface are exempt from the provisions of this Chapter.

H. Exemption for Routine Site Maintenance.

1. Routine maintenance of the site, including maintenance of lawns and planted landscaping areas existing on the effective date of this ordinance.
Additionally, the application of herbicides to non-native vegetation and the application of synthetic fertilizers is subject to applicable state and federal regulations and developed properties shall be subject to the restrictions set forth in the McMinnville Municipal Code;
2. Removal of non-native vegetation and replacement with native plant species, no closer than 10' from the top-of-bank or edge of wetland;
3. Maintenance pruning of existing significant trees shall be kept to a minimum and shall be in accordance with the American National Standards Institute (ANSI) A300 standards for Tree Care Operations. Under no circumstances shall the maintenance pruning be so severe that it compromises the tree's health, longevity, and/or resource functions. (Ord. X, year).

17.47.120 Permitted, Conditional and Prohibited Uses.

- A. Department of State Lands (DSL) Concurrence Required. Development proposed within any wetland or stream, in addition to meeting the standards of this chapter, must also be approved by DSL. An application for development below the top-of-bank of any significant stream or river or within the boundaries of a delineated wetland requires documentation of DSL concurrence to be deemed complete.
- B. Permitted and Conditional Uses. Table 17.47.120 Riparian Corridor-Protection Subdistrict Use List below summarizes permitted, conditional and prohibited uses within the RC-P Subdistrict. A "Yes" indicates that the use is permitted ministerially, is allowed under prescribed conditions, subject to approval by the Director, or may be approved subject to discretionary criteria for conditional use permit review. A "No" indicates that the use is not permitted. A use that is not permitted may not be approved through the variance provisions of this chapter. (Ord. X, year).

Table 17.47.120 Riparian Corridor – Protection Subdistrict Use List

Regulated Activity & Procedure Type		
A. Permitted Uses– Ministerial	Riparian Setback Area	Mitigation Plan Required?
1. Determination of Riparian Setback boundaries	Yes	No
2. Reduction of Riparian Setback for developed residential lots	Yes	No

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3. Low impact, passive, or water-related recreation facilities and trails including, but not limited to, viewing shelters, picnic tables, nature trails and interpretive signs	Yes	No
4. Irrigation pumps	Yes	No
5. Removal of non-native vegetation and replacement with native plant species, within 10' from the top-of-bank or edge of wetland	Yes	Yes
6. Removal of vegetation necessary for hazard prevention (diseased or hazardous trees)	Yes	No
7. Riparian Corridor restoration projects	Yes	Yes
B. Permitted Uses with Mitigation – Planning Director Approval with public notice	Riparian Setback Area	Mitigation Plan Required?
1. Canoe and non-motorized boat launch less than 10' in width subject to DSL approval	Yes	Yes
2. Private in-stream and streambank enhancement, including vegetation removal and replacement within 10 feet of the top-of-bank or edge of wetland	Yes	Yes
3. Adjustments to numeric standards of the underlying zone necessary to reduce impacts on wetlands and streams	No	Yes
4. Public facilities that appear on the City's Public Facilities Plan, including streets and roads	Yes	Yes
5. Local streets and driveways serving residences and public facilities	Yes	Yes
6. Drainage facilities	Yes	Yes
7. Utilities	Yes	Yes
8. Bridges, boardwalks, trails of pervious construction	Yes	Yes
C. Conditional Use or Variance Review subject to Planning Commission Approval at a Public Hearing	Riparian Setback Area	Mitigation Plan Required?
1. Economic Hardship Variances, subject to variance provisions of Chapter 17.47.180	Yes	Yes
2. Water-related and water-dependent uses not listed above, may be approved subject to conditional use provisions of Chapter 17.74.030	Yes	Yes
D. Prohibited Uses - unless specifically authorized above or exempted	Riparian Setback Area	Mitigation Plan Required?

1. Removal of native plant species	No	Not applicable
2. Additions to or expansion of structures or impervious surfaces	No	Not applicable
3. Grading and placement of fill	No	Not applicable
4. Application of herbicides	No	Not applicable
5. Dumping of garbage or lawn debris or other materials not permitted within this Table.	No	Not applicable
6. Creation of a parcel that would be wholly within the RP-C Subdistrict or resulting in an unbuildable parcel, as determined by the Director.	No	Not applicable

17.47.130 Application Requirements. All development applications on lots within, or partially within, the RP-C Subdistrict shall submit the following information, in addition to other information required by this code.

- A. Ministerial Uses. The applicant shall prepare a plan that demonstrates that the use will be constructed and located so as to minimize disturbance to significant tree and native vegetation within the RP-C Subdistrict boundaries. The Director may require additional information where necessary to determine RP-C Subdistrict district boundaries or to mitigate identified impacts from a proposed development, including but not limited to:
 1. A site survey as prescribed in Section 17.47.130(B);
 2. One or more of the reports described in Section 17.47.130(C).
- B. Director and Planning Commission Review Uses: Site Specific Survey Required. If any use or activity is proposed within a riparian setback area, the applicant shall be responsible for preparing a survey of the area proposed for development that shows the following:
 1. The name, location and dimensions of significant rivers or streams, delineated on-site wetlands, and the tops of their respective streambanks as shown on the McMinnville Riparian Corridor Inventory.
 2. The area enclosed by the riparian setback.
 3. The 100-year floodplain if applicable.
 4. Land subject to the Natural Hazard – Mitigation (NH-P), Natural Hazard Protection (NH-P) and/or Tree Grove – Conservation (TG-C) Subdistricts.
 5. Steeply sloped areas where the slope of the land is 25% or greater.
 6. Existing public rights-of-way, structures, impervious surfaces, roads and utilities.
 7. Vegetation types (native and non-native);
 8. The driplines of significant trees or tree clusters of trees 5-inches or greater dbh that would be impacted by tree removal, major pruning or ground disturbance.
 9. Existing and proposed contours at 2-foot intervals, or as approved by the City Engineer or Planning Director.
- C. Required Studies and Mitigation Reports. Each of the following studies shall be required for non-ministerial uses proposed within the RC-P Subdistrict. The

following studies shall be required in addition to the submission of information required for specific types of development and shall be prepared by professionals in their respective fields. The Planning Director may exempt permit applications from one or more of these studies, based on specific findings as to why the study is unnecessary to determine compliance with this chapter. .

1. Hydrology and Soils Report. This report shall include information on the hydrological activities of the site, the effect of hydrologic conditions on the proposed development, and any hydrological or erosion hazards. This report shall also include soils characteristics of the site, their suitability for development, and erosion or slumping characteristics that might present a hazard to life and property, or adversely affect the use or stability of a public facility or utility. This report shall include information on the nature, distribution and strength of existing soils, the adequacy of the site for development purposes, and an assessment of grading procedures required to impose the minimum disturbance to the natural state. The report shall include recommendations to assure compliance with each applicable provision of this code as well as all applicable provisions of City building ordinances. The report shall be prepared and stamped by a professional engineer registered in Oregon.
2. Grading Plan. The grading plan shall be specific to a proposed physical structure or use and shall include information on terrain (2-foot intervals of property, or as approved by the City Engineer or Planning Director), drainage, direction of drainage flow, location of proposed structures and existing structures which may be affected by the proposed grading operations, water quality facilities, finished contours or elevations, including all cut and fill slopes and proposed drainage channels. Project designs including but not limited to locations of surface and subsurface devices, walls, dams, sediment basins, storage reservoirs, and other protective devices shall form part of the submission. The grading plan shall also include a construction phased erosion control plan consistent with the provisions of this code and a schedule of operations and shall be prepared by a professional engineer registered in Oregon.
3. Vegetation Report. This report shall consist of an assessment of existing vegetative cover, whether it is native or introduced, and how it will be altered by the proposed development. The report shall specifically identify disturbed areas (i.e., areas devoid of vegetation or areas that are dominated by non-native or invasive species) and the percentage of crown cover. The vegetation report shall include recommendations to assure compliance with each applicable provision of this code, and shall be prepared by a landscape architect, landscape designer, botanist, or arborist.
4. Streambank Conditions Report. This report is only necessary if a project will impact the area between 10 feet above the relevant stream or river tops-of-bank. The streambank conditions report shall consist of a survey of existing streambank conditions, including types of vegetative cover, the extent to which the streambank has been eroded, and the extent to which mitigation measures would be successful in maximizing fish and wildlife habitat values

while preserving the stream's urban hydrological function. Measures for improving fish and wildlife habitat and improving water quality will be clearly stated, as well as methods for immediate and long-term streambank stabilization. The streambank conditions report shall include recommendations to assure compliance with each applicable provision of this code, and shall be prepared by a wildlife biologist or other qualified individual in concert with a hydrological engineer registered in Oregon, both of whom must have experience in stream bank restoration. The report shall specify long-term maintenance measures necessary to carry out the proposed mitigation plan. (Ord. X, year).

17.47.140 Development Standards. The following shall apply to all development, including vegetation removal, and excavation, within the RC-P Subdistrict. No application for a use identified in Section 17.47.120 shall be deemed complete until the applicant has addressed each of these standards in writing.

- A. Alternatives Considered. Except for stream corridor enhancement, most uses that require public notice are expected to develop outside of wetlands and riparian setback areas and will avoid removal of landmark and significant trees. Therefore, development applications that require public notice must carefully examine upland alternatives for the proposed use and explain the reasons why the proposed development cannot reasonably occur outside of the wetlands and the riparian setback area, and why landmark and significant trees must be removed to meet project objectives.
- B. Minimize Siting Impacts. The proposed use shall be designed, located and constructed to minimize excavation, loss of native vegetation and significant trees, erosion, and adverse hydrological impacts on streams, rivers and wetlands.
 - 1. For development applications that require public notice, a stormwater report demonstrating consistency with adopted City of McMinnville Storm Drainage Design and Construction Standards must be provided.
 - 2. For all uses, the development shall be located as far from the stream, river or wetland and use as little of the wetland, riparian setback area, native vegetation and significant trees as possible, recognizing the operational needs of the proposed development.
- C. Construction Materials and Methods. Where development within the riparian area is unavoidable, construction materials or methods used within the riparian setback area shall minimize damage to water quality, native vegetation and significant trees.
- D. Residential Structures. Above-ground residential structures shall not be permitted within the RC-P Subdistrict without a variance as provided in Section 17.47.180.
 - 1. On-site flood storage capacity shall not decrease as a result of development. The cumulative effects of any proposed development shall not reduce flood storage capacity or raise base flood elevations on- or off-site.
 - 2. Development proposed within the 100- year floodplain shall be designed consistent with Chapter 17.48, Floodplain Zone.

- E. Avoid Steep Slopes. Within 50 feet of any water resource, excavation, significant tree and native vegetation removal shall be avoided on slopes of 25 percent or greater and in areas with high erosion potential (as shown on National Resource Conservation Service (NRCS maps), except where necessary to construct public facilities or to ensure slope stability.
- F. Minimize Impacts on Existing Vegetation. The following standards shall apply when construction activity is proposed in areas where native vegetation and significant trees are to be preserved.
1. Work areas on the immediate site shall be carefully identified and marked to reduce potential damage to trees and vegetation.
 2. Significant trees shall not be used as anchors for stabilizing working equipment and the root zones shall be protected.
 3. During clearing operations, significant trees and vegetation shall not be permitted to fall or be placed outside the work area.
 4. In areas designated for selective cutting or clearing, care in falling and removing trees and brush shall be taken to avoid injuring trees and shrubs to be left in place.
 5. Non-active stockpiles containing soil, or soil mixed with vegetation, shall not be permitted for longer than two weeks.
- G. Mitigation Plan. If a use that requires public notice is proposed within a riparian setback area, a mitigation plan shall be prepared and implemented.
1. The applicant shall be responsible for re-vegetating areas temporarily disturbed by excavation on a 1:1 basis. That is for each 100 square feet of riparian setback that is lost to development, at least 100 square feet of existing disturbed area within the riparian setback area or wetland shall be re-planted with native plant species. If it is determined that there is no suitable location for replacement plantings on-site, then the applicant shall pay a replacement fee in accordance with a fee schedule adopted by council.
 2. Where approval is granted to reduce the riparian setback area, the applicant shall be responsible for mitigating for the reduced setback by replacing non-native vegetation within the remaining, protected riparian setback area on a 1:1.5 basis. That is, for every 100 square feet of riparian setback that is lost to development, at least 150 square feet of existing disturbed area within the riparian setback area or wetland shall be replanted with native plant species. If it is determined that there is no suitable location for replacement plantings on-site, then the applicant shall pay a replacement fee in accordance with a fee schedule adopted by council.
 3. The re-vegetation plan shall provide for the replanting and maintenance of native plant species designed to achieve pre-disturbance conditions. The applicant shall be responsible for replacing any native plant species that do not survive the first two years after planting, and for ensuring the survival of any replacement plants for an additional two years after their replacement.
- H. Water and Sewer Infiltration and Discharge. Water and sanitary sewer facilities shall be designed, located and constructed to avoid infiltration of floodwaters into the system, and to avoid discharges from such facilities to streams and wetlands.

- I. On-Site Systems. On-site septic systems and private wells shall be prohibited within the RC-P Subdistrict.
- J. Erosion Control Plan. If a use that requires public notice is proposed within a riparian setback area, any Storm Drainage Design and Construction Standards, including Erosion Control Standards as adopted or utilized by the City of McMinnville, shall apply.
- K. Plan Implementation. A schedule of planned erosion control and re-vegetation measures shall be provided, which sets forth the progress of construction activities, and mitigating erosion control measures. (Ord. X, year).

17.47.150 Decision Options and Conditions of Approval.

- A. Decision Options. The Approval Authority may approve, approve with conditions, or deny an application based on the provisions of this chapter. The Approval Authority may require conditions necessary to comply with the intent and provisions of this chapter.
- B. Conditions. The required reports shall include design standards and recommendations necessary for the engineer and biologist, certified wetland scientist or other qualified individual to provide reasonable assurance that the standards of this section can be met with appropriate mitigation measures. These measures, along with staff recommendations, shall be incorporated as conditions into the final decision approving the proposed development.
- C. Assurances and Penalties. Assurances and penalties for failure to comply with mitigation, engineering, erosion and water quality plans required under this section shall be as stated in Chapter 17.03 General Provisions. (Ord. X, year).

17.47.160 Administrative Adjustment to Underlying Zone Dimensional Standards. The purpose of this section is to allow adjustments to dimensional standards of the underlying zoning district to reduce or move the development footprint to minimize adverse impacts on natural resource values within the RC-P Subdistrict. The Planning Director may approve adjustment applications with public notice.

- A. Adjustment Option. The Planning Director may approve up to a 50 percent adjustment to any dimensional standard (e.g., setback, height or lot area) of the underlying zoning district to allow development consistent with the purposes of the RC-P Subdistrict.
- B. Adjustment Criteria. A special RC-P adjustment may be requested when development is proposed on a lot or parcel within or adjacent to the RC-P Subdistrict. In order for the director to approve a dimensional adjustment to standards in the underlying zoning district, the applicant shall demonstrate that the following criteria are fully satisfied:
 - 1. The adjustment is the minimum necessary to allow a permitted use, while at the same time minimizing disturbance within riparian setback area.
 - 2. Explicit consideration has been given to maximizing vegetative cover, protecting significant trees, and minimizing excavation and impervious surface area on unbuildable land.
 - 3. Design options have been considered to reduce the impacts of development, including but not limited to multi-story construction, siting of the structure or

residence close to the street to reduce driveway distance, maximizing the use of native landscaping materials, and minimizing parking area and garage space.

4. In no case shall the impervious surface area of a middle housing residence (including the building footprint, driveway and parking areas, accessory structures, swimming pools and patios) exceed 3,000 square feet within the riparian setback.
5. Assurances are in place to guarantee that future development will not encroach further on land under the same ownership within the RC-P Subdistrict.
6. The Planning Director may impose any reasonable condition necessary to mitigate identified impacts resulting from development on otherwise unbuildable land. (Ord. X, year).

17.47.170 Density Transfer. Residential density transfer from land within the RC-P Subdistrict (the sending area) to contiguous property under the same ownership that is outside any applicable natural resource or hazard subdistricts (the receiving area), shall be permitted subject to the following standards.

- A. Maximum Density. To encourage density transfer, the transfer area shall be subject to the development standards of the next higher residential zoning district, if there is available utility capacity.
- B. Example. For example, density transfer from the RC-P Subdistrict to land with an underlying R-1 zone to the sending area on the same site but outside the Natural Resource Protection Subdistricts shall be capped at the density allowed in the R-2 zone. (Ord. X, year).

17.47.180 Economic Hardship Variances. Variances to the provisions of the RC-P Subdistrict shall be discouraged and may be considered only as a last resort when application of the riparian setback standard would result in a property (one or more contiguous lots under common ownership) having no reasonable economic use.

- A. Variance Option. The Planning Commission shall hear and decide variances from dimensional provisions of this chapter, in accordance with the applicable criteria in Section 17.74.110.
- B. Additional Criteria. In addition to the general variance criteria described in Section 17.74.110, the following additional criteria must be met to grant a variance to any dimensional provision of this chapter:
 1. The variance is necessary to allow reasonable economic use of the subject parcel of land, which is owned by the applicant, and which was not created after the effective date of this chapter.
 2. Strict application of the provisions of this chapter would otherwise result in the loss of a buildable site for a use that is permitted outright in the underlying zoning district, and for which the applicant has submitted a formal application.
 3. The applicant has exhausted all options available under this chapter to relieve the hardship.
 4. Based on review of all required studies described in Section 17.47.140, the variance is the minimum necessary to afford relief, considering the potential

for increased flood and erosion hazard, and potential adverse impacts on native vegetation, fish and wildlife habitat, and water quality.

5. Based on review of all required studies described in Section 17.47.140, any adverse impacts on water quality, erosion or slope stability that will result from approval of this hardship variance have been mitigated to the greatest extent possible.
6. Loss of significant tree and vegetative cover shall be minimized. Any lost vegetative cover shall be replaced on-site, on a 1-to-1 basis, by native trees and vegetation. (Ord. X, year).

17.47.190 Quasi-Judicial Determination of Top-of-Bank. The McMinnville Riparian Corridor Map determines the top-of-bank of significant stream and rivers based on GIS mapping technology for the entire McMinnville UGB area. The riparian setback area is measured from the top-of-bank and restricts land uses within its boundaries. The process below provides standards for site-specific top-of-bank determinations.

- A. Application. One or more property owners with contiguous properties within the riparian setback area may submit a top-of-bank determination application to the Planning Director with the required fee. The application will follow “Director’s Review with Notification” procedures per Section 17.72.110.
 1. The application shall include a revised top-of-bank determination prepared by an Oregon registered engineer with experience in hydrology.
 2. The determination shall include a report and survey showing the revised top-of-bank (also known as the “bank-full stage”) based on the two-year flood interval.
 3. The determination shall delineate (with DSL concurrence) any wetland(s) that extend upland from the proposed top-of-bank.
 4. The city engineer shall review and approve or reject the revised top-of-bank determination with supporting facts and reasoning. The applicant will have the opportunity to revise per comments and resubmit for review and approval by the city engineer if additional time is provided for resubmission.
 5. Notice of the application shall be provided to the Oregon Department of State Lands, with a request for review and comment.
- B. The Planning Director may approve, deny or further revise the top-of-bank determination based on the information provided in the application and the city engineer’s report.
- C. If approved, the approved top-of-bank determination will be surveyed and recorded on applicable property deeds.
- D. The City shall periodically amend the overlay zones to incorporate these approved top-of-bank changes. (Ord. X, year).

Tree Grove Protection Subdistrict (TG-P Subdistrict)

17.47.200 Purpose and Intent of the TG-P Subdistrict. The TG-P Subdistrict implements the Tree Grove protection policies of the McMinnville Comprehensive Plan. The TG-P Subdistrict operates in conjunction with Chapter 17.58 Trees, Chapter 17.48 F-P Flood Area Zone, Chapter 17.49 Natural Hazards Subdistrict, and Section

17.47.100 Riparian Corridors, to resolve conflicts between development and protection of significant tree groves identified in the City of McMinnville Tree Grove Inventory (2025). The TG-P Subdistrict protects mapped significant tree groves pursuant to Statewide Planning Goal 5 (Natural and Cultural Resources) as implemented by OAR 660-023. Specifically, this chapter allows reasonable economic use of property while establishing clear and objective standards to:

- A. Protect significant tree groves and restrict development within their boundaries;
- B. Provide shade and minimize runoff and erosion, thereby maintaining and enhancing water quality;
- C. Preserve landmark and significant trees and native plant cover within tree groves, thereby maintaining and enhancing fish and wildlife habitats; and
- D. Conserve scenic, recreational and educational values of significant tree groves. (Ord. X, year).

17.47.210 Applicability and General Provisions. The TG-P Subdistrict applies to all significant tree groves, as shown on the McMinnville Significant Tree Groves Map.

- A. Development Standards. The standards and procedures of this chapter:
 - 1. Apply to all development proposed on property located within, or partially within, the TG-P Subdistrict;
 - 2. Are in addition to the standards of the underlying zone; and
 - 3. Supersede the standards of the underlying zone in cases of conflict.
- B. Critical Root Zone (CRZ). The CRZ for an individual tree is located in a radius from the tree at a rate of 1 foot of horizontal distance from the tree for each 1 inch diameter of tree measured at 4.5 feet high, or as determined by a certified arborist. The CRZ for a tree grove is measured from the outer edge of the perimeter tree grove canopy.
 - 1. Alternative CRZ determinations must be performed by a certified arborist as part of the arborist report required by Section 17.47.230.
 - 2. The applicant shall be responsible for surveying and mapping the precise location of the CRZ and any additional measurements required by this code at the time of application submittal.
- C. Exemption for Developed Subdivision Lots. This subsection does not apply to existing developed lots of 10,000 square feet or less created by a subdivision a residential zone map designation, if the relevant side or rear yards were cleared of trees and either developed with structures or planted in lawns or shrubs prior to the effective date of this ordinance.
- D. Exemption for Replacement of Structures and Impervious Surfaces. - Building replacements limited to the footprint of existing buildings, and replacement of other impervious surfaces limited to the area of existing impervious surface are exempt from the provisions of this Chapter.
- E. City of McMinnville Exemption. When performed under the direction of the City the following shall be exempt from the provisions of this chapter:
 - 1. Public emergencies, including emergency repairs to public facilities; and
 - 2. Routine maintenance and/or replacement of existing public facilities projects.

3. City utility or road work in utility or road easements or rights-of-way. Any trees removed in the course of utility work shall be replaced in accordance with the standards of this Chapter.
- F. Exemption for Routine Site Maintenance. The following maintenance activities shall be exempt from the provisions of this chapter:
 1. Routine maintenance of the site, including maintenance of lawns and planted landscaping areas existing on the effective date of this ordinance.
Additionally, the application of herbicides to non-native vegetation and the application of synthetic fertilizers is subject to applicable state and federal regulations and developed properties shall be subject to the restrictions set forth in the McMinnville Municipal Code;
 2. Removal of non-native vegetation and replacement with native plant species;
 3. Maintenance pruning of existing trees shall be kept to a minimum and shall be in accordance with the American National Standards Institute (ANSI) A300 standards for Tree Care Operations. Under no circumstances shall the maintenance pruning be so severe that it compromises the tree's health, longevity, and/or resource functions.
- G. Exemption for Significant Tree Canopy over property lines. Tree canopy protections in this subsection only apply to properties that contain the trunks of trees with regulated canopy. In the case of development on property with significant tree grove canopy that extends over the subject parcel, but the trunks of the trees within the significant tree grove are not within the parcel, the provisions of this chapter do not apply. (Ord. X, year).

17.47.220 Permitted, Conditional and Prohibited Uses. Generally, land uses permitted by the underlying (base) zoning district are not allowed within the TG-P Subdistrict, except as set forth in in Table 17.47.220 below.

- A. Permitted and Conditional Uses. Table 17.47.220 below summarizes permitted, conditional and prohibited uses within the TG-P Subdistrict. A “Yes” indicates that the use is permitted ministerially, is allowed under prescribed conditions subject to approval by the Director or may be approved subject to discretionary criteria for conditional use permit review. A “No” indicates that the use is not permitted. A use that is not permitted may not be approved through the variance provisions of this chapter. (Ord. X, year).

Table 17.47.220 Tree Grove – Protection Subdistrict Use List

Regulated Activity & Procedure Type		
A. <u>Permitted Uses– Ministerial Review</u>	Significant Tree Groves	Tree Grove Mitigation Plan Required?
1. Low impact, passive, or water-related recreation facilities and trails including, but not limited to,	Yes	No

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viewing shelters, picnic tables, nature trails and interpretive signs		
2. Removal of diseased or hazardous trees authorized in writing by a certified arborist and deemed necessary for hazard prevention	Yes	No
3. Tree Grove or wildlife habitat restoration projects including removal of non-native trees	Yes	Yes
4. Arborist determination of Tree Grove CRZ boundaries	Yes	No
B. <u>Permitted Uses with Mitigation – Planning Director Approval with public notice</u>	Significant Tree Groves	Tree Grove Mitigation Plan Required?
1. Public facilities that appear on the City's Public Facilities Plan when there is no reasonable alternative	Yes	Yes
2. Local streets and driveways serving residences and public facilities when there is no reasonable alternative	Yes	Yes
3. Public drainage facilities	Yes	Yes
4. Utility crossings and below-ground utilities	Yes	Yes
5. Adjustments to numeric standards of the underlying zone necessary to eliminate or reduce impacts on tree groves	Yes	No
6. Park improvements within significant tree groves where authorized by a parks master plan approved by the City Council	Yes	Yes
C. <u>Conditional Use or Variance Review subject to Planning Commission Approval at a Public Hearing</u>	Significant Tree Groves	Tree Grove Mitigation Plan Required?
1. Economic Hardship Variances, subject to variance provisions of Chapter 17.47.280	Yes	Yes
D. <u>Prohibited Uses - unless specifically authorized above or exempted</u>	Significant Tree Groves	Tree Grove Mitigation Plan Required?
1. Removal of native plant species	No	Not applicable
2. Placement of structures or impervious surfaces	No	Not applicable
3. Grading and placement of fill	No	Not applicable
4. Application of herbicides	No	Not applicable
5. Dumping of garbage or lawn debris or other unauthorized materials	No	Not applicable
6. Creation of a parcel that would be wholly within the TR-P district or resulting in an unbuildable parcel, as determined by the Director.	No	Not applicable

17.47.230 Application Requirements. All development applications on lots within, or partially within, the TG-P Subdistrict shall submit the following information, in addition to other information required by this code.

- A. Ministerial Uses. The applicant shall prepare a plan that demonstrates that the use will be constructed and located to avoid removal of any significant trees within a tree grove. The Director may require additional information where necessary to determine TG-P boundaries or to mitigate identified impacts from a proposed development, including but not limited to:
 - 1. A site survey as prescribed in Section 17.47.230(B); and
 - 2. One or more of the reports described in Section 17.47.230(C).
- B. Director and Planning Commission Review Uses: Site Specific Survey Required. If any use or activity is proposed within a significant tree grove, the applicant shall be responsible for preparing a survey of the area proposed for development that shows the following:
 - 1. The name, location and dimensions of the significant tree grove, as shown on the McMinnville Tree Grove Assessment.
 - 2. The area enclosed by the tree grove canopy per Section 17.47.210(B).
 - 3. The 100-year floodplain if applicable.
 - 4. Land subject to the Natural Hazard – Mitigation (NH-P), Natural Hazard Protection (NH-P), and/or Riparian Corridor – Protection (RC-P) Subdistricts.
 - 5. Steeply sloped areas where the slope of the land is 25% or greater.
 - 6. Existing public rights-of-way, structures, roads and utilities.
 - 7. Vegetation types (native and non-native).
 - 8. The driplines of significant trees or tree clusters of trees 6-inches or greater dbh that would be impacted by tree removal, major pruning or ground disturbance.
 - 9. Existing and proposed contours at 2-foot intervals, or as approved by the City Engineer or Planning Director.
- C. Required Studies and Mitigation Reports. Where required by Table 17.47.220, the applicant shall prepare the following studies in addition to the submission of information required for specific types of development. All required studies shall be prepared by professionals in their respective fields. The Planning Director may exempt permit applications from one or more of these studies, based on specific findings as to why the study is unnecessary to determine compliance with this chapter. This determination must be made, in writing, at or immediately following the required pre-application conference and prior to application submittal.
 - 1. Grading Plan. The grading plan shall be specific to a proposed physical structure or use and shall include information on terrain, drainage, direction of drainage flow, location of proposed structures and existing structures which may be affected by the proposed grading operations, water quality facilities, existing and finished contours (at 2-foot intervals, or as approved by the City Engineer or Planning Director) including all cut and fill slopes and proposed drainage channels. Project designs including but not limited to locations of surface and subsurface devices, walls, dams, sediment basins, storage reservoirs, and other protective devices shall form part of the submission.

2. Arborist Report. This report, prepared by a Certified Arborist, shall identify the significant tree grove boundaries affecting the development site based on the driplines of perimeter trees. The arborist report also shall assess the health and driplines of any trees considered in the required alternatives analysis per Section 17.47.240.
3. Tree Grove Mitigation Report (TGMR). If development is proposed within a tree grove, then the arborist report shall be supplemented by a survey of existing trees and vegetative cover within a significant tree grove, whether it is native or introduced, and how it will be altered by the proposed development. The TGMR shall include recommendations to assure compliance with each applicable provision of this code and shall be prepared by an arborist or landscape architect with specific knowledge of native plant species, planting, susceptibility to wildfire, maintenance methods, and survival rates. (Ord. X, year).

17.47.240 Development Standards. The following shall apply to all development, including vegetation removal and excavation, allowed within the TG-P Subdistrict. No application for a use identified in Section 17.47.220 shall be deemed complete until the applicant has addressed each of these standards in writing.

- A. Alternatives Considered. Development applications for allowed uses that require public notice must carefully examine alternatives for the proposed use and explain the reasons why the proposed development cannot reasonably occur outside of the significant tree grove boundary, why any significant trees must be removed to meet project objectives, and why native vegetation cannot reasonably be avoided.
- B. Minimize Siting Impacts. The proposed use shall be designed, located and constructed to minimize excavation and erosion within significant tree groves (especially within CRZs), loss of native vegetation and significant trees, and adverse hydrological impacts on adjacent streams, rivers and wetlands.
 1. For development applications that require public notice, the certified arborist must certify that any adverse impacts on the health of remaining trees will be minimized consistent with best management practices.
 2. For all uses, the development shall avoid significant and landmark trees if possible, recognizing the operational needs of the proposed development.
- C. Construction Materials and Methods. Where development within the significant tree grove is unavoidable, construction materials or methods used within the tree grove area shall minimize damage to water quality, native vegetation and significant trees.
- D. Meet NR- and NH- Subdistrict Standards. All development must meet applicable natural resource and natural hazard subdistrict standards in addition to the provisions of this chapter. In cases of conflict, the more restrictive standard shall apply.
- E. Avoid Steep Slopes. Removal of significant trees and native vegetation removal shall be avoided on slopes of 25 percent or greater and in areas of High Landslide Susceptibility (as shown on the Statewide Landslide Information Layer

for Oregon, SLIDO), except where necessary to construct public facilities, or to ensure slope stability.

- F. Minimize Impacts on Existing Vegetation. The following standards shall apply when construction activity is proposed in areas where native vegetation and significant trees are to be preserved.
1. Work areas on the immediate site shall be carefully identified and marked to reduce potential damage to trees and vegetation.
 2. Significant trees shall not be used as anchors for stabilizing working equipment and the root zones shall be protected.
 3. During clearing operations, significant trees and vegetation shall not be permitted to fall or be placed outside the work area.
 4. In areas designated for selective cutting or clearing, care in falling and removing trees and brush shall be taken to avoid injuring trees and shrubs to be left in place.
 5. Non-active stockpiles containing soil, or soil mixed with vegetation, shall not be permitted for longer than two weeks.
- G. Tree Grove Mitigation Plan (TGMP). If a TGMP is required:
1. The applicant shall be responsible for re-vegetating areas temporarily disturbed by excavation on a 1:1 basis. That is, for each significant tree removed, at least 1 new tree shall be planted. Each new tree shall be at least two inches in caliper measured at six inches above ground. For each 100 square feet of disturbed native vegetation removed, at least 100 square feet of cleared or non-native vegetation shall be re-planted with native, fire-resistant plant species.
 2. Where approval is granted within a significant tree grove, the applicant shall be responsible for mitigating for significant tree and native vegetation removal by replacing significant trees and native vegetation within the remaining, protected tree grove on a 1:1.5 basis. That is, for each significant tree removed, at least 1.5 new trees shall be planted. Each new tree shall be at least two inches in caliper measured at six inches above ground. For each 100 square feet of disturbed native vegetation removed, at least 150 square feet of cleared or non-native vegetation shall be re-planted with native, fire-resistant plant species.
 3. The re-vegetation plan shall provide for the replanting and maintenance of native plant species designed to achieve pre-disturbance conditions. The applicant shall be responsible for replacing any native plant species that do not survive the first two years after planting, and for ensuring the survival of any replacement plants for an additional two years after their replacement.
- H. Water and Sewer Infiltration and Discharge. Water and sanitary sewer facilities shall be designed, located and constructed to avoid infiltration of floodwaters into the system, and to avoid discharges from such facilities to streams and wetlands.
- I. On-Site Systems. On-site septic systems and private wells shall be prohibited within the TG-P Subdistrict. (Ord. X, year).

- A. Decision Options. The Approval Authority may approve, approve with conditions, or deny an application based on the provisions of this chapter. The Approval Authority may require conditions necessary to comply with the intent and provisions of this chapter.
- B. Conditions. The required reports shall include design standards and recommendations necessary for the engineer and biologist, certified wetland scientist or other qualified individual to provide reasonable assurance that the standards of this section can be met with appropriate mitigation measures. These measures, along with staff recommendations, shall be incorporated as conditions into the final decision approving the proposed development.
- C. Assurances and Penalties. Assurances and penalties for failure to comply with mitigation, engineering, erosion and water quality plans required under this section shall be as stated in Chapter 17.03 General Provisions.

17.47.260 Administrative Adjustment to Underlying Zone Dimensional Standards. The purpose of this section is to allow adjustments to dimensional standards of the underlying zoning district to reduce or move the development footprint to minimize adverse impacts on natural resource values within the TG-P Subdistrict. The Planning Director may approve adjustment applications with public notice.

- A. Adjustment Option. The Planning Director may approve up to a 50 percent adjustment to any dimensional standard (e.g., setback, height or lot area) of the underlying zoning district outside the boundaries of the significant tree grove to allow development consistent with the purposes of the TG-P Subdistrict.
- B. Adjustment Criteria. A TG-P adjustment may be requested when development is proposed on a site within or partially within a TG-P Subdistrict. For the director to approve a dimensional adjustment to standards outside the tree grove boundary in the underlying zoning district, the applicant shall demonstrate that the following criteria are fully satisfied:
 - 1. The adjustment is the minimum necessary to allow a permitted use, while at the same time minimizing disturbance within significant tree grove area.
 - 2. Explicit consideration has been given to maximizing tree retention and vegetative cover, protecting significant and landmark trees, and minimizing excavation and impervious surface area.
 - 3. Design options have been considered to reduce the impacts of development, including but not limited to multi-story construction, siting of the structure or residence close to the street to reduce driveway distance, maximizing the use of native landscaping materials, and minimizing parking area and garage space.
 - 4. Assurances are in place to guarantee that future development will not encroach further on land under the same ownership within the TG-P Subdistrict.
 - 5. The Planning Director may impose any reasonable condition necessary to mitigate identified impacts resulting from development on otherwise unbuildable land. (Ord. X, year).

17.47.270 Density Transfer. Residential density transfer from land within the TG-P Subdistrict (the sending area) to contiguous property under the same ownership that is outside any applicable natural resource or hazard protection subdistricts (the receiving area), shall be permitted, subject to the following standards.

- A. Maximum Density. To encourage density transfer, the transfer area shall be subject to the development standards of the next higher residential zoning district, if there is available utility capacity.
- B. Example. For example, density transfer from the TG-P Subdistrict to land with an underlying R1 zone to the sending area on the same site but outside the Natural Hazards or Protection and the Natural Resource Protection Subdistricts shall be capped at the density allowed in the R2 zone. (Ord. X, year).

17.47.280 Economic Hardship Variances. Variances to the provisions of the TG-P Subdistrict shall be discouraged and may be considered only as a last resort when application of the TG-P Subdistrict would result in a property (one or more contiguous lots under common ownership) having no reasonable economic use.

- C. Variance Option. The Planning Commission shall hear and decide variances from dimensional provisions of this chapter, in accordance with the criteria in Section 17.74.110.
- D. Additional Criteria. In addition to the general variance criteria described in Section 17.74.110, the following additional criteria must be met to grant a variance to any dimensional provision of this chapter:
 - 1. The variance is necessary to allow reasonable economic use of the subject parcel or parcels of land owned by the applicant that were not created after the effective date of this chapter.
 - 2. Strict application of the provisions of this chapter would otherwise result in the loss of a buildable site for a use that is permitted outright in the underlying zoning district, and for which the applicant has submitted a formal application.
 - 3. The applicant has exhausted all options available under this chapter to relieve the hardship.
 - 4. Based on review of all required studies described in Section 17.47.240, the variance is the minimum necessary to afford relief, considering the potential for increased flood and erosion hazard, and potential adverse impacts on significant trees, native vegetation, fish and wildlife habitat, and water quality.
 - 5. Based on review of all required studies described in Section 17.47.240, any adverse impacts on tree canopy, water quality, erosion or slope stability that will result from approval of this hardship variance have been mitigated to the greatest extent possible.
 - 6. Loss of significant tree and vegetative cover shall be minimized. Any lost vegetative cover shall be replaced on-site at the basis established in Section 17.47.240(G). (Ord. X, year).

17.47.290 Verification of Tree Grove Boundaries. Significant tree grove boundaries may be appealed and must be verified occasionally to determine the true location of tree grove perimeters through a site-specific survey. Applications for development on a site that contains significant tree groves may request a determination that the subject

site or portions of the subject site is not subject to the standards of Chapter 17.47. Verifications shall be processed as outlined below.

- A. Verifications shall be processed as a by the Planning Director without Notification.
- B. Applicants for a determination under this section shall submit a site plan meeting the requirements of Chapter 17.72, as applicable, and provide a survey location of on-site significant trees within the significant tree grove and their respective CRZs.
- C. Such requests may be approved provided that there is evidence substantiating that the tree grove perimeter boundaries identified on the McMinnville Significant Tree grove map are inconsistent with the CRZs of trees within the grove on site. (Ord. X, year).

17.47.300 Plan Amendment Option. Any owner of property affected by the Goal 5 significant tree grove protections may apply for a comprehensive plan amendment as provided in MMC Section 17.74.020. This amendment must be based on a specific development proposal. The effect of the amendment would be to remove Goal 5 protection from the property. The applicant must demonstrate that such an amendment is justified by either of the following:

- A. ESEE analysis. The applicant may prepare an environmental, social, economic and energy (ESEE) consequences analysis prepared in compliance with OAR 660-23-040.
 - 1. The analysis must consider the ESEE consequences of allowing the proposed conflicting use, both the impacts on the specific resource site and the comparison with other comparable sites within the McMinnville Planning Area;
 - 2. The ESEE analysis must demonstrate to the satisfaction of the city council that the adverse economic consequences of not allowing the conflicting use are sufficient to justify the loss, or partial loss, of the resource;
 - 3. In particular, ESEE analysis must demonstrate why the use cannot be located on buildable land, consistent with the provisions of this chapter, and that there are no other sites within the City of McMinnville Planning Area that can meet the specific needs of the proposed use;
 - 4. The ESEE analysis must be prepared by a team consisting of a wildlife biologist or wetlands ecologist and a land use planner or land use attorney, all of whom are qualified in their respective fields and experienced in the preparation of Goal 5 ESEE analysis;
 - 5. If the application is approved, then the ESEE analysis must be incorporated by reference into the McMinnville Comprehensive Plan.
- B. Demonstration of change. In this case, the applicant must demonstrate that the significant tree grove area site no longer meets the thresholds of significance or definition of a tree grove, relative to other comparable significant tree groves within the City of McMinnville Planning Area.
 - 1. Significance thresholds and tree grove definitions are described and applied in the McMinnville Tree Grove Assessment adopted by reference as part of this chapter.

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2. To approve this claim, the city council must find that the decline in identified resource values did not result from a violation of this title.
3. If the application is approved, then the change must be integrated into the McMinnville Significant Tree Grove Map. (Ord. X, year).



City of McMinnville Tree Grove Assessment Report

Prepared by:



City of McMinnville Tree Grove Assessment

Table of Contents

INTRODUCTION	1
SUMMARY	1
TREE GROVE INVENTORY METHODS	2
Initial Tree Grove Candidate Inventory	2
Tree Grove Field Inventory Methods	3
Survey Data	3
Field Assessments	4
Comments	5
Management Recommendations	5
Geocoding	5
INVENTORY RESULTS	6
Tree Grove Location, Quantity and Quality	6
Significance determination	9
CONCLUSION	9
NEXT STEPS	9

Appendices

Appendix A. Tree Grove Maps

Appendix B. Tree Grove Assessment Forms

Appendix C. Key to Scientific Names

INTRODUCTION

Wooded areas are identified as significant natural features in the City of McMinnville's Great Neighborhood Policies. Under Policy 187.50.1:

*"Great Neighborhoods are sensitive to the natural conditions and features of the land. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, **wooded areas**, and landmark trees."*

To implement Great Neighborhood Policies, the City authorized Winterbrook Planning to prepare an inventory and assessment of significant wooded areas (tree groves) within the McMinnville study area. The study area covers the City of McMinnville Urban Growth Boundary (UGB), including the 2020 adopted additions to the UGB. The purpose of the Tree Grove Assessment project is to document the location, quantity, and quality of tree groves in the study area, and to determine which of the groves are "significant."

The project follows the inventory process outlined in the Statewide Planning Goal 5 (Natural Resources) administrative rule (OAR Chapter 660 Division 023). The inventory will inform the development of policy encouraging the preservation of significant groves through an effective but limited tree grove protection program.

This report describes the methodology used to conduct the assessment and provides a summary of results and analysis. Appendix A contains the Tree Grove index and site maps. Appendix B contains the Tree Grove Assessment (TGA) data forms for each tree grove. The TGA forms include the tree grove information and assessment data described in the Tree Grove Inventory Methods section, below.

SUMMARY

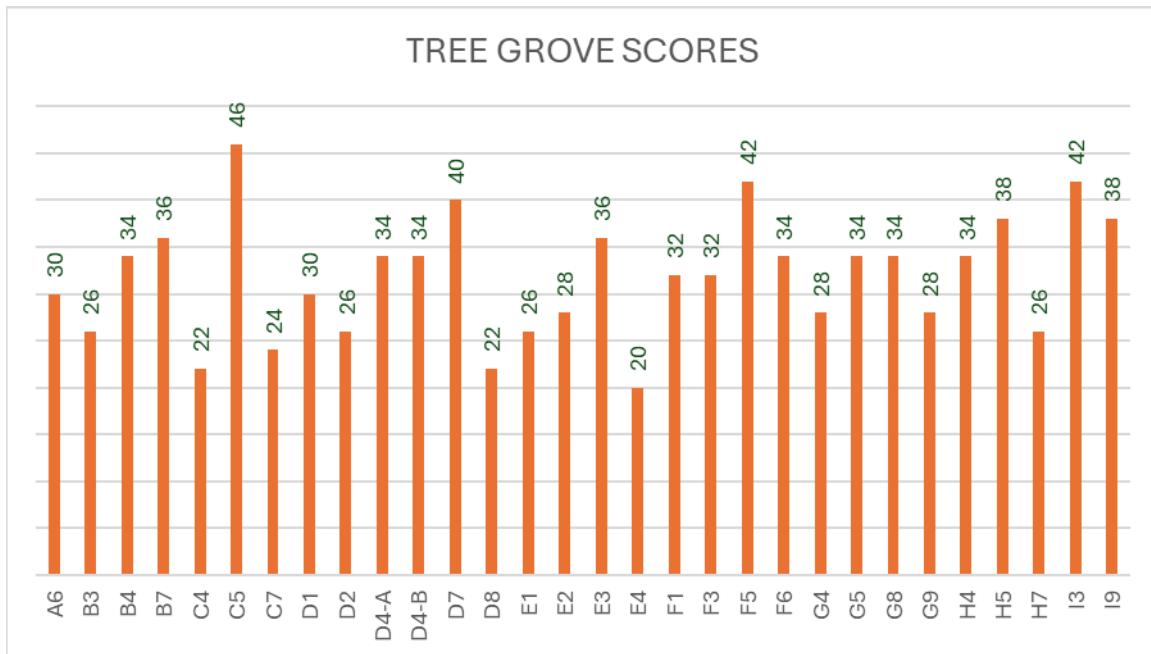
Winterbrook Planning conducted the tree grove assessment field work within the McMinnville urban growth boundary (UGB) between March and May 2021.

For the purposes of this project, a tree grove is defined as a stand of trees that are predominantly 25 feet or more in height with contiguous canopy cover of one acre or more located outside of floodplains. Tree groves generally do not include linear plantings that are one or two trees wide (e.g., street trees, rows of trees along a property line), or fragmented areas, such as treed areas with a high proportion of the canopy broken by houses, roads, and other developed uses.

As shown on Graph 1, 30 tree grove sites were identified within the McMinnville study area. The sites range from 1 to 47 acres, with a combined area of 403 acres. The average site size is 13 acres; the median size is 8 acres.

Overall TGA scores ranged from a high of 46 (Site C5) to a low of 20 (Site E4). The average score for all groves was 32; the median score for all groves was 33. Graph 1 shows a summary of the TGA scores.

Graph 1. Tree Grove Assessment Scores



TREE GROVE INVENTORY METHODS

Consistent with OAR 23-023-0030 Inventory Process, Winterbrook followed a multi-step method to determine the location and the relative quantity and quality of Tree Groves in McMinnville.

Initial Tree Grove Candidate Inventory

City planning staff prepared a preliminary map of potentially significant tree groves of two acres or greater outside the 100-year floodplain based on their review of aerial photography and local knowledge. City staff provided GIS maps showing the results of this work.

Using aerial photo interpretation, Winterbrook refined the tree grove boundaries to include groves (wooded subareas) with contiguous canopy cover of one acre or more located outside of floodplains; groves partially within floodplains were included in the inventory when the total non-floodplain area of the grove exceeded one acre. Linear and fragmented/developed areas were removed from the mapped groves to focus on larger, cohesive tree groves.

Tree Grove Field Inventory Methods

Using the updated base maps and inventory forms for each candidate grove, Winterbrook completed the field inventory. Tree groves were surveyed from public lands (e.g., parks, public trail networks, public streets and rights of way).

Winterbrook completed detailed Tree Grove Assessment (TGA) forms and refined mapped tree grove boundaries during field visits. The data collection and assessment parameters used are described below. Ground level photographs were taken for each grove that was accessible and visible. Once the field data was collected, information was transferred to electronic data sheets and the functional assessment rankings completed.

Survey Data

The TGA survey forms contain information on the general characteristics of the grove such as its size, location, and vegetation composition. The following survey data was recorded for each candidate tree grove in the field (except as noted below).

- *Site #* – The grove site number follows the GIS grid mapping system for the study area, generally a letter and number combination (e.g., B4). For groves spanning multiple maps, the map with the most prominent part of the grove was generally keyed as the site number.
- *Size* – Site acreage, reflecting any site boundary amendments made in the field; this calculation is provided by GIS.
- *Maps* – The map numbers for the subject grove, based on the GIS grid mapping system.
- *Score* – The cumulative total of points for the tree grove functional categories (see discussion below). Scoring was automated using Excel-based TGA forms. The range of potential scores for a given grove is 10 to 50 points. Those sites with the highest scores provide the highest number and quality of functions.
- *Location* – Site identifiers, such as street intersections, parks or creeks, or other characteristics aiding identification of the grove to which the TGA form pertains.
- *Floodplain* – Is any portion of the site part of a floodplain?
- *Observers* – Initials of field observers.
- *Date* – Date(s) of the field survey.

- *Trees* – General classification of forest or woodland community using National Vegetation Classification System (NVCS). Dominant, co-dominant and secondary tree species are typically noted here, as well as general understory characteristics or species.

Field Assessments

The assessment section of the survey focuses on the functional characteristics of the tree grove. Ten functional categories were evaluated, and each grove received a score of low (1), medium (3), or high (5) based on threshold factors established in each category as described below. The range of potential scores for a given grove is 10 to 50 points. Based on cumulative scores for each tree grove, a significance threshold was determined.

Following is a summary of the ten functional categories and their assessment factors.

1. **Grove Maturity/ Tree Size:** Scenic values tend to be a function of tree size or age. Also, mature trees are difficult or take a long time to replace. The primary assessment factor in this category is the percent of large trees (greater than 14" diameter at breast height (dbh)) in the grove. Multi-stem trees are evaluated by the size of the largest individual trunk at chest height.
2. **Grove Size:** The vitality and resilience of a grove generally increase with grove area. Scenic, natural and other values often increase with size as well. Based on local grove conditions, groves of greater than five acres are defined as large (high), groves between two and five acres are defined as medium, and groves of less than two acres are defined as small (low). Grove size was verified using GIS following any grove map refinements in the field.
3. **Health:** This category assesses the general health and condition of a grove, including signs of dieback, threats, and disturbance. Threats may include infestations of invasive plants such as English ivy that tend to degrade forest habitat functions and values. It may also include natural processes, such as beaver activity, that change the hydrologic regime to alter the existing tree grove composition and health.
4. **Visibility:** Groves that are clearly visible from major streets or public open space have greater value to the community. Assessment factors include visibility from an arterial or local street and/or public or private open space.
5. **Screening/Buffering:** Groves may serve as land use buffers. The value of buffering or screening is a function of the grove size, location and nearby uses. The greatest value to the community is when the tree grove provides a buffer between different types of uses, primarily between industrial/commercial use and residential/open space uses.

6. **Accessibility:** Accessibility is a function of ownership (public or private) and physical features (topography, trail access, etc.). Public access provides more opportunity for public use and enjoyment. Steep terrain and inaccessible features (wetlands, dense brush) may limit or preclude opportunities for public use.
7. **Rarity:** Unusual features, such as large size, rare species, or historic/landmark values, add to community value. This category considers whether such features are present, and whether they are uncommon or unique within the study area.
8. **Educational/Recreational Potential:** Groves with both public access and noteworthy features offer increased educational values. Groves with public or semi-public access and trail networks offer passive recreation values. Important factors include public versus private ownership and whether developed access exists. This category is a function of accessibility and rarity values: if either category ranks low, this function is low; if both rank medium, this function is medium; otherwise, this function is high.
9. **Wildlife Habitat Value and Connectivity:** Tree groves can provide important habitat for terrestrial wildlife species. The size, location and composition of a grove are all factors influencing the quality of habitat. Larger groves located near or connected to other habitat areas generally provide greater habitat value than smaller, isolated groves. Groves with a diverse mix of species and structure (such as mid-canopy trees, shrubs, groundcover, and standing or downed logs) generally provide higher value forage, cover and nesting habitat than groves with few species or with no understory. Groves with large trees, particularly Oregon oak trees, provide important habitat for sensitive bird species. Proximity to water sources improves habitat value as well.
10. **Level of Existing Development:** Groves located on undeveloped or partially developed sites offer the opportunity to protect groves through site planning. Groves surrounded by development tend to be more at risk.

Comments

The Comments section is used to make additional notes relevant to assessment, such as statements of overall quality, invasive species presence, land use context, unusual characteristics and clarifications on assessment rankings.

Management Recommendations

Where appropriate, grove management recommendations are noted in this section.

Geocoding

The location and score for each tree grove was geocoded for use on GIS overlay maps. These tree grove layers and information can be compared with GIS maps for other inventoried natural resources, and to other natural hazard layers prepared as part of a comprehensive Natural Hazards Inventory and ranking system.

INVENTORY RESULTS

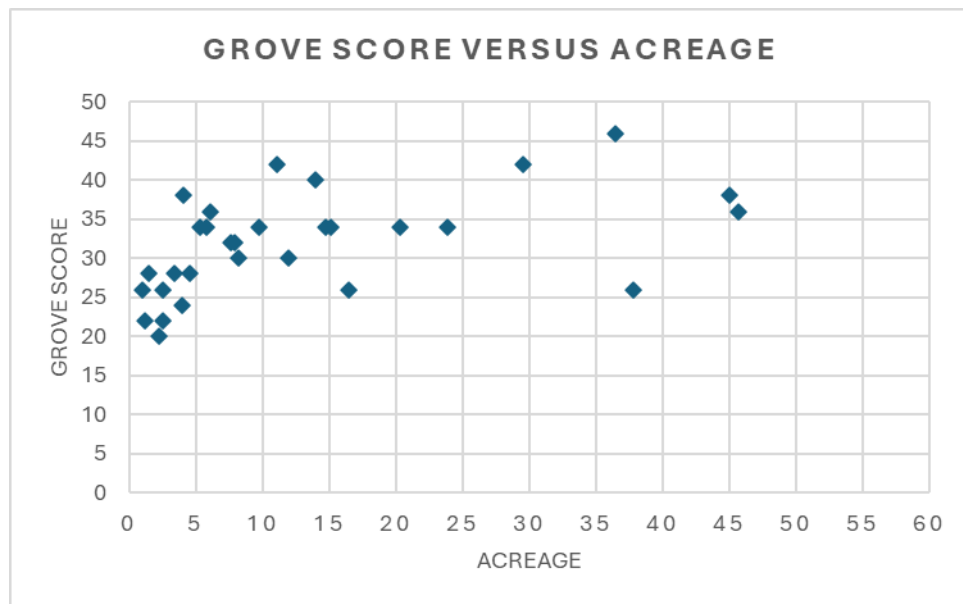
The tree grove assessment field work was conducted within the McMinnville study area between March and May 2021.

Tree Grove Location, Quantity and Quality

Thirty (30) tree groves sites were identified within the McMinnville study area. Many of the groves are associated with riparian corridors, including the North and South Yamhill Rivers and their major tributaries Cozine Creek and Baker Creek. Approximately half of the groves are partially within floodplain areas. The sites range from 1.2 to 47.1 acres, with a combined area of 450 acres. The average site size is 15 acres; the median size is 9.75 acres, indicating that several larger groves skew the average size upward significantly. The largest grove, Grove E1 on Redmond Hill, covers 47.1 acres.

Overall TGA scores ranged from a high of 46 (Site C5 at Tice Park/Rotary Nature Preserve, to a low of 20 (Site E4, Michelbook Country Club - South). The average score for all groves was 31.9; the median score was 33. As illustrated in Graph 3, there was no significant correlation between grove size and grove score. The largest four groves (all over 40 acres) ranged from scores of 26 to 38, while five smaller groves (of as small as four acres) scored 38 or higher.

Graph 3. Relationship of Grove Score to Size



Most tree groves are composed of a mix of tree species, with Douglas fir and Oregon oak or Oregon ash being the most common dominant species¹. Other species present may include black cottonwood, bigleaf maple, western red cedar, red alder, Scouler willow, and bird cherry (an invasive species). Approximately 40% of the groves are dominated by one species, typically either Oregon oak, Oregon ash, Douglas fir or black cottonwood. Of the groves dominated by fir, some are densely stocked, even-aged plantations with minimal understory vegetation. These monocultures typically receive low TGA scores due to factors such as lower grove maturity, health, and habitat functions.

Some of the City's tree groves are badly infested with invasive plants, particularly in the understory. Tree groves along some river and stream banks have dense thickets of Himalayan blackberry, which can crowd out growth of understory plants. Another problem species includes English ivy, which forms dense mats on the ground and can climb, smother and topple large trees if not managed. Bird cherry and English holly are other noted invasive species. Invasive species management will be important to protecting the long-term health of the City's tree groves.

Thirteen (13), or 43 percent, of the grove sites are located partially within floodplain areas. A larger number – 17 groves (57%) – are located along riparian corridors. These groves generally support greater habitat complexity due to variation in the plant community related to moisture gradients between upland, riparian and wetland habitats. In areas influenced by

¹ See Appendix C for a key to scientific names of plants referenced in this study.

nearby streams or wetlands, Oregon ash, red alder, Pacific willow, and black cottonwood are dominants, while Douglas fir and bird cherry are often found at slightly higher elevations. The City's tree groves provide suitable habitat for three key bird species that are listed by the State as sensitive: olive-sided flycatcher (*Contopus cooperi*), western bluebird (*Sialia mexicana*), and white-breasted nuthatch (*Sitta carolinensis aculeata*). Maps created by Oregon Department of Fish and Wildlife (<https://www.dfw.state.or.us/maps/compass/>) indicate that habitat for one or more of the birds is found within 26 of the City's tree groves.

Table 1 summarizes key characteristics of tree groves within the McMinnville study area: their location, size, TGA score, inventory field dates, key bird habitat, and dominant vegetation.

Table 1. Characteristics of McMinnville Tree Groves

Grove#	Site / Location	Acres	Score	Field Date	Key Birds*	Dominant Species
A6	Lower Baker Creek / Harvest Ct	8.2	30	3.9.21	B, F, N	Douglas fir, Oregon ash
B3	Baker Creek Oaks	1.0	26	3.9.21	B, N	Oregon oak
B4	Upper Baker Creek / Pinot Noir Ct	9.75	34	3.9.21	B, F, N	Douglas fir, Oregon oak
B7	Grandhaven Dr (north)	45.7	36	3.9.21	B, F, N	Douglas fir, Oregon oak, Oregon ash
C4	Baker Crest Ct	1.2	22	3.9.21	B, F, N	Douglas fir, Oregon oak
C5	Tice Park / Rotary Nature Preserve	36.5	46	3.9.21	B, F, N	Douglas fir, Oregon oak, Oregon ash
C7	Grandhaven Dr (south)	4.0	24	3.9.21	B, F, N	Douglas fir, Black cottonwood
D1	Fox Ridge Rd (west)	12	30	3.9.21	B, F, N	Oregon oak, Douglas fir
D2	Fox Ridge Rd (east)	2.5	26	3.9.21	B, F, N	Oregon oak (no view, aerials only)
D4-A	Michelbook Country Club (west)	5.3	34	3.9.21		Douglas fir, Oregon oak
D4-B	Michelbook Country Club (east)	5.8	34	3.9.21	N	Douglas fir, Oregon oak
D7	Wortman Park	14	40	3.9.21		Oregon oak, Douglas fir
D8	Riverside Dr	2.5	22	3.9.21	B, F, N	Douglas fir plantation
E1	Redmond Hill	37.8	26	3.11.21	B, F, N	Douglas fir plantation
E2	Fox Ridge Rd / Masonic Cemetery	3.4	28	3.9.21	B, F, N	Douglas fir, Oregon oak
E3	Meadows Dr	6.1	36	3.9.21	N	Oregon ash – Forested wetland
E4	Michelbook Country Club (South)	2.3	20	3.9.21	B, F, N	Black cottonwood (linear feature)
F1	Redmond Hill (west)	7.6	32	3.11.21	B, F, N	Douglas fir, Oregon oak
F3	Quarry Park	7.9	32	4.7.21		Douglas fir
F5	City Park	11.1	42	3.9.21, 4.7.21	B, F, N	Douglas fir
F6	Public Works/ Oregon St	15.1	34	3.9.21	B, F, N	Douglas fir, Oregon ash
G4	Ash Meadows	1.5	28	3.11.21	N	Oregon ash
G5	Linfield College: Cozine Creek	14.75	34	3.11, 4.7.21	B, F, N	Douglas fir, Oregon ash
G8	Yamhill River branch / Kingwood	20.3	34	3.11.21	B, F, N	Douglas fir
G9	Evergreen Aviation Chapel	4.6	28	3.11.21	B, N	Oregon oak
H4	Tall Oaks/Cozine Creek	23.9	34	3.11.21	B, F, N	Douglas fir, Oregon oak
H5	Linfield College: Queen's Grove	4.1	38	3.11, 4.7.21	B, F, N	Oregon oak
H7	Yamhill River extension	16.5	26	3.11.21	B, F, N	Douglas fir
I3	Barbel/Grange	29.5	42	3.11.21	B, F, N	Douglas fir, Oregon ash
I9	Airport Park	45	38	3.11,	B, F, N	Douglas fir, Oregon oak, bigleaf maple

Grove#	Site / Location	Acres	Score	Field Date	Key Birds*	Dominant Species
				4.7.21		

* Key: Grove provides suitable habitat for B = western bluebird, F = olive-sided flycatcher, N = white-breasted nuthatch (ODFW 2021)

Significance determination

Tree groves that met the threshold definition of a grove and had a Tree Grove Assessment score of at least 25 out of 50 were deemed significant. An analysis of environmental, social, economic and energy consequences of regulatory alternatives (ESEE analysis) must be conducted and serve as the basis for any future City protection program.

Grove E4 (Michelbrook Country Club-South), C4 (Baker Crest Ct), C7 (Grandhaven Dr. (South)) and D8 (Riverside Dr) are below this threshold score and are therefore not significant. These groves will not be evaluated further in the development of a Goal 5 conservation program.

CONCLUSION

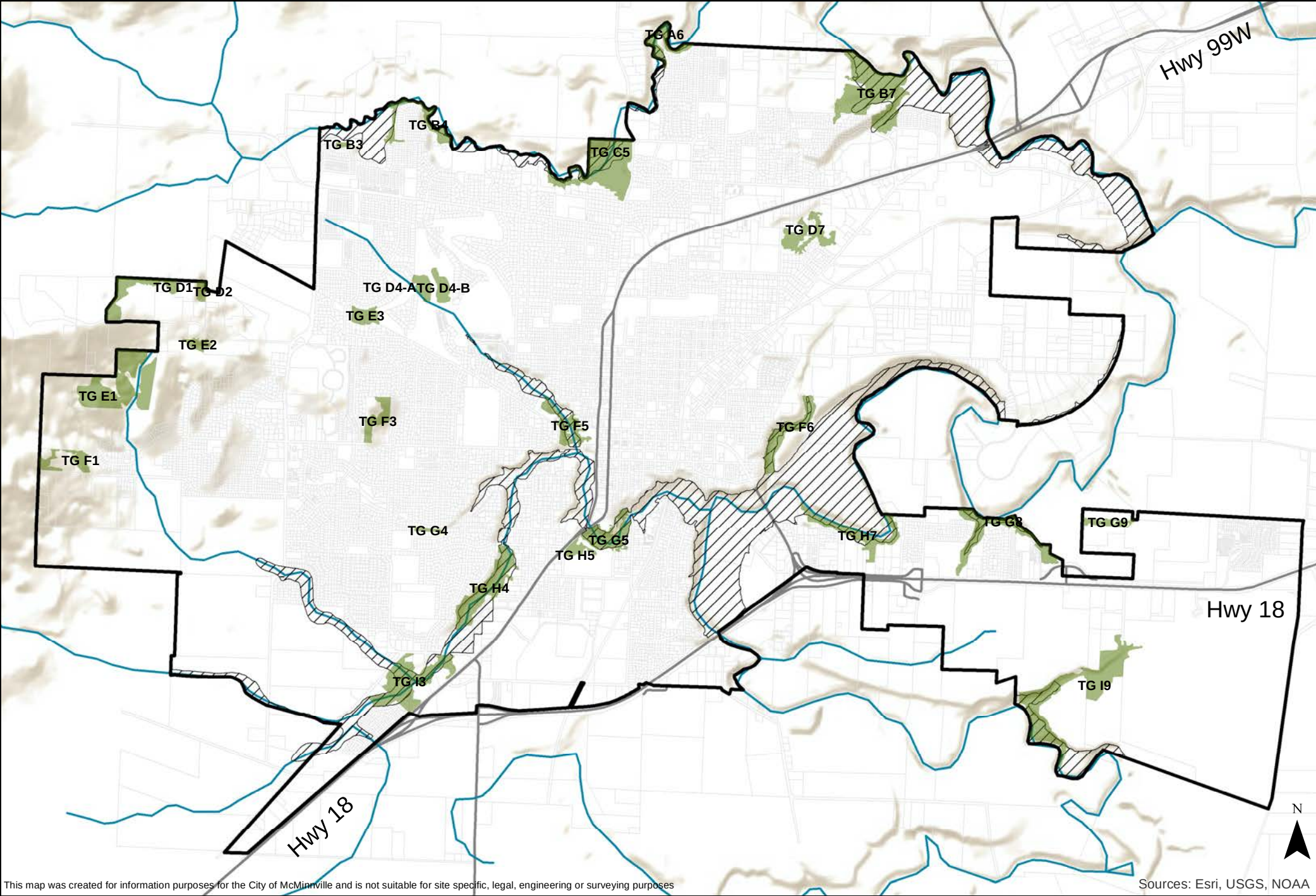
This Tree Grove Assessment report, together with the tree grove maps (Appendix A) and TGA assessment forms (Appendix B), document the location, quantity and quality of tree groves in McMinnville, and determine which groves are significant. Twenty-six tree groves in McMinnville are significant.

The City's tree groves, riparian areas and floodplains form an impressive network of open space and natural habitats that provide a variety of services and amenities to the McMinnville community. These include scenic, environmental, social and economic amenities.

NEXT STEPS

Tree groves that are partially within floodplains have existing local protection. Trees also provide erosion control, water quality and stormwater retention benefits. As part of the Goal 7 Natural Hazards inventory and protection program, Winterbrook will recommend additional protection for tree groves and large trees located on steep slopes and within floodplains and landslide areas.

The focus of new policy will be on the groves, or portions of groves, located outside of floodplain areas. For these areas, the next step in the Goal 5 process will be an analysis of Economic, Social, Environmental and Energy (ESEE) consequences of different conservation strategies, that will serve as the basis for policy recommendations encouraging the preservation and protection of significant groves through a limited tree grove protection program. The goal of the incentive-based program is to create a positive pull toward maintaining these groves and expanding them where desirable and feasible.



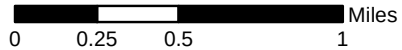
This map was created for information purposes for the City of McMinnville and is not suitable for site specific, legal, engineering or surveying purposes

Sources: Esri, USGS, NOAA

McMinnville Significant Tree Groves

-  Significant Tree Groves
-  Flood Plain Zone (F-P)
-  McMinnville 2025 Urban Growth Boundary

-  Rivers & Streams
-  Major Roads
-  Tax Lots



Created by Winterbrook Planning in coordination with the City of McMinnville

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276 of 323
 

Last Revised:
January 5, 2026

Exhibit D. Citations and Bibliography

Economic

Summary:

Economically, trees provide multiple benefits. Trees capture and store carbon dioxide, mitigating climate change. Trees reduce local air pollution, reducing health costs. Trees can increase tourism and consumer spending. Tree canopy is associated with higher property values. Trees are shown to reduce intensity and flow of stormwater, reducing infrastructure costs and improving water quality. While there are maintenance costs associated with trees, many studies find their costs are outweighed by the myriad of benefits.

Table 1. Economic Benefits and Costs

Topic	Applicability	Citation
Energy consumption	Urban trees can offset or reverse heat island effects, reducing energy consumption for air conditioning, potentially reducing air conditioning costs by 20%.	Akbari, H., Pomerantz, M., & Taha, H. (2001). Cool surfaces and shade trees to reduce energy use and improve air quality in urban areas. <i>Solar Energy</i> , 70(3), 295–310. https://doi.org/10.1016/S0038-092X(00)00089-X
Stormwater management	Trees reduce high stormwater flows, improving the water quality and reducing high flow rates by intercepting precipitation, removing water from the soil via transpiration, and enhancing filtration.	Berland, A., Shiflett, S. A., Shuster, W. D., Garmestani, A. S., Goddard, H. C., Herrmann, D. L., & Hopton, M. E. (2017). The role of trees in urban stormwater management. <i>Landscape and Urban Planning</i> , 162, 167–177. https://doi.org/10.1016/j.landurbplan.2017.02.017
Productivity	This comprehensive report summarizes the many benefits connecting with nature can have to humans. Research supports the finding that incorporating nature into the built environment has economic benefits to health and productivity. Incorporating nature can reduce worker illness and absenteeism, and increase staff retention, job performance, healing rates, learning rates, and retail sales.	Browning, W., Ryan, C., & Clancy, J. (2012, June 12). <i>The Economics of Biophilia</i> . http://clients.edmullen.com/terrapin/
Property Values	Hedonic models of greenspace contribution to residential property values show greenspaces have significant positive impacts on property values.	Conway, D., Li, C. Q., Wolch, J., Kahle, C., & Jerrett, M. (2010). A Spatial Autocorrelation Approach for Examining the Effects of Urban Greenspace on Residential Property Values. <i>The Journal of Real Estate Finance and Economics</i> , 41(2), 150–169. https://doi.org/10.1007/s11146-008-9159-6
Energy consumption	Researchers studied the effect of shade trees on summertime electricity use, showing that shade trees on south and west sides of houses in particular can reduce summertime electricity use, and corresponding carbon emissions.	Donovan, G. H., & Butry, D. T. (2009). The value of shade: Estimating the effect of urban trees on summertime electricity use. <i>Energy and Buildings</i> , 41(6), 662–668. https://doi.org/10.1016/j.enbuild.2009.01.002

Property Values	A hedonic model using Multnomah County, Oregon as the study area shows tree canopy up to ½ mile away from a property increases its sale price.	Kadish, J., & Netusil, N. R. (2012). Valuing vegetation in an urban watershed. <i>Landscape and Urban Planning</i> , 104(1), 59–65. https://doi.org/10.1016/j.landurbplan.2011.09.004
Health, Productivity	In a study of an administrative office building in the University of Oregon, researchers found offices that overlooked trees and vegetation had the lowest rates of absenteeism in addition to reporting the highest preference for their office views. Employees with the trees and landscape view took 57 hours of sick leave per year in comparison to the employees with no view, who took 68.	Elzeyadi, I. (2011, October 7). <i>Daylighting-Bias and Biophilia: Quantifying the Impacts of Daylighting and Views on Occupants Health</i> .
Stormwater Management	A literature review on the role of trees in stormwater management shows how trees can retain rainfall, delay the flow of stormwater runoff, increase soil infiltration capacity, and transpire a considerable amount of water. Multiple points of retention make trees particularly beneficial to effectively reducing the volume and intensity of stormwater runoff.	Kuehler, E., Hathaway, J., & Tirpak, A. (2017). Quantifying the benefits of urban forest systems as a component of the green infrastructure stormwater treatment network. <i>Ecohydrology</i> , 10(3), e1813. https://doi.org/10.1002/eco.1813
Productivity	A study of Chicago schools and greenspace show that tree cover near schools predicted better school performance on standardized math and reading tests, even controlling for school differences such as poverty, minority status, pupil-teacher ratio, % bilingual, and school size.	Kuo, M., Browning, M. H. E. M., Sachdeva, S., Lee, K., & Westphal, L. (2018). Might School Performance Grow on Trees? Examining the Link Between “Greenness” and Academic Achievement in Urban, High-Poverty Schools. <i>Frontiers in Psychology</i> , 9, 1669. https://doi.org/10.3389/fpsyg.2018.01669
Health, Productivity	Employees who reported more contact to nature in the work environment (outdoor and indoor) had significantly less perceived stress and stress-related health complaints.	Largo-Wight, E., Chen, W. W., Dodd, V., & Weiler, R. (2011). Healthy Workplaces: The Effects of Nature Contact at Work on Employee Stress and Health. <i>Public Health Reports</i> , 126(Suppl 1), 124–130. https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3072911/
Productivity	A study examining public high schools found that views of trees and shrubs from classrooms and cafeterias was significantly and positively associated with student performance (standardized test scores, graduation rates, students attending college, and fewer occurrences of criminal behavior).	Matsuoka, R. H. (2010). Student performance and high school landscapes: Examining the links. <i>Landscape and Urban Planning</i> , 97(4), 273–282. https://doi.org/10.1016/j.landurbplan.2010.06.011
Stormwater Management, Air Quality, Carbon Sequestration	In a review of urban trees in 5 cities, researchers found cities spent \$13-\$65/tree annually, however benefits ranged from \$31-\$89/tree. This results in an annual return of \$1.37-\$3.09 for every dollar invested. Quantified benefits include stormwater management, air quality benefits, carbon dioxide reductions, property value increases, and energy savings from reducing the heat island effect.	McPherson, G., Simpson, J. R., Peper, P. J., Maco, S. E., & Xiao, Q. (2005). Municipal Forest Benefits and Costs in Five US Cities. <i>Journal of Forestry</i> , 6.
Health, Productivity, Property Values, Air Quality,	A comprehensive review of studies on urban forests and greenery showed that urban residents experience a wide range of ecosystem services. There is well documented research on the effects of trees on property values, and more recently there have been valuations on the effect of urban greenery on physical, psychological and community health.	Nesbitt, L., Hotte, N., Barron, S., Cowan, J., & Sheppard, S. R. J. (2017). The social and economic value of cultural ecosystem services provided by urban forests in North America: A review and suggestions for future research. <i>Urban Forestry & Urban Greening</i> , 25, 103–111. https://doi.org/10.1016/j.ufug.2017.05.005

Energy Consumption		
Property Values, Stormwater Management, Air Quality, Energy Consumption	A review of 115 studies on urban trees show demonstrated tree benefits of carbon sequestration, air quality improvement, stormwater attenuation, and energy conservation. Disservices include maintenance costs, pollens affecting allergies, light attenuation, and infrastructure damage. The benefit to cost ratio of trees was found to be between 4.48:1 and 24.3:1. The study concludes that urban trees are an effective way to mitigate the degradation of the environment in urban areas.	Roy, S., Byrne, J., & Pickering, C. (2012). A systematic quantitative review of urban tree benefits, costs, and assessment methods across cities in different climatic zones. <i>Urban Forestry & Urban Greening</i> , 11(4), 351–363. https://doi.org/10.1016/j.ufug.2012.06.006
Property Values	A study of the value of urban tree cover in Minnesota shows a 10% increase in tree cover within 100 meters of a home increases the average home sale price by \$1,371.	Sander, H., Polasky, S., & Haight, R. G. (2010). The value of urban tree cover: A hedonic property price model in Ramsey and Dakota Counties, Minnesota, USA. <i>Ecological Economics</i> , 69(8), 1646–1656. https://doi.org/10.1016/j.ecolecon.2010.03.011
Property Values, Air Quality, Energy Consumption, Productivity	In a critical review of the benefits of trees, the authors discuss the many ways trees promote health, a strong economy, and benefit the planet. They conclude overwhelming evidence from the available scientific literature suggests that trees are a beneficial investment and help meet the United Nations Sustainable Development Goals to improve the quality of life for people.	Turner-Skoff, J. B., & Cavender, N. (2019). The benefits of trees for livable and sustainable communities. <i>PLANTS, PEOPLE, PLANET</i> , 1(4), 323–335. https://doi.org/10.1002/ppp3.39
Consumer Spending	A study on how consumer preferences in Central Business Districts were affected by the presence of urban forests found that trees are a significant atmospheric element of the business street. Trees are associated with positive district perceptions, patronage behavior, and product pricing.	Wolf, K. L. (2005). Business District Streetscapes, Trees, and Consumer Response. <i>Journal of Forestry</i> , 5.
Property Values, Consumer Spending	This literature review highlighted the economic impact urban trees have. Shoppers indicate they will travel further, visit longer, and spend 9-12% more for goods and services in central business districts that have a high-quality tree canopy. One study indicates that rental rates for commercial offices having a high-quality landscape were 7% higher than other, similar properties without such landscaping.	Wolf, K.L. (2010). <i>Community Economics - A Literature Review</i> . College of the Environment, University of Washington. https://depts.washington.edu/hhwb/Print_Economics.html

Social

Summary

Many of the social effects of trees overlap with the economic, environmental, and energy impacts cited in other sections of this analysis, such as the benefit to property values, consumer spending, reduction in air pollution, carbon mitigation, and reduction in the heat island effect. Other studies describe how urban forests can result in a reduction of aggression and crime, improved productivity and performance at work and in

school, improved mental health, and even reduction in premature mortality. Less quantifiable, but still demonstrated social benefits include the aesthetic and emotional value of trees and interaction with nature.

Table 2. Social Benefits and Costs

Topic	Applicability	Citation
Energy consumption, Physical Health	Urban trees can offset or reverse heat island effects, reducing energy consumption for air conditioning, potentially reducing air conditioning costs by 20%. This can reduce costs for residents and reduce the impact of extreme heat events.	Akbari, H., Pomerantz, M., & Taha, H. (2001). Cool surfaces and shade trees to reduce energy use and improve air quality in urban areas. <i>Solar Energy</i> , 70(3), 295–310. https://doi.org/10.1016/S0038-092X(00)00089-X
Mental Health	Interaction with trees and nature is strongly linked to reduced symptoms of depression, better moods, reduced negative thoughts and increased life satisfaction.	Berman, M. G., Kross, E., Krpan, K. M., Askren, M. K., Burson, A., Deldin, P. J., Kaplan, S., Sherdell, L., Gotlib, I. H., & Jonides, J. (2012). Interacting with nature improves cognition and affect for individuals with depression. <i>Journal of Affective Disorders</i> , 140(3), 300–305. https://doi.org/10.1016/j.jad.2012.03.012
Productivity, Physical Health, Mental Health	This comprehensive report summarizes the many reaching benefits connecting with nature can have to humans. Research supports the finding that incorporating nature into the built environment has economic benefits to health and productivity. Incorporating nature can reduce worker illness and absenteeism, and increase staff retention, job performance, healing rates, learning rates, and retail sales.	Browning, W., Ryan, C., & Clancy, J. (2012, June 12). <i>The Economics of Biophilia</i> . http://clients.edmullen.com/terrapin/
Physical Health, Mental Health, Public Safety	The author describes the social benefits of trees, including improved public health and crime reduction, and how these benefits should be included in urban forestry decision making. With improved air quality, reduced stress, increased exercise, and improved social connections, trees provide cost reductions in healthcare and crime.	Donovan, G. H. (2017). Including public-health benefits of trees in urban-forestry decision making. <i>Urban Forestry & Urban Greening</i> , 22, 120–123. https://doi.org/10.1016/j.ufug.2017.02.010
Public Safety	In a study of crime in Portland, OR the authors found that trees in the right-of-way and large trees on individual lots were associated with less crime. However, they found that smaller, view-obstructing trees on individual lots can be associated higher rates of crime.	Donovan, G. H., & Prestemon, J. P. (2012). The Effect of Trees on Crime in Portland, Oregon. <i>Environment and Behavior</i> , 44(1), 3–30.
Physical Health	In a study of the natural experiment created by the destruction of ash trees from the Emerald Ash Borer, the authors associated the increase in cardiovascular and respiratory deaths in humans with the infestation and death of ash trees.	Donovan, G. H., Butry, D. T., Michael, Y. L., Prestemon, J. P., Liebhold, A. M., Gatzliol, D., & Mao, M. Y. (2013). The Relationship Between Trees and Human Health: Evidence from the Spread of the Emerald Ash Borer. <i>American Journal of Preventive Medicine</i> , 44(2), 139–145.
Mental Health, Aesthetics	People report not only an aesthetic preference for trees, but deep emotional ties. Study participants cited the sensory experience, symbolic value, and potential for social connection as reasons to plant and protect urban forests.	Dwyer, J. F., Schroeder, H. W., & Gobster, P. H. (1991). The significance of urban trees and forests: toward a deeper understanding of values. <i>Journal of Arboriculture</i> 17(10):276-284, 17(10). http://www.fs.usda.gov/treesearch/pubs/14861
Physical Health, Productivity	In a study of an administrative office building in the University of Oregon, researchers found workers in offices that overlooked trees and vegetation had the	Elzeyadi, I. (2011, October 7). <i>Daylighting-Bias and Biophilia: Quantifying the Impacts of Daylighting and Views on Occupants Health</i> .

	lowest rates of absenteeism, in addition to reporting the highest preference for their office views. Employees with the trees and landscape view took 57 hours of sick leave per year in comparison to the employees with no view, who took 68.	
Public Safety	In a study of New Haven, CT, a 10% increase in tree canopy was associated with a 15% decrease in violent crime and a 14% decrease in property crime, independent of area educational attainment, income, density, race, and rental status.	Gilstad-Hayden, K., Wallace, L. R., Carroll-Scott, A., Meyer, S. R., Barbo, S., Murphy-Dunning, C., & Ickovics, J. R. (2015). Research note: Greater tree canopy cover is associated with lower rates of both violent and property crime in New Haven, CT. <i>Landscape and Urban Planning</i> , 143, 248–253. https://doi.org/10.1016/j.landurbplan.2015.08.005
Property Values	Hedonic models using Multnomah County, Oregon as the study area show tree canopy up to ½ mile away from a property increases its sale price.	Kadish, J., & Netusil, N. R. (2012). Valuing vegetation in an urban watershed. <i>Landscape and Urban Planning</i> , 104(1), 59–65. https://doi.org/10.1016/j.landurbplan.2011.09.004
Physical Health	Researchers modelled if the city of Philadelphia's plan to increase in canopy to cover 30% of the city has the potential to reduce premature mortality rates. They estimate that 403 premature deaths could be prevented annually if Philadelphia achieves its goal.	Kondo, M., Mueller, N., Locke, D., Roman, L., Rojas-Rueda, D., Schinasi, L., Gascon, M., & Nieuwenhuijsen, M. J. (2020). Health impact assessment of Philadelphia's 2025 tree canopy cover goals. <i>The Lancet Planetary Health</i> , 4(4), e149–e157. https://doi.org/10.1016/S2542-5196(20)30058-9
Mental Health, Public Safety	Residents in public housing who had environments with tree canopy and greenspace had lower rates of aggression, violence, and mental fatigue in comparison to public housing residents living in barren areas. Researchers conjecture contact with nature reduces mental fatigue, therefore reducing violence and aggression.	Kuo, F. E., & Sullivan, W. C. (2001). <i>Aggression and Violence in the Inner City, Effects of Environment via Mental Fatigue</i> . 29.
Productivity	A study of Chicago schools and greenspace show that tree cover near schools predicted better school performance on standardized math and reading tests, even controlling for school differences such as poverty, minority status, pupil-teacher ratio, % bilingual, and school size.	Kuo, M., Browning, M. H. E. M., Sachdeva, S., Lee, K., & Westphal, L. (2018). Might School Performance Grow on Trees? Examining the Link Between "Greenness" and Academic Achievement in Urban, High-Poverty Schools. <i>Frontiers in Psychology</i> , 9, 1669. https://doi.org/10.3389/fpsyg.2018.01669
Health, Productivity	Employees who reported more contact to nature in the work environment (outdoor and indoor) had significantly less perceived stress and stress-related health complaints.	Largo-Wight, E., Chen, W. W., Dodd, V., & Weiler, R. (2011). Healthy Workplaces: The Effects of Nature Contact at Work on Employee Stress and Health. <i>Public Health Reports</i> , 126(Suppl 1), 124–130. https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3072911/
Aesthetics, Health	A survey shows the public rated the social, environmental, and practical benefits of trees highly. They most highly valued the shade and cooling benefits, then the potential to help people feel calmer. They cited practical problems such as causing allergies but did not consider them reasons not to use trees. Generally, the public felt very positively toward trees.	Lohr, V., Pearson-Mims, C., Tarnai, J., & Dillman, D. (2004). How Urban Residents Rate and Rank the Benefits and Problems Associated with Trees in Cities. <i>Journal of Arboriculture</i> , 30, 28–36. https://doi.org/10.48044/jauf.2004.004
Productivity, Mental Health, Public Safety	A study examining public high schools found that views of trees and shrubs from classrooms and cafeterias was significantly and positively associated with student performance (standardized test scores, graduation rates, students attending college, and fewer occurrences of criminal behavior).	Matsuoka, R. H. (2010). Student performance and high school landscapes: Examining the links. <i>Landscape and Urban Planning</i> , 97(4), 273–282. https://doi.org/10.1016/j.landurbplan.2010.06.011

Productivity, Property Values, Air Quality, Energy Consumption	A comprehensive review of studies on urban forests and greenery showed that urban residents experience a wide range of ecosystem services. There is well-documented research on the effects of trees on property values, and more recently there have been valuations on the effect of urban greenery on physical, psychological and community health.	Nesbitt, L., Hotte, N., Barron, S., Cowan, J., & Sheppard, S. R. J. (2017). The social and economic value of cultural ecosystem services provided by urban forests in North America: A review and suggestions for future research. <i>Urban Forestry & Urban Greening</i> , 25, 103–111. https://doi.org/10.1016/j.ufug.2017.05.005
Noise Pollution	Without roadside vegetation, observed noise levels were 78 dB on average. On average, vegetative barriers reduced traffic noise by 9-11 dB. Synthetic barriers were found to be inferior to tree belts in reducing noise.	Ow, L. F., & Ghosh, S. (2017). Urban cities and road traffic noise: Reduction through vegetation. <i>Applied Acoustics</i> , 120, 15–20. https://doi.org/10.1016/j.apacoust.2017.01.007
Physical Health	Trees are associated with a 15 % reduction in local nitrogen dioxide, resulting in fewer respiratory problems in residents. In the US, health benefits from trees reducing nitrogen dioxide are estimated to be roughly \$7 million annually).	Rao, M., George, L. A., Rosenstiel, T. N., Shandas, V., & Dinno, A. (2014). Assessing the relationship among urban trees, nitrogen dioxide, and respiratory health. <i>Environmental Pollution</i> , 194, 96–104. https://doi.org/10.1016/j.envpol.2014.07.011
Aesthetics, Consumer Spending	Trees have a positive effect on the perceived aesthetics of urban squares and results in higher perceived valuation of nearby restaurants. The desired duration and frequency of visits are positively influenced by trees.	Rašković, S., & Decker, R. (2015). The influence of trees on the perception of urban squares. <i>Urban Forestry & Urban Greening</i> , 14(2), 237–245. https://doi.org/10.1016/j.ufug.2015.02.003
Property Values	A study of the value of urban tree cover in Minnesota shows a 10% increase in tree cover within 100m of a home increases the average home sale price by \$1,371.	Sander, H., Polasky, S., & Haight, R. G. (2010). The value of urban tree cover: A hedonic property price model in Ramsey and Dakota Counties, Minnesota, USA. <i>Ecological Economics</i> , 69(8), 1646–1656. https://doi.org/10.1016/j.ecolecon.2010.03.011
Property Values, Air Quality, Physical Health, Mental Health, Productivity	In a critical review of the benefits of trees, the authors discuss the many ways trees promote health, a strong economy, and benefit the planet. They conclude overwhelming evidence from the available scientific literature suggests that trees are a beneficial investment and help meet the United Nations Sustainable Development Goals to improve the quality of life for people.	Turner-Skoff, J. B., & Cavender, N. (2019). The benefits of trees for livable and sustainable communities. <i>PLANTS, PEOPLE, PLANET</i> , 1(4), 323–335. https://doi.org/10.1002/ppp3.39
Property Values, Consumer Spending	This literature review highlighted the economic impact urban trees have. Shoppers indicate they will travel further, visit longer, and spend 9-12% more for goods and services in central business districts that have a high-quality tree canopy. One study indicates that rental rates for commercial offices having a high-quality landscape were 7% higher than other similar properties without such landscaping.	Wolf, K.L. (2010). <i>Community Economics - A Literature Review</i> . College of the Environment, University of Washington. https://depts.washington.edu/hhwb/Print_Economics.html
Physical Health, Mental Health	A summary of studies of how trees affect public well-being describes the positive benefits trees can have on the mental performance at the workplace, in schools, and higher education in addition to the emotional value of trees and nature.	Wolf, K.L., S. Krueger, and K. Flora. (2014). <i>Learning :: Green Cities: Good Health</i> . Green Cities: Good Health. https://depts.washington.edu/hhwb/Thm_WorkLearn.html

Environmental

Summary

Trees have wide ranging effects on the environment, both locally and globally. Trees have the ability to capture and store carbon, mitigating climate change. On a local level, they reduce air pollution. Evapotranspiration and shading reduce the heat island effect, reducing energy consumption used for air conditioning and reducing associated pollution. Trees reduce high stormwater flows, reduce noise pollution, provide habitat for local wildlife. Studies show that preserving large diameter trees and clusters of tree stands can more efficiently provide this array of ecosystem services.

Table 3 Environmental Benefits and Costs

Topic	Applicability	Citation
Building energy consumption	Evapotranspiration and shading from trees can help reduce peak summer temperatures by 1-5 degrees Celsius in surrounding microclimates.	Abdel Aziz, D. M. (2014). Effects of Tree Shading on Building's Energy Consumption. <i>Journal of Architectural Engineering Technology</i> , 03(04). https://doi.org/10.4172/2168-9717.1000135
Building energy consumption	Urban trees can offset or reverse heat island effects, reducing energy consumption for air conditioning, potentially reducing air conditioning costs by 20%.	Akbari, H., Pomerantz, M., & Taha, H. (2001). Cool surfaces and shade trees to reduce energy use and improve air quality in urban areas. <i>Solar Energy</i> , 70(3), 295–310. https://doi.org/10.1016/S0038-092X(00)00089-X
Building energy consumption, Carbon sequestration	Urban shade trees reduce air conditioning demand, thereby reducing energy consumption and associated air pollution and carbon emissions. Additionally, trees sequester carbon, reducing the rate of climate change.	Akbari, H. (2002). Shade trees reduce building energy use and CO2 emissions from power plants. <i>Environmental Pollution</i> , 116, S119–S126. https://doi.org/10.1016/S0269-7491(01)00264-0
Stormwater management	Trees improve the water quality and reduce high stormwater flow rates by intercepting precipitation, removing water from the soil via transpiration and enhancing filtration.	Berland, A., Shiflett, S. A., Shuster, W. D., Garmestani, A. S., Goddard, H. C., Herrmann, D. L., & Hopton, M. E. (2017). The role of trees in urban stormwater management. <i>Landscape and Urban Planning</i> , 162, 167–177. https://doi.org/10.1016/j.landurbplan.2017.02.017
Wildlife	Reviewing urban landscapes for wildlife diversity, researchers found newer housing developments that retained trees had the highest numbers of birds and greatest diversity of bird species.	James Barth, B., Ian FitzGibbon, S., & Stuart Wilson, R. (2015). New urban developments that retain more remnant trees have greater bird diversity. <i>Landscape and Urban Planning</i> , 136, 122–129. https://doi.org/10.1016/j.landurbplan.2014.11.003
Stormwater Management	A literature review on the role of trees in stormwater management shows how trees can retain rainfall, delay the flow of stormwater runoff, increase soil infiltration capacity, and can transpire a considerable amount of water. Multiple points of retention make trees particularly beneficial to effectively reducing volume and intensity of stormwater runoff.	Kuehler, E., Hathaway, J., & Tirpak, A. (2017). Quantifying the benefits of urban forest systems as a component of the green infrastructure stormwater treatment network. <i>Ecohydrology</i> , 10(3), e1813. https://doi.org/10.1002/eco.1813
Wildlife, Local Ecology	Scattered tree stands provide important ecological functions, increasing plant species richness, animal habitat, genetic diversity and connectivity.	Manning, A. D., Fischer, J., & Lindenmayer, D. B. (2006). Scattered trees are keystone structures – Implications for conservation.

		<i>Biological Conservation</i> , 132(3), 311–321. https://doi.org/10.1016/j.biocon.2006.04.023
Stormwater Management, Air Quality, Carbon Sequestration	In a review of urban trees in 5 cities, researchers found cities spent \$13-\$65/tree annually, however benefits ranged from \$31-\$89/tree. This results in an annual return of \$1.37-\$3.09 for every dollar invested. Quantified benefits include stormwater management, air quality benefits, carbon dioxide reductions, property value increases, and energy savings from reducing the heat island effect.	McPherson, G., Simpson, J. R., Peper, P. J., Maco, S. E., & Xiao, Q. (2005). Municipal Forest Benefits and Costs in Five US Cities. <i>Journal of Forestry</i> , 6.
Stormwater Management, Local Ecology	Urban trees substantially reduce phosphorus leaching to groundwater, reducing harmful algal blooms and helping to prevent eutrophication.	Nidzgorski, D. A., & Hobbie, S. E. (2016). Urban trees reduce nutrient leaching to groundwater. <i>Ecological Applications: A Publication of the Ecological Society of America</i> , 26(5), 1566–1580. https://doi.org/10.1002/15-0976
Carbon sequestration	It is estimated that urban trees in the United States currently store 700,000 million tons of carbon, thereby reducing atmospheric carbon dioxide, the primary driver of climate change.	Nowak, D. J., & Crane, D. E. (2002). Carbon storage and sequestration by urban trees in the USA. <i>Environmental Pollution</i> , 116(3), 381–389. https://doi.org/10.1016/S0269-7491(01)00214-7
Carbon Sequestration	Annually, urban trees in the United States produce a total of \$5.4 billion in value to air pollution removal, \$4.8 billion in carbon sequestration, \$5.4 billion in reduced building energy use and \$2.7 billion in avoided pollutant emissions.	Nowak, D. J., & Greenfield, E. J. (2018). US Urban Forest Statistics, Values, and Projections. <i>Journal of Forestry</i> , 116(2), 164–177. https://doi.org/10.1093/jofore/fvx004
Noise Pollution	Without roadside vegetation, observed noise levels were 78 dB on average. Vegetative barriers reduced traffic noise by 9-11 dB on average. Synthetic barriers were found to be inferior to tree belts in reducing noise.	Ow, L. F., & Ghosh, S. (2017). Urban cities and road traffic noise: Reduction through vegetation. <i>Applied Acoustics</i> , 120, 15–20. https://doi.org/10.1016/j.apacoust.2017.01.007
Carbon sequestration	For most tree species, growth rate increases continuously with tree size. Not only do larger, established trees hold more carbon, but they sequester more carbon each year than smaller trees. Preserving established trees reaps more carbon sequestration than establishing new trees. Cities can maximize ecosystem services by conserving large-diameter trees.	Stephenson, N. L., Das, A. J., Condit, R., Russo, S. E., Baker, P. J., Beckman, N. G., Coomes, D. A., Lines, E. R., Morris, W. K., Rüger, N., Álvarez, E., Blundo, C., Bunyavejchewin, S., Chuyong, G., Davies, S. J., Duque, Á., Ewango, C. N., Flores, O., Franklin, J. F., ... Zavala, M. A. (2014). Rate of tree carbon accumulation increases continuously with tree size. <i>Nature</i> , 507(7490), 90–93. https://doi.org/10.1038/nature12914

Energy

Summary

Trees reduce energy consumption by reducing peak summer temperatures and the heat island effect through shading and evapotranspiration. Well-placed tree can reduce building heating needs by blocking cold winds. Trees mitigate climate change by capturing and storing carbon dioxide, larger trees both hold more carbon dioxide and sequester more carbon dioxide each year.

Table 4. Energy Benefits and Costs

Topic	Summary	Citation
Energy consumption	Evapotranspiration and shading from trees can help reduce peak summer temperatures by 1-5 degrees Celsius in surrounding microclimates.	Abdel Aziz, D. M. (2014). Effects of Tree Shading on Building's Energy Consumption. <i>Journal of Architectural Engineering Technology</i> , 03(04). https://doi.org/10.4172/2168-9717.1000135
Energy consumption	Urban trees can offset or reverse heat island effects, reducing energy consumption for air conditioning, potentially reducing air conditioning costs by 20%. This reduces emissions from power plants. Trees act as windbreaks and can reduce building heating needs and energy consumption.	Akbari, H., Pomerantz, M., & Taha, H. (2001). Cool surfaces and shade trees to reduce energy use and improve air quality in urban areas. <i>Solar Energy</i> , 70(3), 295–310. https://doi.org/10.1016/S0038-092X(00)00089-X
Energy consumption	Researchers studied the effect of shade trees on summertime electricity use, showing that shade trees on south and west sides of houses in particular can reduce summertime electricity use and corresponding carbon emissions.	Donovan, G. H., & Butry, D. T. (2009). The value of shade: Estimating the effect of urban trees on summertime electricity use. <i>Energy and Buildings</i> , 41(6), 662–668. https://doi.org/10.1016/j.enbuild.2009.01.002
Carbon sequestration	It is estimated that urban trees in the United States currently store 700,000 million tons of carbon, thereby reducing atmospheric carbon dioxide, the primary driver of climate change.	Nowak, D. J., & Crane, D. E. (2002). Carbon storage and sequestration by urban trees in the USA. <i>Environmental Pollution</i> , 116(3), 381–389. https://doi.org/10.1016/S0269-7491(01)00214-7
Carbon Sequestration	Annually, urban trees in the United States produce a total of \$5.4 billion in value to air pollution removal, \$ 4.8 billion in carbon sequestration, \$5.4 billion in reduced building energy use and \$2.7 billion in avoided pollutant emissions.	Nowak, D. J., & Greenfield, E. J. (2018). US Urban Forest Statistics, Values, and Projections. <i>Journal of Forestry</i> , 116(2), 164–177. https://doi.org/10.1093/jofore/fvx004
Carbon sequestration	For most tree species, growth rate increases continuously with tree size. Not only do larger, established trees hold more carbon, but they sequester more carbon each year than smaller trees. Preserving established trees reaps more carbon sequestration than establishing new trees.	Stephenson, N. L., Das, A. J., Condit, R., Russo, S. E., Baker, P. J., Beckman, N. G., Coomes, D. A., Lines, E. R., Morris, W. K., Rüger, N., Álvarez, E., Blundo, C., Bunyavejchewin, S., Chuyong, G., Davies, S. J., Duque, Á., Ewango, C. N., Flores, O., Franklin, J. F., ... Zavala, M. A. (2014). Rate of tree carbon accumulation increases continuously with tree size. <i>Nature</i> , 507(7490), 90–93. https://doi.org/10.1038/nature12914



**CITY OF MCMINNVILLE
PLANNING DIVISION**

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**DECISION, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF
LEGISLATIVE AMENDMENTS TO THE MCMINNVILLE COMPREHENSIVE PLAN, VOLUME I,
VOLUME II AND VOLUME III TO SUPPORT THE 2026 NATURAL RESOURCES PROTECTION OF
TREES AND SCENIC VIEWS**

DOCKETS:	G 2 - 23
REQUEST:	The City of McMinnville is proposing amendments to the McMinnville Comprehensive Plan, Volume I, Volume II, and Volume III to support the 2026 Natural Resources Protection of Trees and Scenic Views.
LOCATION:	N/A. The proposal is a legislative comprehensive plan amendment.
ZONING:	N/A. The proposal is a legislative comprehensive plan amendment.
APPLICANT:	City of McMinnville
STAFF:	Heather Richards, Community Development Director
HEARINGS BODY:	McMinnville Planning Commission
DATE & TIME:	April 2, 2026, 200 NE Second Street, Kent Taylor Civic Hall, 7:00 PM, conducted as a hybrid meeting with the opportunity to participate in person or via Zoom.
DECISION-MAKING BODY:	McMinnville City Council
DATE & TIME:	August 11, 2026, 200 NE Second Street, Kent Taylor Civic Hall, 7:00 PM. In person and via Zoom.
PROCEDURE:	The application is subject to the legislative land use procedures specified in Sections 17.72.120 - 17.72.160 of the McMinnville Municipal Code.
CRITERIA:	Amendments to the McMinnville Comprehensive Plan must be consistent with Oregon State Regulations (ORS) governing Oregon land use goals, the Goals and Policies in Volume II of the Comprehensive Plan and the Purpose of the Zoning Ordinance.
APPEAL:	The City Council's decision on this legislative amendment will be submitted to the Department of Land Conservation and Development for consideration pursuant to the post-acknowledgment plan amendment process in ORS 197.610 et seq. The City Council's decision on a legislative amendment may be appealed to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date written notice of the City Council's decision is mailed to parties who participated in the local proceedings and entitled to notice and as provided in ORS 197.620 and ORS 197.830, and Section 17.72.190 of the McMinnville Municipal Code.

I. SUMMARY:

The City of McMinnville is proposing to amend the McMinnville Comprehensive Plan per Oregon Land Use Goal #5, Natural and Cultural Resources, after amending the City's urban growth boundary in December, 2020, to protect Trees (Significant, Landmark and Tree Groves) and Scenic Views.

The City's Comprehensive Plan is divided into three volumes per the following:

Volume I – Background Information: (Both the narrative of and supporting documentation for the goals and policies developed by the community. It is a reference resource that can be used to interpret the intent of the goal and policy statements.)

Volume II – Goals and Policies: (These goals and policies are the culmination of the research, inventories and projections of Volume I and reflect the directives expressed through the citizen involvement process in adopting the plan. All future land use decisions must conform to the applicable goals and policies of this volume.

Volume III – Implementing Ordinances: (Measures to carry out the goals and policies of the plan, including the comprehensive plan and zoning map, annexation, zoning and land division ordinances, and the planned development overlays placed on areas of special significance.

This docket is comprised of proposed amendments to the McMinnville Comprehensive Plan per the following:

- Amendment to the McMinnville Comprehensive Plan, Volume I – Background Elements, *City of McMinnville Scenic Viewpoint and Viewshed Inventory Report – June 2021*, and *City of McMinnville Tree Grove Assessment Report – June 2021_Rev 2026*.
- Amendment to the McMinnville Comprehensive Plan, Volume II – Goals and Policies, *Chapter VII, Community Facilities* and *Chapter XI, entitled Natural Features*.
- Amendments to the McMinnville Comprehensive Plan, Volume III, Municipal Code, Chapters 17.06, *Definitions*, Chapter 17.47, *Natural Resources Protections Overlay Zones*, and Chapter 17.58, *Trees*.
- Amendment to the McMinnville Comprehensive Plan, Volume III, Zone Map, adding the *Natural Resources Overlay – Tree Groves (TG-P)*.
- Adoption of the *McMinnville Tree Grove Protections ESEE Analysis*.

The City of McMinnville's Natural Resources planning was a multi-year effort with extensive community engagement, and public meetings with the Planning Commission, and City Council.

In December 2020, the City Council amended its UGB to include approximately 1,280 acres of land (of which 921 acres were considered "buildable"). The County subsequently adopted, and the Land Conservation and Development acknowledged, the UGB amendment in April 2021.

In April 2021, the City contracted with Winterbrook Planning to help the City conduct an inventory of Riparian Corridors, Tree Groves and Scenic Views for compliance with Oregon Land Use Goal #5. These proposed amendments are for the Tree Groves and Scenic Views. Riparian Corridors will be addressed at a different time.

This work resulted in proposed amendments to the McMinnville Comprehensive Plan both in terms of new inventory and recommended programs and new policies for trees and scenic views. It also resulted in proposed amendments to the McMinnville Municipal Code and McMinnville Zone Map, introducing a new overlay district, the Natural Resources Overlay with a Tree Grove Protection Subdistrict (TG-P), proposed as a new chapter 17.47, "*Natural Resources Protections Overlay Zones*".

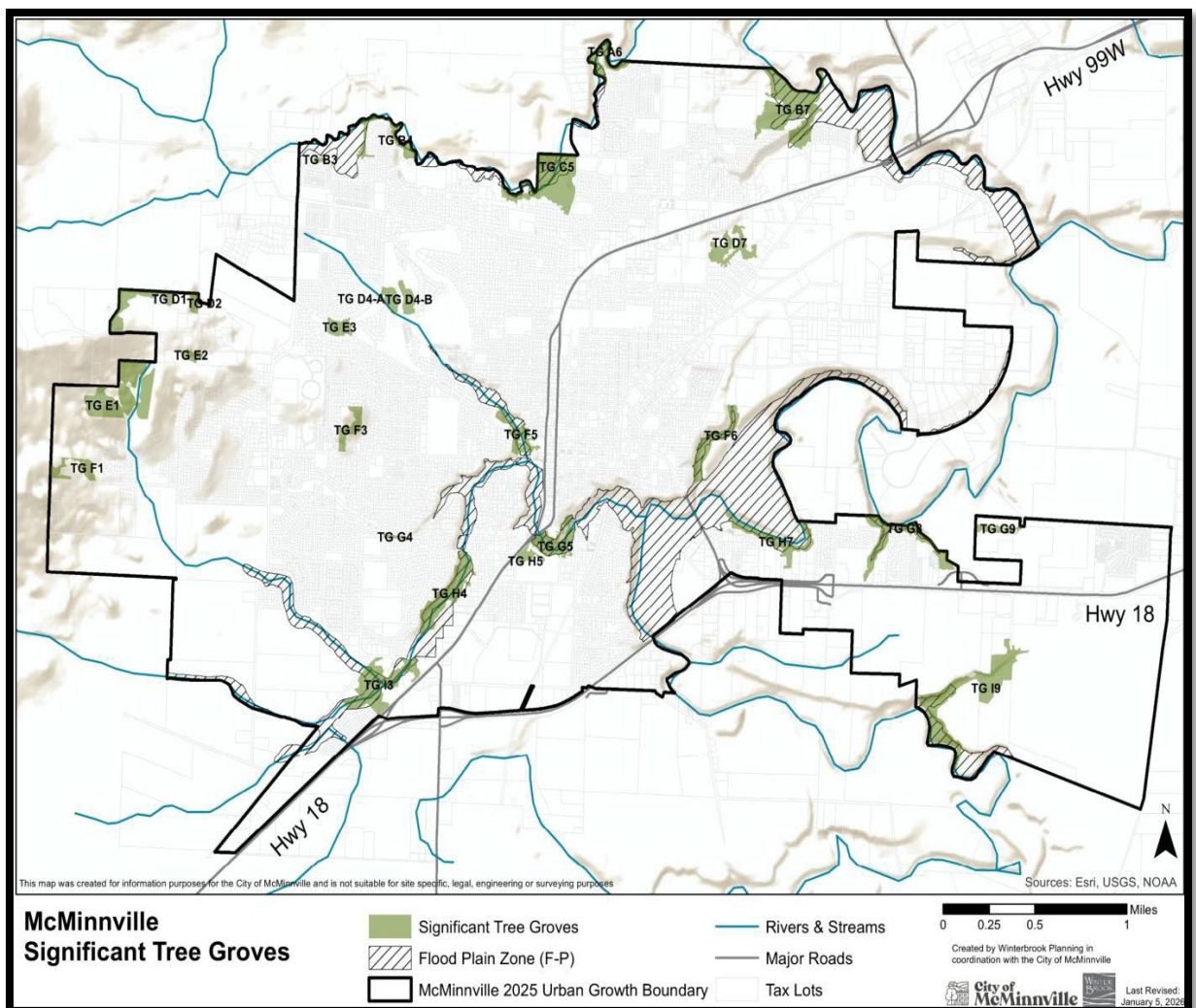
Significant Tree Groves

The City completed a Tree Grove Inventory per OAR 660-023-0030, identifying and evaluating groves based on size, condition, and ecological value.

Key Steps:

- Mapping: City staff and Winterbrook used aerial imagery and GIS to identify groves ≥ 1 acre outside floodplains. Thirty (30) tree groves were identified.
- Field Survey: Groves were assessed from public access points using Tree Grove Assessment (TGA) forms.
- Evaluation: 30 tree groves were scored (based on a total of 50 points) across 10 functional criteria.
- Results: 26 tree groves scored above 25 and were deemed “significant” and worthy of protection; management recommendations were provided where applicable.

Below is a map identifying the Tree Grove Protection Subdistrict (TG-P).



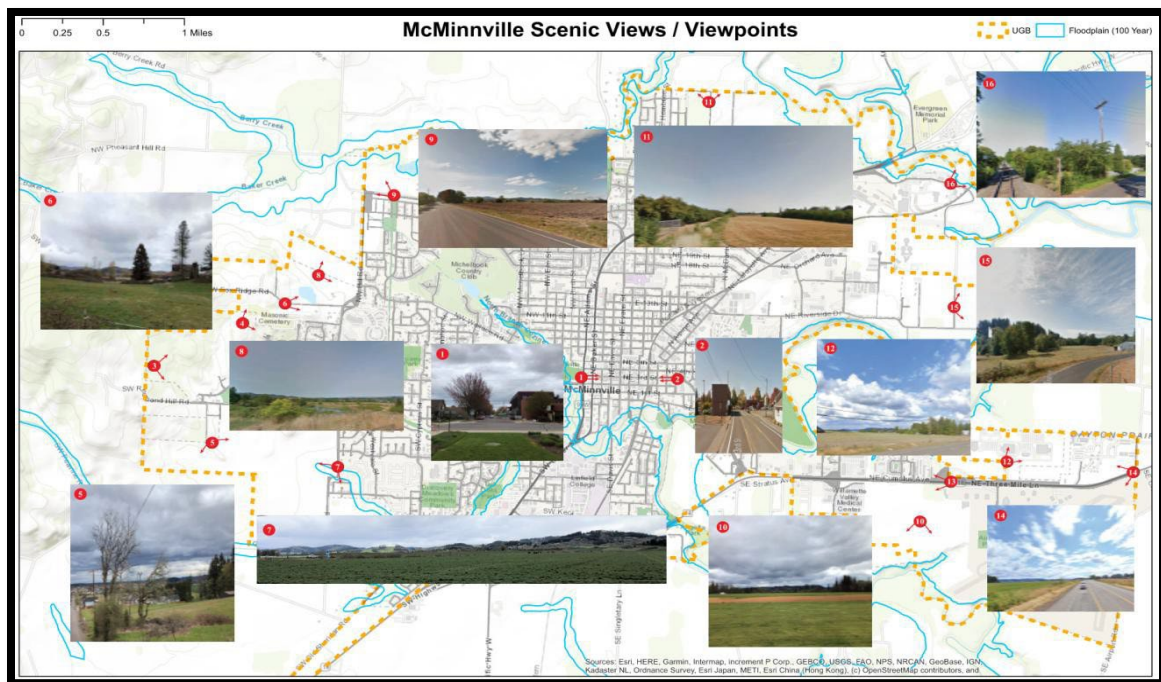
Scenic Viewpoint and Viewsheds

The City identified 16 scenic viewpoints on public lands within McMinnville's Urban Growth Boundary. Selected through fieldwork and GIS analysis, each viewpoint offers valued views of the natural and built environment. The inventory includes mapped viewsheds and a summary of visible features.

Protected Viewsheds Include:

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

Below is a map identifying the scenic views and viewpoints.



II. INTRODUCTION

These Findings and Conclusions support the adoption of amendments to the McMinnville Comprehensive Plan and McMinnville Municipal Code implementing the City's Natural Resources Program. The amendments establish a coordinated regulatory framework for the protection of significant Tree Groves, Landmark Trees, Significant Trees, and Scenic Views within the McMinnville Urban Growth Boundary (UGB).

The amendments are the culmination of a multi-year planning effort initiated by the City to identify, inventory, evaluate, and protect natural resources consistent with Statewide Planning Goal 5, applicable administrative rules, and the McMinnville Comprehensive Plan. The Natural Resources Program reflects extensive technical analysis, public involvement, and policy development intended to balance protection of important natural resources with the City's continuing obligations to accommodate housing, employment, public facilities, transportation improvements, and other urban development.

The City has prepared separate technical reports documenting the inventory and evaluation of Tree Groves, Scenic Views, wetlands, riparian corridors, wildlife habitat, and other natural resources. These findings rely upon and incorporate those technical reports into the legislative record where applicable.

For purposes of these findings, the adopted program consists of three distinct but complementary regulatory approaches:

1. **Tree Grove Protection Program.** This program implements Statewide Planning Goal 5 through the inventory, Economic, Social, Environmental and Energy (ESEE) analysis, and protection of inventoried significant Tree Groves consistent with OAR Chapter 660, Division 23.
2. **Landmark Tree and Significant Tree Program.** This program establishes local development regulations protecting exceptional individual trees that contribute to McMinnville's urban forest, community character, climate resilience, environmental quality, and livability. These regulations are adopted pursuant to the Comprehensive Plan and the City's legislative authority and are not intended to designate additional Goal 5 resources.
3. **Scenic View Program.** This program implements Comprehensive Plan policies preserving public scenic viewpoints through the planning, location, orientation, and design of future public improvements, parks, trails, streets, and other public facilities.

Although these programs differ in their legal basis and regulatory approach, together they establish an integrated Natural Resources Program that advances the City's adopted vision for sustainable growth while maintaining opportunities for housing, economic development, infrastructure investment, and continued urbanization.

III. PURPOSE OF THE FINDINGS:

The purpose of these Findings and Conclusions is to demonstrate that the proposed Comprehensive Plan amendments and implementing development regulations satisfy all applicable approval criteria, including the Statewide Planning Goals, OAR Chapter 660, Division 23, the McMinnville Comprehensive Plan, and the legislative amendment procedures contained in the McMinnville Municipal Code.

These findings summarize the evidence contained within the administrative record, explain the City's evaluation of that evidence, and identify the factual and legal basis supporting adoption of the proposed amendments. Where appropriate, the City incorporates by reference the technical reports, inventories, maps, ESEE analyses, staff reports, public testimony, and other documents comprising the legislative record.

IV. LEGISLATIVE RECORD

The legislative record supporting these findings includes, but is not limited to:

- The McMinnville Tree Grove Inventory Report.
- The McMinnville Tree Grove ESEE Analysis.
- Tree Grove Assessment Forms.
- Tree Grove Inventory Maps.
- The McMinnville Scenic Viewpoint and Viewshed Inventory.
- Draft Comprehensive Plan amendments.

- Draft Municipal Code amendments.
- Planning Commission staff reports.
- Public hearing testimony and written comments.
- Planning Commission recommendations.
- City Council staff reports and hearing materials.
- Any additional materials admitted into the legislative record before adoption of the ordinance.

Unless otherwise stated, references to technical reports within these findings are intended to incorporate those documents by reference as though fully set forth herein.

V. GENERAL FINDINGS

The City Council finds that, based on the findings of fact and the conclusionary findings contained in this findings report, the proposed Natural Resources Protection program for Trees and Scenic Views is consistent with all of the applicable state and local regulations.

Generally, these findings summarize the more detailed analysis found in the *2021 City of McMinnville Scenic Viewpoint and Viewshed Inventory Report – June 2021*, the *City of McMinnville Tree Grove Assessment Report – June 2021_Rev 2026*, and the *McMinnville Tree Grove Protections ESEE Analysis*.

This findings document provides conclusionary findings regarding consistency with applicable provisions of state and local law. Supporting these is a factual basis upon which the conclusory findings rest.

VI. FINDINGS OF FACT

The fact base includes the data referenced in the *2021 City of McMinnville Scenic Viewpoint and Viewshed Inventory Report – June 2021*, and the *City of McMinnville Tree Grove Assessment Report – June 2021_Rev 2026*, as well as the information provided in the record.

- 1 The City of McMinnville initiated an Oregon Land Use Goal #5 analysis in 2020, when it started evaluating land in a study area for an expansion of the City's urban growth boundary (UGB).
- 2 With the successful acknowledgment of a UGB in April, 2021, the City engaged a consulting firm to assist the City in developing an inventory of natural resources within the UGB, a methodology for evaluating and prioritizing the resources for preservation and protection.
- 3 The City's Landscape Review Committee met 3 times in work session between 2021 – 2026 with city staff to review and provide feedback on the program to the city staff.
- 4 The City's Planning Commission met 5 times in work session between 2021 – 2026 with city staff and consultants to review and provide feedback to the city staff and consultants.
- 5 The City's City Council met 4 times between 2021 – 2026 in work session with city staff and consultants to review and provide feedback to the city staff and consultants.
- 6 On February 17, 2026 the City notified the Department of Land Conservation and Development of their intent to adopt the natural resources planning program as amendments to the McMinnville Comprehensive Plan, Volume 1, Volume II and Volume III with a first evidentiary public hearing scheduled for April 2, 2023. (DLCD File #: 003-23).
- 7 On March 4, 2026, the City sent out a Measure 56 notice to all impacted property owners in the Tree-Grove Protection Subdistrict of the Natural Resources Overlay Zone.
- 8 On March 27, 20236, the City published a public hearing notice in the News Register.

- 9 On April 2, 2026, the McMinnville Planning Commission opened the public hearing, listened to public testimony, and then closed the public hearing, voting to recommend adoption of the proposed comprehensive plan amendments (Volume I, II and III) to the McMinnville City Council.
- 10 On August 11, 2026, staff presented the Planning Commission's recommendation to the McMinnville City Council.
- 11 On August 11, 2026, the McMinnville City Council considered the public record and voted to approve the proposed Comprehensive Plan Amendments to support the Natural Resources planning program, to protect tree groves and scenic views by adopting Ordinance No. 5181.

VII. COMMENTS RECEIVED

The following testimony was received by the Planning Commission and provided at the Planning Commission public hearing and is on file with the City of McMinnville Planning Department.

Written Testimony Received:

- Letter received from BRR Properties LLC, August 21, 2025
- Letter from David Koch, February 5, 2026
- Letter received from Yamhill Soil and Water Conservation District, March 30, 2026
- Letter from James Reidman, April 2, 2026

Oral Testimony at Public Hearings:

- Paula Lang, April 2, 2026
- David Koch, April 2, 2026
- Barbara Boyer, Yamhill Soil and Water Conservation District, April 2, 2026
- Ken Sandblast, April 2, 2026
- Mark Davis, April 2, 2026
- James Reidman, April 2, 2026
- Julie Mitchell, April 2, 2026

Comments were received from the following partner agencies:

- McMinnville Public Works
- McMinnville Engineering
- McMinnville Parks and Recreation Department
- McMinnville Water and Light
- McMinnville Fire Department
- Oregon Department of Land Conservation and Development

VIII. CONCLUSIONARY FINDINGS: COMPLIANCE WITH STATE AND LOCAL REGULATIONS - OVERALL:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application.

These findings explain how the City finds that the adoption of the proposed amendments to the McMinnville Comprehensive Plan, Volume I, II and III satisfy applicable state and local land use regulations.

The City Council's decision to adopt amendments to the McMinnville Comprehensive Plan and McMinnville Municipal Code must be based upon applicable state statutes, the Oregon Statewide Planning Goals, administrative rules adopted by the Oregon Department of Land Conservation and Development (DLCD), the McMinnville Comprehensive Plan, and the legislative amendment procedures contained in the McMinnville Municipal Code.

The proposed Natural Resources Program contains three distinct regulatory components that are based upon different legal authorities:

- The **Tree Grove Protection Program** implements Statewide Planning Goal 5 and OAR Chapter 660, Division 23 through an adopted Goal 5 inventory, Economic, Social, Environmental and Energy (ESEE) analysis, and implementing regulations.
- The **Landmark Tree and Significant Tree Program** implements the McMinnville Comprehensive Plan, Great Neighborhood Principles, and the City's legislative authority to regulate development in furtherance of public health, safety, welfare, environmental quality, climate resilience, and community livability.
- The **Scenic View Program** implements Comprehensive Plan Policy 187.50(2) by identifying significant public viewpoints and ensuring that future public improvements, parks, trails, and transportation facilities are planned and designed to preserve and enhance public access to significant scenic views.

Although each program has a different legal basis, they function together as one coordinated Natural Resources Program.

Alignment with Oregon's Statewide Planning Goals:

The applicable state land use laws are those identified in either the Oregon Revised Statutes (ORS) or the Oregon Administrative Rules (OARs),

Oregon Land Use Goal #1 (Citizen Involvement, OAR 660-015-0000(1))

Goal 1 requires opportunities for citizens to participate in all phases of the planning process.

The legislative record demonstrates that the Natural Resources Program was developed through an extensive public planning process including technical advisory committee meetings, public workshops, Landscape Review Committee work sessions, Planning Commission work sessions, Planning Commission public hearings, City Council work sessions, agency coordination, and opportunities for written public comment. Notice was provided consistent with local code and state law. Stakeholders, including property, partner agencies, and affected service providers, were invited to participate.

- The City developed a project website
- Public information sessions were held online
- The City's Landscape Review Committee met 3 times between 2021-2026 to discuss the proposed amendments.
- The City's Planning Commission met 5 times in work session between 2021 – 2026.
- The City's City Council met 4 times between 2021 – 2026.
- The City sent out a Measure 56 notice to all impacted property owners and met with property owners one-on-one to discuss their concerns.
- The Planning Commission hosted a public hearing where public testimony was heard.

FINDING - SATISFIED: The City finds that the proposed amendments comply with Goal 1 because the public has had meaningful opportunities to participate throughout development of the Natural Resources Program.

Oregon Land Use Goal #2 (Land Use Planning, OAR 660-015-0000(2))

Goal 2 outlines the basic procedures of Oregon’s statewide planning program, stating that land use decisions must be made in accordance with comprehensive plans and that effective implementation ordinances must be adopted. Goal 2 requires local governments to establish a factual base for land use decisions and to adopt coordinated land use plans and implementing regulations. The factual basis for the legislative decision of the City can be found in the *2021 City of McMinnville Scenic Viewpoint and Viewshed Inventory Report – June 2021*, the *City of McMinnville Tree Grove Assessment Report – June 2021_Rev 2026*, and the *McMinnville Tree Grove Protections ESEE Analysis*.

The City’s Natural Resources Program is supported by a substantial factual record, including technical inventories, GIS analysis, field investigations, professional reports, mapping, ESEE analyses, Comprehensive Plan policies, and public testimony.

The City further finds that the proposed amendments implement acknowledged Comprehensive Plan policies through objective and enforceable development regulations.

Accordingly, the proposed amendments are supported by an adequate factual base and satisfy the requirements of Goal 2.

FINDING - SATISFIED: The City finds that this information constitutes a reasonably complete and accurate inventory of natural resources (Tree Groves, Landmark and Significant Trees, and Scenic Views) sufficient for planning purposes, consistent with Goal 2. And the Program establishes clear policies and implementation measures consistent with acknowledged comprehensive plan provisions. The City finds the requirements of Goal 2 satisfied.

Oregon Land Use Goal #3 (Agricultural Lands, OAR 660-015-0000(3))

Goal 3 requires the City to “preserve and maintain agricultural land.” The Natural Resources planning program provides policies and implementing ordinances for the City and it only becomes applicable to properties after they are included within the City’s urban growth boundary. Thus, the adoption of the proposed amendments will have no effect on the preservation and maintenance of designated agricultural land.

FINDING – NOT APPLICABLE: No further analysis is required.

Oregon Land Use Goal #4 (Forest Lands, OAR 660-015-0000(4))

Goal 4 requires the City to conserve forest lands. The Natural Resources planning program provides policies and implementing ordinances for the City and it only becomes applicable to properties after they are included within the City’s urban growth boundary. Thus, the adoption of the proposed amendments will have no effect on the preservation and maintenance of designated forest lands.

FINDING – NOT APPLICABLE: No further analysis is required.

Oregon Land Use Goal #5 (Natural Resources, Scenic and Historic Areas, and Open Spaces, OAR 660-015-0000(5))

Goal 5 requires local governments to conserve significant natural resources by identifying Goal 5 resources, evaluating conflicting uses, analyzing Economic, Social, Environmental and Energy (ESEE) consequences where required, and adopting programs to protect significant resources.

For the proposed amendments:

- Tree Groves are inventoried Goal 5 Open Space resources and are subject to the Goal 5 inventory, ESEE, and protection requirements contained in OAR Chapter 660, Division 23.
- Scenic viewpoints and viewsheds are addressed through implementation of the City's Comprehensive Plan Scenic Views policies. To the extent applicable, the City has prepared a scenic inventory that informs future public facility planning and design.
- Landmark Trees and Significant Trees are not inventoried Goal 5 resources and are regulated independently through the City's local development regulations and Comprehensive Plan implementation measures.

These will be discussed in more detail in Sections IX (Tree Groves), Section X (Significant and Landmark Trees), and Section XI (Scenic Views):

FINDING – SATISFIED: The City finds the requirements of Goal 5 satisfied.

Oregon Land Use Goal #6 (Air, Water and Land Resources Quality, OAR 660-015-0000(6))

Goal 6 requires local comprehensive plans and implementing measures to be consistent with state and federal regulations. By complying with applicable air, water and land resource quality policies in the McMinnville Comprehensive Plan, Goal 6 will be properly addressed. No further analysis is required.

FINDING – SATISFIED: The City finds the requirements of Goal 6 satisfied. No further analysis is required.

Oregon Land Use Goal #7 (Areas Subject to Natural Disasters and Hazards, OAR 660-015-0000(7))

Goal 7 requires local governments to adopt comprehensive plans and implementing measures to reduce risk to people and property from natural hazards.

FINDING – NOT APPLICABLE: No further analysis is required.

Oregon Land Use Goal #8 (Recreational Needs, OAR 660-015-0000(8))

Goal 8 requires local governments to plan for recreation needs, prioritize accessible and low-cost recreation, and coordinate recreation planning to protect resources and meet demand.

The City finds that the limited protection program identified in the Natural Resources Overlay Zone allows for planned parks facilities as described in the adopted *2024, Parks, Recreation and Open Space Plan*, to move forward within the framework of protecting identifying tree groves, landmark and significant trees and scenic views consistent with Goal 8's directive to proactively plan for recreation areas and coordinate use of land to protect recreational resources.

FINDING – SATISFIED: This approach aligns with Goal 8's emphasis on planning "when, where, how, and how often" recreation occurs to avoid degradation of resources. The City finds the requirements of Goal 8 satisfied.

Oregon Land Use Goal #9 (Economy of the State – OAR 660-015-0000(9))

The purpose of Goal 9 is to provide adequate opportunities for economic growth and development opportunities for commercial and industrial development.

The City finds that the limited protection program identified in the Natural Resources Overlay Zone allows for economic growth and development opportunities for commercial and industrial development as described in the adopted *McMinnville Tree Grove Protections ESEE Analysis*, and further detailed in Section IX of this document.

FINDING – SATISFIED: The City finds the requirements of Goal 9 satisfied.

Oregon Land Use Goal #10 (Housing – OAR 660-015-0000(10))

Goal 10 requires local jurisdictions to provide for the housing needs of its citizens and provide for the appropriate type, location and phasing of public facilities and services sufficient to support housing development in areas developed or undergoing development or redevelopment.

The proposed regulations have been drafted to minimize impacts on residential development opportunities by:

- limiting Goal 5 protections to inventoried Tree Groves;
- allowing flexibility through site design modifications and dimensional adjustments;
- allowing residential density transfers where appropriate;
- providing administrative review procedures;
- establishing hardship provisions;
- allowing reasonable public infrastructure improvements; and
- avoiding unnecessary reductions in buildable land.

This is further detailed in the adopted *McMinnville Tree Grove Protections ESEE Analysis*, and further detailed in Section IX of this document.

FINDING – SATISFIED: The City finds that the proposed regulations balance natural resource protection with the continued provision of needed housing.

Oregon Land Use Goal #11 (Public Facilities and Services – OAR 660-015-0000(11))

Goal 11 requires cities to plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The program allows for planned public facilities and services to be developed in coordination with adopted public facilities plans.

FINDING – SATISFIED. The City finds the requirements of Goal 11 satisfied.

Oregon Land Use Goal #12 (Transportation -OAR 660-015-0000(12))

Goal 12 encourages the provision of a safe, convenient and economic transportation system. This goal also implements provisions of other statewide planning goals related to transportation planning in order to plan and develop transportation facilities and services in coordination with urban and rural development (OAR 660-012-0000(1)).

McMinnville updated its Transportation System Plan in 2010. The plan assumes need to serve 46,220 people and 19,600 employees. As part of its ongoing public facility master planning updates, the City of McMinnville will initiate an update to the Transportation System Plan in 2026, with a goal to adopt an updated plan by the end of 2028 to account for service needs to accommodate land brought into the UGB in 2020.

The program allows for planned public facilities and services to be developed in coordination with adopted public facilities plans.

The Program does not conflict with the Transportation System Plan.

FINDING – SATISFIED. The City finds the requirements of Goal 12 satisfied.

Oregon Land Use Goal #13 (Energy Conservation – OAR 660-015-0000(13))

Goal 13 requires land and uses developed on the land to be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles.

FINDING – SATISFIED. By protecting the urban forestry, the City is striving to conserve energy. The City finds the requirements of Goal 13 satisfied.

Oregon Land Use Goal #14 (Urbanization- OAR 660-015-0000(14))

Goal 14 requires the orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

FINDING – SATISFIED: The City finds the requirements of Goal 14 satisfied.

Oregon Land Use Goal #15 - #19 (Willamette River Greenway and Coastal Goals)

Goals 15 – 19 are location specific and are applicable only to the Willamette River Greenway and to coastal areas. Since the City is not located on the Willamette, nor is it a coastal city, these Goals do not apply to the adoption of the PROS Plan.

FINDING – NOT APPLICABLE.

Alignment with Oregon Administrative Rules:**OAR Chapter 660, Division 23**

The Tree Grove Protection Program is subject to OAR Chapter 660, Division 23.

Applicable administrative rules include:

- OAR 660-023-0030 – Resource Inventory Process
- OAR 660-023-0040 – Economic, Social, Environmental and Energy (ESEE) Decision Process
- OAR 660-023-0050 – Program to Achieve Goal 5

The City has prepared a Tree Grove Inventory and Tree Grove ESEE Analysis documenting compliance with these administrative rules. The implementing development regulations contained in Chapter 17.47 establish the City's Goal 5 program for Tree Groves.

Detailed findings addressing each applicable administrative rule are provided in Section IX.

Alignment with McMinnville Comprehensive Plan

As described in the Comprehensive Plan, the Goals and Policies of the Comprehensive Plan serve as criteria for land use decisions. The following Goals and Policies from Volume II of the McMinnville Comprehensive Plan are applicable to this request:

CHAPTER IX. URBANIZATION

GOAL IX 2: TO ESTABLISH A LAND USE PLANNING FRAMEWORK FOR APPLICATION OF THE GOALS, POLICIES, AND PROPOSALS OF THE McMINNVILLE COMPREHENSIVE PLAN

Policies:

181.10 *When evaluating areas for future urbanization, the City shall consider the “7 Guiding Principles for Future Land Use” contained in the MGMUP:*

1. **Principle 1: Land Use Law.** *Comply with state planning requirements*
2. **Principle 2: Historical Development Patterns.** *Respect existing land use and development patterns and build from them.*
3. **Principle 3: Hazards and Natural Resources.** *Avoid development in areas of known hazards or natural resources*
4. **Principle 4: Cost of Urban Services.** *Consider the availability and cost of providing urban services to new development.*
5. **Principle 5: Density.** *Adopt policies that allow the market to increase densities, and push it to do so in some instances.*
6. **Principle 6: Traditional Development.** *Consistent with principles 4 and 5, allow and encourage development that meets the principles of “smart growth.”*
7. **Principle 7: UGB Expansions.** *Contain urban expansion within natural and physical boundaries, to the extent possible. (Ord 5098, December 8, 2020)*

187.50 *The McMinnville Great Neighborhood Principles are provided below. Each Great Neighborhood Principle is identified by number below (numbers 1 – 13), and is followed by more specific direction on how to achieve each individual principle.*

1.Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.

a. Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.

2.Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.

a. Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.

187.80.10 *Area Plans shall more specifically identify land uses, their locations, and their relationship to public facilities, natural resources, and existing urban uses. The land uses identified in an Area Plan must be consistent with the Framework Plan and the identified land use needs for the UGB expansion area. (Ord. 5098, December 8, 2020)*

Proposals:

40.00 *The City shall complete an inventory of the applicable natural resources listed in Goal 5 of the Oregon Statewide Planning Goals and Guidelines. The resources to be included in the inventory include, but are not limited to, riparian corridors, wetlands, wildlife habitat, open space, and scenic views. The City shall coordinate with the Department of Land Conservation and Development to determine which Goal 5 resources to include in the inventory.*

41.00 *The City shall complete an inventory of landmark trees that are of significance or value to the City's environment or history.*

FINDING: SATISFIED. This program demonstrates the City's commitment to planning for the protection of tree groves, significant and landmark trees and scenic views.

CHAPTER X. CITIZEN INVOLVEMENT AND PLAN AMENDMENT

GOAL X 1 TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.

FINDING: SATISFIED. The legislative record demonstrates that the Natural Resources Program was developed through an extensive public planning process including technical advisory committee meetings, public workshops, Landscape Review Committee work sessions, Planning Commission work sessions, Planning Commission public hearings, City Council work sessions, agency coordination, and opportunities for written public comment. Notice was provided consistent with local code and state law. Stakeholders, including property , partner agencies, and affected service providers, were invited to participate.

- The City developed a project website
- Public information sessions were held online
- The City's Landscape Review Committee met 3 times between 2021-2026 to discuss the proposed amendments.

- The City's Planning Commission met 5 times in work session between 2021 – 2026.
- The City's City Council met 4 times between 2021 – 2026.
- The City sent out a Measure 56 notice to all impacted property owners and met with property owners one-on-one to discuss their concerns.
- The Planning Commission hosted a public hearing where public testimony was heard.

Alignment with McMinnville Municipal Code

Legislative amendments to the Comprehensive Plan and Municipal Code must comply with the legislative amendment procedures contained in the McMinnville Municipal Code.

The City Council finds that:

- proper notice has been provided;
- the Planning Commission conducted the required public hearing and forwarded a recommendation to the City Council;
- DLCD received notice consistent with applicable state law;
- the amendments are supported by substantial evidence in the whole record; and
- the amendments are consistent with applicable Statewide Planning Goals, administrative rules, and the McMinnville Comprehensive Plan.

Overall Conclusion:

Based on the foregoing findings, the City of McMinnville concludes that the adoption of the Natural Resources Protection program for tree groves, significant and landmark trees and scenic views is consistent with the applicable Oregon Statewide Planning Goals, particularly Goal 5, Oregon Administrative Rules, particularly OAR Chapter 660, Division 23, and the City of McMinnville's Comprehensive Plan Goals and Policies, particularly Chapter IX, Urbanization, and is supported by an adequate factual base.

The program represents a balanced approach that protects public health, safety, and welfare while allowing for reasonable development consistent with statewide planning requirements.

Further details of compliance with state and local regulations for each individual component of the program is provided in Sections IX (Tree Groves), X (Significant and Landmark Trees) and XI (Scenic Views) of this document.

These sections provide detailed analyses demonstrating compliance with each applicable approval criterion and explaining how the proposed regulations implement the City's adopted natural resource policies while maintaining opportunities for housing, economic development, public facilities, and continued urban growth.

IX: CONCLUSIONARY FINDINGS: COMPLIANCE WITH STATE AND LOCAL REGULATIONS - TREE GROVES:

The administrative procedures implementing Goal 5 are contained in OAR Chapter 660, Division 23.

The applicable rules for the City's Tree Grove Protection Program include:

- OAR 660-023-0030 – Resource Inventory Process;
- OAR 660-023-0040 – Economic, Social, Environmental and Energy (ESEE) Decision Process; and
- OAR 660-023-0050 – Program to Achieve Goal 5.

The following findings demonstrate compliance with each applicable administrative rule.

OAR 660-023-0030 Resource Inventory Process

OAR 660-023-0030 requires local governments to inventory Goal 5 resources, determine which resources are significant, describe the location and quality of inventoried resources, and prepare adequate information to support subsequent Goal 5 decisions.

The City retained Winterbrook Planning to prepare the *City of McMinnville Tree Grove Assessment Report – June 2021_Rev 2026*, which documents the inventory methodology, field investigations, assessment criteria, significance ranking system, mapping, and conclusions supporting the City's Goal 5 Tree Grove Inventory. The Inventory Report is incorporated herein by reference.

The Inventory Report explains that the inventory was prepared specifically to implement Statewide Planning Goal 5 and follows the inventory process established in OAR Chapter 660, Division 23.

The inventory process included:

- preparation of an initial GIS-based candidate inventory using aerial photography and local knowledge;
- refinement of tree grove boundaries using aerial imagery;
- exclusion of fragmented wooded areas and linear tree rows;
- field verification of each candidate grove;
- preparation of Tree Grove Assessment Forms for every inventoried grove;
- photographic documentation;
- GIS mapping; and
- preparation of final inventory maps and management recommendations.

The Inventory Report defines a Tree Grove as a contiguous wooded area generally consisting of trees twenty-five feet or greater in height with one acre or more of contiguous canopy located outside mapped floodplains.

Winterbrook evaluated each inventoried grove using ten functional assessment categories:

1. Grove maturity and tree size;
2. Grove size;

3. Overall health;
4. Visibility;
5. Screening and buffering value;
6. Accessibility;
7. Rarity;
8. Educational and recreational potential;
9. Wildlife habitat value and connectivity; and
10. Existing development pressure.

Each functional category was scored using objective criteria, resulting in cumulative Tree Grove Assessment (TGA) scores used to determine significance.

The inventory identified thirty candidate Tree Groves within the McMinnville Urban Growth Boundary. Following application of the significance criteria, twenty-six Tree Groves comprising approximately 390 acres met the adopted significance threshold and were carried forward into the Goal 5 protection program.

The City finds that the inventory process satisfies the requirements of OAR 660-023-0030 for several reasons.

First, the inventory relies upon accepted professional forestry, ecological, and land use planning methods, combining GIS analysis, aerial photograph interpretation, and field investigation to identify potential Tree Groves.

Second, every inventoried grove was evaluated using the same objective assessment methodology. Application of consistent scoring criteria ensures that significance determinations are based upon measurable resource characteristics rather than subjective judgment.

Third, the inventory documents both the location and quality of each resource. The combination of inventory maps, Tree Grove Assessment Forms, photographs, GIS information, and supporting narrative provides sufficient detail to identify protected resources during future development review.

Finally, the inventory establishes a factual basis for subsequent Goal 5 decisions by documenting the ecological, scenic, educational, recreational, buffering, habitat, and community values associated with each significant Tree Grove.

FINDING – SATISFIED: The City finds that the McMinnville Tree Grove Inventory satisfies the inventory requirements of OAR 660-023-0030 and provides an adequate factual basis for implementation of the City's Goal 5 Tree Grove Protection Program.

Resource Significance

The Inventory Report identifies several characteristics demonstrating the significance of inventoried Tree Groves.

Significant Tree Groves provide:

- mature urban forest canopy;
- wildlife habitat;
- habitat connectivity;
- scenic quality;

- buffering between land uses;
- educational opportunities;
- passive recreation opportunities;
- carbon sequestration;
- stormwater interception;
- reduction of urban heat island effects; and
- neighborhood identity and community character.

Many inventoried Tree Groves occur adjacent to riparian corridors, increasing habitat complexity and supporting habitat for state sensitive bird species identified by the Oregon Department of Fish and Wildlife.

The City finds that inventoried Tree Groves qualify as significant Goal 5 Open Space resources because they collectively provide substantial ecological, scenic, educational, recreational, and environmental benefits that cannot be readily replaced if lost to urban development.

Although the individual groves vary in size and composition, the inventory demonstrates that each protected grove exceeds the adopted significance threshold and contributes to the City's urban forest in ways that extend beyond individual ownership, including watershed protection, wildlife habitat, visual character, climate resilience, and public enjoyment.

FINDING – SATISFIED: The City finds that the twenty-six inventoried Tree Groves identified in the McMinnville Tree Grove Inventory are significant Goal 5 resources subject to the Goal 5 decision process and protection program.

OAR 660-023-0040

Economic, Social, Environmental and Energy (ESEE) Decision Process

OAR 660-023-0040 requires local governments to develop a program to achieve Goal 5 for all significant resource sites based upon an analysis of the Economic, Social, Environmental, and Energy (ESEE) consequences that could result from allowing, limiting, or prohibiting conflicting uses.

The Rule requires local governments to:

1. Identify conflicting uses;
2. Determine the impact area;
3. Analyze the Economic, Social, Environmental, and Energy consequences of alternative protection programs; and
4. Adopt a program that appropriately balances the protection of significant Goal 5 resources with other legitimate land use objectives.

The City addresses each required step below.

Identification of Conflicting Uses

The McMinnville Tree Grove ESEE Analysis identifies conflicting uses by reviewing the land uses permitted within the zoning districts applied to inventoried Tree Groves and the surrounding impact areas. The analysis recognizes that conflicts generally occur not because of the ultimate land use itself, but because of the site preparation and construction activities associated with urban development, including vegetation removal, grading, excavation, utility installation, and construction of buildings and infrastructure.

The ESEE Analysis identifies the following principal categories of conflicting uses:

- Residential development, including subdivisions, middle housing, multifamily housing, accessory dwelling units, and supporting infrastructure.
- Commercial and industrial development.
- Public facilities and utilities.
- Transportation improvements, including local streets and driveways.
- Parks, schools, and other public or semi-public facilities.
- Grading, excavation, vegetation removal, and placement of impervious surfaces.

The City finds that these activities constitute conflicting uses because they have the potential to remove native vegetation, disturb critical root zones, fragment habitat, alter drainage patterns, reduce canopy cover, increase erosion, increase stormwater runoff, diminish scenic character, and permanently reduce the ecological functions that make inventoried Tree Groves significant Goal 5 resources.

The City further finds that the conflict exists regardless of ownership. Public ownership alone does not eliminate potential conflicts, as public facilities, utilities, transportation improvements, and park development may also adversely affect significant Tree Groves if not appropriately designed and managed.

FINDING – SATISFIED: The City finds that the Tree Grove ESEE Analysis adequately identifies conflicting uses consistent with OAR 660-023-0040(2).

Impact Area

The ESEE Analysis evaluates the areas within which conflicting uses could directly or indirectly affect the functions and values of significant Tree Groves. Direct impacts include tree removal, grading, excavation, and construction within Tree Grove boundaries. Indirect impacts include disturbance of root systems, altered drainage, edge effects, invasive species introduction, and fragmentation resulting from adjacent development.

The proposed ordinance establishes Critical Root Zones (CRZs), arborist reports, and mitigation requirements specifically to address these indirect impacts. The ordinance also requires development applications affecting Tree Groves to identify CRZ boundaries and evaluate potential impacts before development approval.

The City finds that impacts to Tree Groves frequently extend beyond the immediate footprint of development. Protection of canopy alone is insufficient to preserve long-term Tree Grove health if root systems, hydrology, soils, or adjacent native vegetation are adversely affected.

Accordingly, the City's regulations appropriately recognize both direct and indirect impacts by regulating disturbance within Tree Grove boundaries and Critical Root Zones rather than only the physical location of tree trunks.

FINDING – SATISFIED: The City finds that the impact area considered in the ESEE Analysis appropriately reflects the areas where conflicting uses could adversely affect the functions and values of significant Tree Groves.

Economic Consequences

The ESEE Analysis concludes that significant Tree Groves provide measurable economic benefits including:

- increased adjacent property values;
- reduced stormwater infrastructure costs;
- reduced erosion and maintenance costs;
- lower building energy costs resulting from shade and cooling;
- support for tourism and local business activity; and
- long-term economic value associated with mature urban forest resources.

The analysis also recognizes that Tree Grove protection may impose costs on individual development projects through modified site layouts, reduced development flexibility, arborist reports, mitigation requirements, and preservation measures.

The City finds that both protection and development produce economic consequences.

Complete prohibition of development within significant Tree Groves could reduce development opportunities on certain properties and increase project costs. Conversely, unrestricted removal of Tree Groves would eliminate long-term public economic benefits associated with mature urban forests and transfer costs to the community through increased stormwater infrastructure, higher energy consumption, reduced property values, and diminished environmental services.

The limited protection program adopted by the City balances these competing economic considerations by allowing reasonable development while minimizing unnecessary loss of significant Tree Groves.

FINDING – SATISFIED: The City finds that the adopted limited protection program appropriately balances the economic consequences associated with both resource protection and urban development.

Social Consequences

The ESEE Analysis identifies numerous social benefits provided by significant Tree Groves, including:

- improved public health;
- mental well-being;
- educational opportunities;
- passive recreation;
- neighborhood identity;
- buffering between incompatible land uses;
- community pride; and
- aesthetic value.

Public testimony received throughout the Natural Resources Project consistently emphasized the importance of preserving McMinnville's mature tree canopy and maintaining the community's character while accommodating continued growth.

The City finds that significant Tree Groves contribute substantially to McMinnville's identity and quality of life. These benefits extend beyond individual property ownership and are enjoyed broadly by residents, businesses, visitors, and future generations.

The adopted regulations preserve these public benefits while continuing to allow urban growth consistent with the Comprehensive Plan.

FINDING – SATISFIED: The City finds that the adopted program appropriately balances the social consequences of Tree Grove protection with the City's need to accommodate continued urban development.

Environmental Consequences

The Tree Grove ESEE Analysis concludes that significant Tree Groves provide substantial environmental benefits within the McMinnville Urban Growth Boundary. These benefits include carbon sequestration, air quality improvement, urban heat island mitigation, stormwater interception and infiltration, erosion control, groundwater recharge, wildlife habitat, biodiversity, and noise attenuation. Mature Tree Groves also provide ecological functions that cannot be replaced for decades following removal because newly planted trees require many years to achieve comparable canopy, habitat, and carbon storage values.

The Tree Grove Assessment Report further documents that many inventoried Tree Groves are associated with riparian corridors and support diverse native plant communities, habitat complexity, and habitat for Oregon Department of Fish and Wildlife sensitive bird species. The inventory also identifies the presence of invasive species in several groves and recommends active management and restoration to maintain long-term ecological function.

The City finds that the environmental consequences of unrestricted removal of significant Tree Groves would be substantial and, in many instances, irreversible within the planning horizon of the Comprehensive Plan. Removal of mature canopy would diminish wildlife habitat, reduce ecological connectivity, increase stormwater runoff, decrease carbon storage, and reduce the resilience of the urban forest to climate change.

Conversely, complete prohibition of all conflicting uses could unnecessarily constrain urban development and public infrastructure projects. The City therefore finds that a limited protection program that emphasizes avoidance, minimization, and mitigation of impacts appropriately balances long-term environmental protection with the City's responsibility to accommodate urban growth.

FINDING – SATISFIED: The City finds that the environmental consequences identified in the ESEE Analysis support adoption of a limited protection program that preserves the ecological functions and values of significant Tree Groves while allowing reasonable urban development.

Energy Consequences

The ESEE Analysis concludes that mature Tree Groves reduce community energy consumption through shading, wind buffering, and moderation of local microclimates. Large trees provide greater annual carbon capture than newly planted trees and reduce demand for mechanical cooling during summer months. Protection of existing mature canopy therefore provides greater long-term energy benefits than relying solely upon replacement planting following removal.

The City finds that preserving mature Tree Groves contributes to community energy efficiency by reducing building cooling demands, moderating urban temperatures, and supporting implementation of the City's climate resilience objectives.

The City further finds that these long-term public energy benefits outweigh the relatively limited additional energy costs associated with designing development to avoid or minimize impacts to significant Tree Groves.

FINDING – SATISFIED: The City finds that the adopted limited protection program appropriately balances the energy consequences associated with Tree Grove protection and urban development.

Selection of the Limited Protection Program

The Tree Grove ESEE Analysis evaluates three general regulatory approaches contemplated by the Goal 5 Rule:

- full protection of significant Tree Groves;
- no additional protection beyond existing regulations; and
- a limited protection program that allows conflicting uses subject to standards intended to avoid, minimize, and mitigate impacts.

Following evaluation of the Economic, Social, Environmental, and Energy consequences of each approach, the ESEE Analysis recommends adoption of a limited protection program. The proposed Chapter 17.47 establishes that program through standards governing permitted activities, exemptions, review procedures, mitigation requirements, density transfer provisions, dimensional adjustments, and economic hardship relief.

The City has independently reviewed the ESEE Analysis and legislative record and concurs with the recommendation to adopt a limited protection program.

The City finds that a full protection program would provide the greatest level of resource protection but would unnecessarily limit opportunities for needed housing, employment, public facilities, transportation improvements, and utility infrastructure within portions of the Urban Growth Boundary.

Conversely, the City finds that maintaining existing regulations without additional protection would not adequately conserve significant Tree Groves identified through the Goal 5 inventory and would allow the gradual loss of important ecological, scenic, and community resources.

The adopted limited protection program represents an appropriate balance by:

- protecting significant Tree Groves wherever feasible;
- encouraging development designs that avoid or minimize impacts;
- allowing flexibility through site planning and dimensional adjustments;
- permitting necessary public facilities where impacts cannot reasonably be avoided;
- requiring mitigation when impacts occur; and
- preserving reasonable economic use of private property.

FINDING – SATISFIED: The City finds that the limited protection program represents the alternative that best balances the Economic, Social, Environmental, and Energy consequences identified in the ESEE Analysis and therefore satisfies the requirements of OAR 660-023-0040.

OAR 660-023-0050**Program to Achieve Goal 5**

OAR 660-023-0050 requires local governments to adopt a program that protects significant Goal 5 resources based upon the completed ESEE analysis. The adopted program may allow, limit, or prohibit conflicting uses depending upon the City's evaluation of the ESEE consequences.

The proposed Tree Grove Protection regulations contained in Chapter 17.47 implement the City's selected Goal 5 program by establishing:

- applicability based upon the adopted Tree Grove Inventory Map;
- objective procedures for identifying Tree Grove boundaries and Critical Root Zones;
- standards protecting native vegetation and mature trees;
- ministerial and discretionary review procedures;
- mitigation and restoration requirements;
- dimensional adjustment provisions to reduce impacts;
- residential density transfer provisions where appropriate;
- exemptions for routine maintenance, hazardous trees, emergency activities, and specified existing development;
- public facility review standards; and
- economic hardship relief where necessary to preserve reasonable economic use of property.

The City finds that Chapter 17.47 directly implements the limited protection program selected through the ESEE process.

Rather than prohibiting development within all inventoried Tree Groves, the ordinance establishes a flexible regulatory framework that prioritizes avoidance and minimization of impacts while recognizing that certain development, public infrastructure, and utility improvements are necessary to serve a growing community.

The City further finds that the inclusion of dimensional adjustments, density transfer provisions, mitigation requirements, and economic hardship relief demonstrates that the ordinance balances natural resource protection with continued implementation of the Comprehensive Plan, including the provision of needed housing, employment opportunities, transportation facilities, and public services.

Accordingly, the City concludes that Chapter 17.47 constitutes a Goal 5 program that is appropriately tailored to the significance of the inventoried Tree Groves and the ESEE consequences identified in the legislative record.

FINDING – SATISFIED: The City finds that the proposed Tree Grove Protection regulations satisfy the requirements of OAR 660-023-0050 and appropriately implement the City's Goal 5 program.

Conclusion

Based upon the Goal 5 inventory, Tree Grove Assessment Report, Tree Grove Assessment Forms, Inventory Maps, Tree Grove ESEE Analysis, proposed Comprehensive Plan amendments, proposed Chapter 17.47, Planning Commission proceedings, public testimony, and the entire legislative record, the City concludes that:

1. The Tree Grove Inventory satisfies the inventory requirements of OAR 660-023-0030.
2. The inventoried Tree Groves constitute significant Goal 5 Open Space resources.
3. The City has identified conflicting uses and evaluated the applicable impact area consistent with OAR 660-023-0040.
4. The Economic, Social, Environmental, and Energy consequences of allowing, limiting, and prohibiting conflicting uses have been evaluated and considered in selecting the City's protection program.
5. The limited protection program adopted in Chapter 17.47 appropriately balances protection of significant Tree Groves with the City's obligations to accommodate housing, employment, public facilities, transportation improvements, and other urban development.
6. Chapter 17.47 implements a Goal 5 program consistent with OAR 660-023-0050.

Accordingly, the City finds that the proposed Tree Grove Protection Program complies with Statewide Planning Goal 5 and OAR Chapter 660, Division 23.

X: CONCLUSIONARY FINDINGS: COMPLIANCE WITH STATE AND LOCAL REGULATIONS – SIGNIFICANT AND LANDMARK TREES

Unlike the Tree Grove Protection Program described in Section IX, the Landmark Tree and Significant Tree regulations are not adopted pursuant to the Goal 5 inventory and ESEE process contained in OAR Chapter 660, Division 23. Rather, the regulations implement the McMinnville Comprehensive Plan through local land use regulations that preserve and enhance the City's urban forest.

Unlike regulations that focus exclusively on natural resource conservation, Chapter 17.58 of the McMinnville Municipal Code recognizes the urban forest as essential public infrastructure that contributes to environmental quality, neighborhood livability, public health, economic vitality, and community identity.

The legislative record demonstrates that the City considered how best to preserve and enhance McMinnville's urban forest while continuing to accommodate residential, commercial, industrial, institutional, and public development throughout the Urban Growth Boundary.

Rather than adopting regulations requiring preservation of every mature tree regardless of circumstance, the City developed a regulatory program that distinguishes between Landmark Trees, Significant Trees, and ordinary trees based upon objective criteria, recognizes differing levels of public value associated with individual trees, and establishes review procedures proportional to the significance of the resource and the potential impacts of proposed development.

The adopted ordinance establishes:

- objective definitions for Landmark Trees and Significant Trees;
- a Landmark Tree Inventory identifying trees of exceptional community importance;
- objective permit requirements based upon the type of activity proposed;
- Certified Arborist review where professional expertise is necessary;

- protection standards during construction;
- replacement planting and mitigation requirements;
- administrative flexibility where preservation is infeasible; and
- exemptions for hazardous trees, emergency situations, routine maintenance, and other specified activities.

Collectively, these provisions establish a comprehensive Urban Forest Preservation Program that encourages preservation while recognizing that urban development, redevelopment, public infrastructure, and utility improvements will continue to occur throughout the City.

The City finds that no single regulatory approach would adequately achieve the City's objectives.

A program requiring preservation of all mature trees would unnecessarily constrain redevelopment opportunities, housing construction, infrastructure improvements, and reasonable economic use of private property.

Conversely, a program relying solely upon voluntary preservation would not adequately maintain McMinnville's existing urban forest canopy or ensure that the community continues to realize the environmental, economic, and social benefits provided by mature trees.

Accordingly, the City selected a balanced regulatory framework that establishes objective standards for identifying important trees, encourages preservation through site planning, allows removal where justified by defined approval criteria, and requires mitigation when preservation is not feasible.

The City further finds that this approach encourages applicants to consider preservation early in the design process rather than after site plans have been finalized. Incorporating tree preservation into project planning improves opportunities to retain mature canopy while maintaining flexibility for development.

The City also finds that preservation of mature trees is generally more effective than replacement alone. Although replacement planting is an important component of the ordinance, newly planted trees require decades to provide the canopy cover, ecological functions, stormwater interception, habitat value, and community character associated with mature Landmark and Significant Trees. Accordingly, the ordinance appropriately prioritizes preservation where feasible while recognizing that replacement planting and mitigation remain important tools when removal cannot reasonably be avoided.

Throughout development of the Natural Resources Program, the City recognized the need to balance preservation of the urban forest with other important community objectives, including the provision of housing, redevelopment of existing properties, economic development, public infrastructure improvements, and the protection of private property rights.

The ordinance establishes a regulatory framework that protects Landmark Trees and Significant Trees while incorporating flexibility through objective review criteria, professional arboricultural evaluation, mitigation measures, and clearly defined exemptions.

The ordinance includes, among other provisions:

- objective standards identifying protected trees;
- exemptions for hazardous, dead, dying, diseased, or emergency situations;
- allowances for removal where preservation is not feasible or would preclude reasonable development;
- administrative review procedures for routine applications;

- professional arborist review for technical determinations;
- mitigation and replacement planting requirements;
- opportunities for alternative compliance where appropriate; and
- review procedures proportional to the significance of the proposed activity.

FINDING: The City finds that preservation of mature trees supports numerous Comprehensive Plan goals by reducing public infrastructure costs, improving environmental quality, strengthening neighborhood character, enhancing streetscapes, supporting downtown revitalization, and increasing resilience to climate-related impacts.

The City finds that these provisions collectively establish a balanced regulatory program that neither requires absolute preservation of every mature tree nor permits unrestricted tree removal.

The City recognizes that redevelopment of existing urban land is essential to achieving Comprehensive Plan objectives related to housing, employment, transportation, and efficient urban growth. The ordinance has therefore been designed to encourage applicants to preserve mature trees through thoughtful site planning while recognizing that removal may be appropriate under defined circumstances.

The City further finds that preservation and development are not mutually exclusive objectives. Early consideration of existing trees during project design frequently allows buildings, parking areas, utilities, open space, and landscaping to be arranged in a manner that retains mature trees while still achieving the intended development program. Where preservation cannot reasonably be achieved, the ordinance provides objective approval criteria and mitigation requirements that allow development to proceed while maintaining the long-term health of the City's urban forest.

The City also recognizes that certain situations—including hazardous tree conditions, public safety concerns, utility conflicts, and necessary public improvements—require flexibility. The ordinance therefore incorporates exemptions and alternative compliance measures that allow the City to respond appropriately to site-specific circumstances without undermining the overall objectives of the Urban Forest Preservation Program.

Finally, the City finds that the ordinance preserves reasonable economic use of private property. The regulations do not prohibit development of property containing Landmark Trees or Significant Trees. Rather, they require applicants to evaluate preservation opportunities, document the need for removal where applicable, and mitigate unavoidable impacts in a manner proportional to the public value of the resource.

Accordingly, the City finds that the Urban Forest Preservation Program serves legitimate governmental purposes and constitutes an appropriate implementation measure of the Comprehensive Plan.

Conclusion

The City finds that the Landmark Tree and Significant Tree regulations:

1. Implement the policies of the McMinnville Comprehensive Plan relating to natural resources, community character, urban forestry, environmental stewardship, climate resilience, and the Great Neighborhood Principles.
2. Protect exceptional individual trees that provide substantial environmental, economic, aesthetic, historic, and community benefits extending beyond individual property boundaries.

3. Establish objective definitions, permit procedures, and technical review standards that provide consistent and predictable administration.
4. Encourage preservation of mature trees through thoughtful site planning while allowing flexibility where preservation is not feasible or conflicts with other important public objectives.
5. Require replacement planting or other mitigation to maintain and enhance the City's urban forest over time.
6. Balance tree preservation with housing production, redevelopment, public infrastructure, economic development, and the reasonable use of private property.
7. Promote the long-term sustainability, diversity, health, and resilience of McMinnville's urban forest.

XI: CONCLUSIONARY FINDINGS: COMPLIANCE WITH STATE AND LOCAL REGULATIONS – SCENIC VIEWS

The Scenic Views and Viewsheds Program is implemented through amendments to the McMinnville Comprehensive Plan and implementing provisions of the McMinnville Municipal Code.

Unlike the Tree Grove Protection Program discussed in Section IX, the Scenic Views Program does not establish a separate Goal 5 overlay district or prohibit development within identified viewsheds. Instead, the City has elected to implement its Scenic Views Program through Comprehensive Plan policies and development standards that guide the location, orientation, site design, and review of future public and private development to preserve significant scenic resources while accommodating continued urban growth.

The McMinnville Scenic Viewpoint and Viewshed Inventory was prepared to implement Great Neighborhood Principle 2 and Comprehensive Plan Policy 187.50(2), which provides that great neighborhoods preserve scenic views in areas that everyone can access. The policy further provides that public and private open spaces, streets, and other improvements should be located and oriented to capture and preserve views of significant natural features, landscapes, skylines, and other important visual resources.

The Inventory recognizes that McMinnville's scenic quality contributes significantly to community identity and quality of life and that continued urban growth should occur in a manner that maintains visual connections to the surrounding landscape.

The City retained Winterbrook Planning to prepare the McMinnville Scenic Viewpoint and Viewshed Inventory.

The inventory was completed during 2021 using field observations, GIS analysis, aerial photography, digital elevation modeling (DEM), and collaboration with City staff. Sixteen significant public viewpoints were identified throughout the Urban Growth Boundary together with the corresponding viewsheds visible from each location.

The inventory identified six primary categories of scenic resources that collectively define McMinnville's visual character:

- Mountain Views;
- Hill Views;
- Agricultural Land Views;
- Riparian Corridor Views;
- Gateway Views; and

- City Views.

The inventory further documents the location, orientation, visual characteristics, and planning recommendations associated with each designated viewpoint and corresponding viewshed.

The Scenic Inventory identifies numerous public benefits associated with preserving significant scenic viewpoints and viewsheds.

These include:

- reinforcing community identity;
- preserving visual connections to surrounding agricultural lands and natural landscapes;
- enhancing neighborhood livability;
- supporting tourism and economic vitality;
- improving recreational experiences;
- strengthening gateway corridors;
- recognizing McMinnville's historic downtown;
- maintaining visual access to mountain ranges, hillsides, river corridors, and tree canopy; and
- supporting implementation of the Great Neighborhood Principles.

The Scenic Viewpoint and Viewshed Inventory documents sixteen (16) significant public viewpoints and identifies planning recommendations for each viewpoint and corresponding viewshed. These recommendations emphasize thoughtful planning and design to preserve and enhance views of significant natural features, agricultural landscapes, riparian corridors, community gateways, downtown, and surrounding hills and mountains. Recommendations include consideration of the location and orientation of future streets, parks, trails, public spaces, landscaping, and above-ground infrastructure, as well as preservation of tree canopy and complementary site design.

The Comprehensive Plan amendments implement these recommendations by incorporating scenic views into the City's long-range planning framework and development review process. The policies recognize that both public improvements and private development influence the visual character of McMinnville and that scenic resources should be considered during the design of future urban development.

The Scenic Inventory recognizes that McMinnville is a growing community and that future urban development will occur throughout the Urban Growth Boundary. Rather than recommending broad restrictions on development within identified viewsheds, the Inventory recommends that scenic resources be considered as part of future planning and design decisions so that development complements, rather than unnecessarily diminishes, important public views.

The Scenic Views Program implements numerous Comprehensive Plan objectives by:

- preserving and enhancing community character;
- reinforcing the Great Neighborhood Principles;
- promoting attractive and walkable neighborhoods;
- strengthening the relationship between the City and its surrounding agricultural and natural landscapes;
- encouraging high-quality site design;
- supporting tourism and economic vitality;
- enhancing parks, trails, and open spaces;
- recognizing the importance of gateway corridors;
- promoting coordinated transportation and land use planning; and

- maintaining visual connections to McMinnville's defining natural features.

FINDING: The City finds that scenic resources are among McMinnville's defining community assets. Views of the West Hills, Red Hills, Amity Hills, Chehalem Mountains, the Cascade Range, agricultural landscapes, riparian corridors, historic downtown, gateways, and tree-lined streets contribute to the City's identity and reinforce the relationship between the built environment and the surrounding natural landscape.

The City further finds that preserving these visual relationships supports the Comprehensive Plan's goals for livability, neighborhood character, tourism, economic vitality, recreation, and community health.

Accordingly, the purpose of the Scenic Views Program is not to prevent urban growth, but to ensure that future development occurs in a manner that recognizes and preserves significant public views wherever practicable.

The City finds that the Scenic Viewpoint and Viewshed Inventory establishes an adequate factual basis for implementation of the Comprehensive Plan's Scenic Views policies.

Unlike inventories prepared solely for mapping purposes, the Scenic Inventory identifies both the physical location of important viewpoints and the visual characteristics that make each corresponding viewshed significant. The combination of field observations, GIS analysis, digital elevation modeling, aerial photography, and inventory mapping provides a comprehensive understanding of McMinnville's visual resources.

The City further finds that the inventory recognizes scenic resources as dynamic components of the urban environment. Scenic quality depends not only upon the views themselves, but also upon the thoughtful location, orientation, design, and landscaping of future development.

The City finds that scenic views are shared community resources that contribute to the public realm regardless of underlying land ownership. Scenic views enhance the experience of residents and visitors alike by reinforcing McMinnville's unique sense of place and maintaining visual connections between neighborhoods, parks, transportation corridors, downtown, surrounding agricultural lands, and the region's natural features. These benefits are cumulative and extend well beyond individual development sites.

The City finds that preservation of scenic resources is best achieved through proactive planning rather than by prohibiting development within mapped viewsheds. As McMinnville continues to grow, new neighborhoods, commercial areas, employment districts, transportation corridors, and public facilities will shape how residents experience the surrounding landscape. The City therefore finds that scenic preservation should become an integral component of site planning, subdivision design, building orientation, open space planning, landscaping, and transportation design.

The City further finds that preserving scenic resources does not require every view to remain unchanged. Urban development will inevitably alter portions of the landscape over time. The objective of the Scenic Views Program is instead to ensure that significant public views continue to be recognized, framed, and incorporated into the City's evolving urban form.

Accordingly, the Comprehensive Plan encourages applicants and decision-makers to evaluate opportunities to preserve important views through thoughtful design, including:

- orientation of buildings to preserve significant view corridors where practicable;
- placement of streets and pedestrian connections to capture important public views;
- location of parks, plazas, and open spaces to maximize public enjoyment of scenic resources;
- preservation and management of tree canopy that complements rather than obscures important views;
- careful placement of landscaping, signage, utilities, lighting, and other above-ground improvements; and
- site design that reinforces McMinnville's visual relationship with surrounding agricultural lands, hillsides, river corridors, and mountain vistas.

The City finds that these design considerations improve the quality of development while maintaining flexibility for a wide variety of land uses.

The City finds that scenic preservation and urban development are complementary objectives. Well-designed development can enhance public access to scenic resources by creating new streets, trails, parks, viewpoints, and open spaces that frame important views while simultaneously providing housing, employment opportunities, and public services.

The City further finds that integrating scenic considerations early in the planning and design process often results in better development outcomes without substantially reducing development potential. The adopted policies therefore emphasize flexibility, context-sensitive design, and thoughtful integration of scenic resources into future development rather than imposing inflexible development prohibitions.

Conclusion

Based upon the Scenic Viewpoint and Viewshed Inventory, the Comprehensive Plan amendments, the implementing development regulations, the Planning Commission proceedings, public testimony, and the entire legislative record, the City concludes that:

1. The Scenic Viewpoint and Viewshed Inventory establishes an adequate factual basis for identifying significant public viewpoints and corresponding viewsheds.
2. Significant scenic resources contribute to McMinnville's identity, community character, environmental quality, recreational opportunities, tourism, and overall quality of life.
3. Scenic preservation is most effectively achieved by integrating scenic considerations into the planning, location, orientation, and design of future public improvements and private development rather than through broad prohibitions on development.
4. The Comprehensive Plan policies and implementing regulations encourage thoughtful site design that recognizes and preserves significant scenic resources while accommodating future housing, employment, transportation, and public facilities.

The City finds that preserving significant scenic viewpoints and viewsheds serves important public purposes and constitutes an appropriate implementation measure of the McMinnville Comprehensive Plan.

XII. OVERALL CONCLUSIONS AND LEGISLATIVE FINDINGS:

The City of McMinnville has undertaken a comprehensive and coordinated evaluation of natural resources located within the Urban Growth Boundary to implement the policies of the McMinnville Comprehensive Plan, the Great Neighborhood Principles, and applicable Statewide Planning Goals.

The resulting Natural Resources Program reflects several years of technical study, public engagement, policy development, and legislative review. Through preparation of resource inventories, mapping, technical analyses, public hearings, and implementing regulations, the City has developed a coordinated framework that recognizes the diverse functions of natural resources within an urbanizing community and establishes implementation measures tailored to the characteristics of each resource.

The City finds that no single regulatory approach is appropriate for every natural resource. Accordingly, the Natural Resources Program utilizes different implementation strategies depending upon the nature of the resource, the applicable legal framework, and the planning objectives identified by the Comprehensive Plan.

The City finds that the Natural Resources Program consists of three complementary components.

A. Tree Grove Protection Program

The Tree Grove Protection Program implements Statewide Planning Goal 5 and OAR Chapter 660, Division 23 through a completed Goal 5 inventory, determination of significance, Economic, Social, Environmental, and Energy (ESEE) analysis, and adoption of implementing regulations contained in Chapter 17.47 of the McMinnville Municipal Code.

The City finds that this program conserves significant Goal 5 Tree Groves while balancing the need to accommodate housing, employment, public facilities, transportation improvements, utilities, and continued urban growth.

B. Urban Forest Preservation Program

The Landmark Tree and Significant Tree regulations implement the McMinnville Comprehensive Plan by preserving exceptional individual trees that contribute to environmental quality, neighborhood character, public health, climate resilience, and the long-term sustainability of the City's urban forest.

The City finds that these regulations complement, but do not duplicate, the Goal 5 Tree Grove Protection Program. Individual Landmark Trees and Significant Trees are protected because of the important public benefits they provide as components of the City's urban forest and community character.

C. Scenic Views and Viewsheds Program

The Scenic Views and Viewsheds Program implements the Comprehensive Plan by recognizing significant public viewpoints and viewsheds and integrating scenic resource preservation into future land use planning, site design, subdivision design, public improvements, parks, transportation corridors, open spaces, and private development.

The City finds that preserving scenic resources contributes to community identity, livability, economic vitality, tourism, and the visual relationship between McMinnville and the surrounding agricultural lands, hillsides, riparian corridors, and mountain landscapes.

Collectively, these three programs establish an integrated Natural Resources Program that addresses the City's most significant natural and scenic resources through implementation measures tailored to the characteristics of each resource.

Balancing Conservation and Urban Growth

The City recognizes that McMinnville will continue to experience population growth, economic development, redevelopment, and investment in housing, employment, transportation, utilities, parks, schools, and other public facilities.

The City further recognizes that accommodating this growth requires balancing multiple public objectives that may, at times, compete with one another.

These objectives include:

- conservation of significant natural resources;
- protection of the urban forest;
- preservation of scenic resources;
- provision of needed housing;
- economic development;
- transportation system improvements;
- public infrastructure investment;
- climate resilience;
- environmental stewardship;
- neighborhood livability; and
- protection of private property rights.

The City finds that the adopted Natural Resources Program appropriately balances these objectives by establishing clear and objective regulations that encourage avoidance and minimization of impacts where practicable, provide flexibility when competing public interests must be accommodated, and require mitigation when impacts cannot reasonably be avoided.

Rather than relying upon absolute prohibitions or unrestricted development, the City has adopted a balanced approach that integrates natural resource protection into the planning and design of future development.

Public Benefits

The City finds that implementation of the Natural Resources Program will produce substantial long-term public benefits, including:

- preservation of significant Tree Groves and mature urban forest canopy;
- protection of wildlife habitat and ecological functions;
- improved air and water quality;
- reduction of urban heat island effects;
- increased carbon sequestration;
- improved stormwater management;
- preservation of neighborhood character;
- enhancement of parks, open spaces, and streetscapes;
- protection of scenic viewpoints and viewsheds;
- strengthened community identity;
- increased community resilience to climate change;
- enhanced property values;
- improved public health and quality of life; and
- continued implementation of the McMinnville Comprehensive Plan.

The City further finds that these benefits extend beyond individual properties and contribute to the health, safety, welfare, and economic vitality of the community as a whole.

CONCLUSION: The City concludes that the Natural Resources Program represents a thoughtful, balanced, and forward-looking approach to conserving the natural and scenic resources that define McMinnville while accommodating the continued growth and change anticipated by the Comprehensive Plan.

The City further concludes that the adopted Comprehensive Plan amendments and implementing Municipal Code amendments establish a coordinated regulatory framework that preserves significant Tree Groves, protects Landmark Trees and Significant Trees as components of the City's urban forest, and integrates scenic resource preservation into future public and private development.

Accordingly, the City Council finds that the proposed amendments are supported by substantial evidence in the whole record, satisfy the applicable approval criteria, and are in the best interests of the City of McMinnville and its residents.

Based upon the entire legislative record, including the technical reports, inventories, maps, assessment forms, Economic, Social, Environmental, and Energy analyses, Comprehensive Plan amendments, proposed Municipal Code amendments, staff reports, public testimony, Planning Commission recommendation, and City Council proceedings, the City Council finds that:

1. The legislative record provides an adequate factual basis supporting adoption of the Natural Resources Program.
2. The Goal 5 inventory, significance determinations, ESEE analysis, and implementing regulations for Tree Groves satisfy the applicable requirements of Statewide Planning Goal 5 and OAR Chapter 660, Division 23.
3. The Landmark Tree and Significant Tree regulations implement the McMinnville Comprehensive Plan by preserving and enhancing the City's urban forest through clear, objective, and balanced development standards.
4. The Scenic Views and Viewsheds Program implements the Comprehensive Plan by integrating scenic resource preservation into public planning, urban design, and development review while accommodating continued growth.
5. The Comprehensive Plan amendments and implementing Municipal Code amendments are internally consistent and mutually reinforcing.
6. The Natural Resources Program establishes a coordinated framework that balances environmental stewardship, urban livability, housing, economic development, transportation, public infrastructure, and private property rights.
7. The adopted regulations are supported by substantial evidence contained within the legislative record.
8. The proposed Comprehensive Plan and Municipal Code amendments are consistent with the applicable Statewide Planning Goals, the McMinnville Comprehensive Plan, and the legislative amendment criteria of the McMinnville Municipal Code.



COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: August 11, 2026
TO: Adam Garvin, City Manager
SUBMITTED BY: Heather Richards, Community Development Director
SUBJECT: Resolution 2026-47 – "Supporting a TGM Grant Application"

1. A Resolution authorizing the Community Development Director to submit a \$100,000 Transportation and Growth Management grant application to support an in-depth Active Trans Plan as a component of the 2050 Transportation System Plan Update that has just commenced.

Report in Brief:

This is the consideration of Resolution No. 2026-47, authorizing the Community Development Director to apply for a Transportation Growth Management (TGM) grant in the amount of \$100,000 for an in-depth active trans component of the 2050 Transportation System Plan (TSP) Update that was approved on June 22, 2026.

Background:

The City applied for a TGM grant in 2023 to support the TSP update but were denied their application due to funding constraints, but state representatives have encouraged the City to apply for this more discrete grant for the Active Trans planning.

Discussion:

With a more focused effort on Active Trans planning, the City can build upon its current multi-modal infrastructure to promote biking, pedestrian and active transportation networks that are safe, convenient, and user-friendly for people of all ages. The Active Trans component of the TSP will provide a detailed implementation action plan for the City to plan for and build multi-modal infrastructure within its existing city limits and the 900 acres of expansion land in the UGB to create active transportation opportunities connecting people to home, work, school and local activities.

Attachments:

Resolution No. 2026-47

Fiscal Impact:

If awarded, this will provide \$100,000 to dedicate to active trans planning as part of the TSP.

The City has entered into a \$3,000 contract with Kittleson & Associates to help draft the grant application. The \$3,000 is currently budgeted in the FY 27 budget.

Alternatives:

Alternative 1 [Staff Recommendation]: Adopt the attached resolution.

Alternative 2: Reject the attached resolution.

Alternative 3: The Council may consider any other alternative not presented by staff.

RESOLUTION NO. 2026-47

A Resolution authorizing the Community Development Director to submit a \$100,000 Transportation and Growth Management grant application to support an in-depth Active Trans Plan as a component of the 2050 Transportation System Plan Update that has just commenced.

RECITALS:

WHEREAS, McMinnville's current Transportation System Plan was adopted in 2010; and

WHEREAS, on June 22, 2026, the City Council approved Resolution No. 2026-42, authorizing the City Manager to enter into a Professional Services Contract in the amount of \$846,548.57 with Kittleson & Associates for updating the Transportation System Plan (TSP); and

WHEREAS, in order to meet the City's budgetary constraints the plan to have an in-depth Active Trans component of the TSP was value engineered; and

WHEREAS, the City and community stakeholders believe that McMinnville would be well served with an Active Trans plan that provides an off-road infrastructure alternative transportation system for people to utilize to travel throughout the community; and.

WHEREAS, the City applied for TGM funding to support the TSP update but were denied due to competitive grant applications and funding constraints; and

WHEREAS, the City has been encouraged to apply for this TGM funding to complement the current TSP efforts underway by state representatives; and

WHEREAS, a resolution of support by the City Council is a requirement of the grant application.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF McMINNVILLE, OREGON, as follows:

1. The Community Development Director is authorized to submit a Transportation and Growth Management grant application to ODOT and DLCD in the amount of \$100,000 to support an in-depth Active Trans component of the 2050 Transportation System Plan project that was approved by the City Council on June 22, 2026.

2. This resolution shall take effect immediately upon passage and shall continue in full force and effect until modified, revoked, or replaced.

Adopted by the Council of the City of McMinnville at a regular meeting held the 11th day of August, 2026 by the following votes:

Ayes: _____

Nays: _____

Approved this 11th day of August 2026.

MAYOR

Approved as to form:

Attest:

City Attorney

City Recorder