City of McMinnville
ENGINEERING

STAFF REPORT

DATE: **August 25, 2026**
TO: **Adam Garvin, City Manager**
SUBMITTED BY: **Geoff Hunsaker, Public Works Director**
WRITTEN BY: **Kevin Wood, Engineering Program Manager - Utilities**
SUBJECT: **Contract for On-Call Integrator of Record SCADA and OT System Maintenance and Upgrades**

1. Resolution No. 2026-46, a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Control Systems NW for On-Call Integrator of Record Services Supporting SCADA and OT System Maintenance and Upgrades, Project 2026-07.

Report in Brief:

Staff recommends that the City Council approve a Professional Services Agreement with Control Systems Northwest (NW) to serve as the City's Integrator of Record (IOR) for wastewater Supervisory Control and Data Acquisition (SCADA) and Operational Technology (OT) systems. The agreement will provide ongoing maintenance and emergency response services and support implementation of capital improvements identified in the City's SCADA Master Plan. The IOR will provide a consistent, system-wide approach to SCADA and OT programming, design, equipment procurement, installation, commissioning, documentation, cybersecurity, and long-term system modernization.

The proposed agreement has an initial term of three years, with two optional one-year extensions upon mutual agreement of the City and Control Systems NW. Consistent with the Request for Proposals (RFP), the total contract amount for the initial three-year term is $2,250,000, based on an anticipated annual contract capacity of $750,000. If both optional one-year extensions are exercised and a similar annual level of work continues, the estimated total contract value over the maximum five-year term would

be approximately $3,750,000. Funding for future fiscal years will remain subject to the City's annual budget process.

The adopted FY27 budget includes $750,000 for anticipated SCADA and OT maintenance, emergency response, and capital improvement activities. The recently completed SCADA Master Plan identifies planning level cost of approximately $5 million in immediate and short-term SCADA and OT improvements, providing the basis for a substantial multi-year implementation program. The Master Plan estimates include engineering, programming and integration, equipment, installation, testing, and other implementation costs. The $2,250,000 initial contract amount is intended to provide sufficient capacity to begin implementation of these improvements while maintaining flexibility to prioritize work based on operational needs and available funding.

Approval of the agreement does not commit the City to expend the full contract amount. Individual projects and services will be authorized through task orders as needs are identified, projects are prioritized, and funding is available.

Background:

The U.S. Department of Homeland Security (DHS), along with executive orders and presidential directives, classifies wastewater facilities as critical infrastructure. The SCADA system is central to the operation of any wastewater facility. The City does not currently have a mechanism for SCADA and OT system support and the SCADA system at the City's Water Reclamation Facility (WRF) has only been updated periodically through recent capital improvement projects, with new components installed or existing ones replaced as required. In addition, a comprehensive SCADA master plan was recently completed, which identified outdated and unsupported components requiring upgrades to enhance reliability, improve cybersecurity, and support efficient operations and maintenance.

Therefore, the intent of this project is to select an Integrator of Record that can provide routine maintenance of the system and address immediate issues that arise as well as take on immediate tasks without creating separate projects. The SCADA master plan further identifies specific improvement projects, which are intended to be issued to the Integrator of Record as written task orders as part of this on-call.

Planned improvements identified in the SCADA master plan include but are not limited to programmable logic controller (PLC) upgrades, communications improvements, cybersecurity improvements, programming standardization, and system documentation.

SCADA and OT systems require specialized expertise in industrial networking, PLC programming, software development, and cybersecurity. These services are beyond the scope of the City's current in-house staffing resources.

Unlike traditional engineering projects that can often be designed independently, a SCADA system functions as an interconnected network of software, communications, PLCs, and control equipment distributed throughout the City's wastewater collection and treatment system. Changes made at one facility frequently affect communications, programming, alarm management, cybersecurity, and operational performance across the entire system.

Establishing a single SCADA Integrator of Record provides the City with a long-term technical partner who develops a comprehensive understanding of the City's control systems, operational practices, and modernization goals. This approach also establishes consistent programming standards, documentation practices, and cybersecurity requirements across the City's wastewater facilities. Standardization reduces reliance on aging and unsupported systems, improves long-term maintainability, and ensures that future upgrades are implemented using a consistent framework that can be effectively supported by City staff. This continuity offers several significant benefits over procuring a different consultant for each individual project.

Discussion:

The project was initially advertised on May 29, 2026. On Thursday, June 25, 2026, six proposals were received for the Integrator of Record On-Call, Project 2026-07. The design consultants that submitted proposals are as follows:

- ACET Solutions;
- Carollo Engineers
- Control Systems NW;
- Jacobs Engineering;

- Portland Engineering, Inc., and;
- Verus.

The proposals were evaluated by four city staff reviewers based on qualifications using the following criteria:

- Introductory Letter - Required
- Project Understanding - 10 points
- Project Approach - 30 points
- Proposer's Experience - 30 points
- Project Team Experience - 30 points
- Project Schedule - Required

All proposals were deemed complete and met the City's requirements. Copies of the proposals received are on file in the Engineering Department. A summary of the scoring breakdown for each consultant is attached to this staff report. Based on the initial scoring results of the written proposals, three of the consultants were brought back for interviews. The interviews were used to help clarify the content of the written proposals and to allow City staff reviewers to update the initial scores based on the interview.

After the initial scores were updated based on the interviews, Control Systems NW had the highest overall score by all reviewers and was selected as the most qualified consultant to serve as the Integrator of Record for the City.

Attachments:

1. Consultant Scoring Summary;
2. Brief Scope of Services, and;
3. Resolution No. 2026-46;

Fiscal Impact:

The total annual estimated on-call fee of $750,000 for professional services is within the budgeted amounts included in the FY27 budget. The maintenance, repairs, and emergency response (i.e. Task 1) is budgeted in the Wastewater Services Fund account numbers 75.7720-06 and 75.7790. Other tasks anticipated to be completed within the first fiscal year of the contract (i.e. Tasks 2 through 6) are budgeted in the Wastewater Capital Fund account numbers 77.7770-61 and 77.9120-61.

Consistent with the Request for Proposals and sample Professional Services Agreement provided during the competitive selection process, the proposed agreement establishes a maximum compensation amount of $2,250,000 for the initial three-year contract term, equivalent to an average annual contract capacity of $750,000.

The agreement may be extended annually for up to two additional years upon mutual agreement between the City and Consultant. Assuming a similar annual level of contract activity, staff estimates that the total value of the agreement could reach approximately $3,750,000 if both optional extensions are authorized.

Alternatives:

Alternative 1 [Staff Recommendation]: Adopt the attached resolution authorizing an on-call contract with Control Systems NW in the total amount of $2,250,000 for the initial 3-year term and $3,750,000 if the two optional one-year extensions are authorized for the maximum 5-year term. Control Systems NW was the top scoring consultant among all City reviewers after interviews.

Alternative 2: Direct Staff to negotiate with the next highest scoring proposer.

Alternative 3: Reject the attached resolution. SCADA and OT system failures will begin to occur more frequently requiring increased emergency response and an increased burden on operations staff.

Alternative 4: The Council may consider any other alternative not presented by staff.

Integrator of Record On-Call - SCADA and OT System Maintenance and Upgrade Project

Project 2026-7

City of McMinnville
ENGINEERING

		Jason Hight		Erik Grimstad		Roy Carter		Kevin Wood		Average
	DESIGN CONSULTANT	*Written Proposal*	*After Interview*	*Written Proposal*	*After Interview*	*Written Proposal*	*After Interview*	*Written Proposal*	*After Interview*	
1	ACET Solutions	80		82		84		89		84
2	Carollo Engineers	81		90		89		92		88
3	Control Systems NW	94	98	92.5	97	92	96	94	96	97
4	Jacobs	98	97	98	96	97	95	95	95	96
5	Portland Engineering, Inc.	96	93	96	91	95	93	96	94	93
6	Verus Northwest, Inc.	91		91		90		92		91
7										
8										
9										
10										

Task 1 - SCADA and OT System Maintenance

Task 1 - Scope and Major Activities

This project will establish a budget for SCADA and OT system maintenance that would be used to provide the City with SCADA and OT support. Tasks for the SCADA and OT system maintenance could include the following:

- System troubleshooting that may consist of remotely accessing systems (no current secure remote access system is available and will need to be setup as part of this task) and providing on-site support to answer operator questions or provide operator training for the SCADA equipment, components, and/or related systems.
- PLC and HMI code development.
- Installing, testing, modifying, and maintaining complex PLC and SCADA computer controls hardware, programs, software interfaces, and applications in a process control environment to maximize the efficiency of treatment plants and remote pumping stations.
- Initiating and conducting a wide range of technical tasks and projects associated with the design, installation, maintenance, and ongoing support of electrical/ electronically controlled pieces of machinery and process instrumentation/support equipment.
- Conducting a wide range of technical tasks, studies, modeling, or other services as directed to support the ongoing O&M activities at the WRF and remote sites.
- Design support for staff executed projects including specifying in-kind equipment replacements.

This contract will allow for a funding mechanism to provide routine maintenance of the system and address immediate issues that may arise as well as take on immediate tasks without creating a separate project. Example tasks are as follows:

- Evaluating the existing WIN911 system.
- Replacing one ControlLogix L7x series PLC with L8x series PLC.
- Establishing remote, secured connectivity with MFA.
- Replacing existing 24VDC power supplies.
- Removing components not in use in the existing PLC panels.
- Planning and sequencing for OT upgrades, HMI upgrades, and PLC Upgrades

Task 1 - Schedule

- Anticipated Duration: Term of Contract

Task 2 - Cybersecurity Evaluation Tool Assessment

Task 2 - Scope and Major Activities

This project will provide services to conduct a CSET assessment, using the CSET Tool, along with sites visits and workshops, which will evaluate the existing OT system to address the following:

- Access Control
- Account Management
- Audit and Accountability
- Communication Protection
- Configuration Management
- Continuity
- Monitoring and Malware
- Organizational
- Plans
- Policies
- Policies and Procedure General
- Portable/Mobile/Wireless
- Procedures
- Remote Access Control
- Risk Management and Assessment
- System Protection
- Training

Task 2 - Schedule

- Anticipated Duration: 1 month

Task 3 - SCADA Standardization and Documentation

Task 3 - Scope and Major Activities

PLC and HMI Standardization Programming:

This task will establish PLC and HMI programming standards that will be used by the City to set guidelines and define requirements for current and future implementation of PLC and HMI improvements projects. The standards document will be based on City input and will be developed through a series of interactive workshops with key City personnel to obtain input and provide feedback on the standard.

PLC and HMI Standardization Workshops:

- PLC Programming Workshops
    - Standardized Add-on Instruction (AOI) blocks using AOI library that is tested and proven
    - Standard for program/routine organization
    - Standard I/O methods and tagging (use aliasing vs. I/O routine)
    - Standards methods for PLC to PLC communications
- Message vs. produced/consumed tags
- Datatypes/Tagging Standards
    - Standards methods for overhead logic
- PLC health monitoring
- Network switch monitoring
    - Naming and tagging conventions that align with International Electrotechnical Commission (IEC) 61131 standards, best practices, and current field equipment numbering
- HMI Programming Workshops
    - HMI graphics based Inductive Automation Ignition
    - High-Performance HMI graphics
    - Standard templates and objects tailored to City input
    - HMI navigation uses standard templates and City input
    - Process window/view layouts
- Overall Look and Feel
- Process and instrumentation diagram (P&ID) system graphics
    - Mobile device graphics
    - User Defined Data Types
- HMI Alarming Workshop
    - Alarming schemes and identification of levels of alarming
- Historian and Data Storage Workshops

    - Frequency of data collection
    - Type of data to be gathered
    - Retrieving and presenting information
- Automated Reporting Workshops
    - Standard reporting requirements and templates
- Testing and Commissioning
    - Procedures and forms for testing and commissioning documentation

Loop Descriptions:

The purpose of this task is to develop the current loop descriptions for all PLCs at the WRF and remote locations, with the intention of providing comprehensive documentation of PLC programming and configurations.

These loop descriptions will serve as a basis for identifying modifications to existing programming, as well as for proposing updates during future PLC reprogramming or replacement initiatives.

Once loop descriptions are documented, workshops with the City will be held to review the documentation and obtain feedback on potential improvements to the programming logic.

Task 3 - Schedule

- Anticipated Duration: 6 Months

Task 4 - Cozine Pump Station Communications Upgrade

Task 4 - Scope and Major Activities

This project will address Cozine Pump Station communication issues by replacing the serial radio with cellular firewalls at both the pump station and WRF. Project tasks for this effort are outlined in the following subsections.

Engineering Design:

- Basis of Design Report (BODR)
    - The BODR will set criteria and assess site conditions for detailed design. The BODR will specify a cellular firewall device, power requirements for the existing PLC panel, antenna locations with surge protection, and raceway installation. It will also list materials and address purchasing options with the City and include an implementation plan for project delivery and execution.
- Detailed Design
    - The detailed design will produce technical drawings and specifications from the BODR, which the City will use to seek bids or select a contractor for construction and installation.

Programming and Configuration:

Programming and configuration tasks will involve setting up new cellular firewalls and updating the communication protocols of the existing master radio at the Fox Ridge Master Station to eliminate the Cozine Pump Station datalink. Additionally, modifications will be made to the Wonderware application to enable direct communication between the Cozine Pump Station and the WRF via the new firewalls. Comprehensive testing will be conducted in a laboratory environment using a backup copy of the current Wonderware application integrated with the new cellular firewalls to verify the accuracy of communication configurations and programming changes before onsite implementation.

Construction and Deployment:

Installation of the cellular firewalls and raceways for cellular firewall antennas at the Cozine Pump Station can begin after selecting a contractor, following detail design documents and provisions. Field testing of the system can begin once construction has been completed.

Task 4 - Schedule

- Anticipated Duration: 2 Months

Task 5 - Cozine Pump Station PLC Replacement

Task 5 - Scope and Major Activities

This project will replace the obsolete Allen-Bradley SLC500 PLC, which is no longer supported and pose a high risk of failure. The PLC should run concurrently with the communications system upgrade discussed in Task 4, either separately or together, depending on budget. Project tasks are detailed in the following subsections.

Engineering Design:

- BODR
    - The BODR will assess the existing PLC I/O to determine the minimum number of required I/O modules and work with the City to develop a new I/O layout that accounts for additional I/O for equipment that may be added in future projects. Additionally, the existing field terminal blocks will be evaluated to determine if they should be re-used or if a complete back panel replacement is needed versus just a PLC hardware swap out using the existing wiring.
- Detailed Design
    - The detailed design phase includes the preparation of technical drawings and specifications derived from the BODR. These documents will enable the City to solicit bids or directly select a contractor for the construction and installation work in accordance with the established technical requirements.

Programming and Configuration:

Programming and setup tasks involve configuring new ControlLogix PLCs according to loop descriptions from past projects. The process includes comprehensive testing of PLC logic in a laboratory setting, using a backup of the current Wonderware application along with the new PLC hardware to verify everything is working before deploying onsite.

Construction and Deployment:

Installing the new PLC and modifying the existing panel based on the detailed design documents can begin after selecting a contractor. The Cozine Pump Station PLC upgrade should be coordinated with the communications upgrade project because the new PLCs will use the new cellular firewalls to connect to the WRF.

Task 5 - Schedule

- Anticipated Duration: 6 Months

Task 6 - Fox Ridge Master Station Communications Upgrade

Task 6 - Scope and Major Activities

This project will implement a cellular firewall that will directly connect via Ethernet to the Fox Ridge Master Station and will communicate with the WRF through an IPsec VPN tunnel. The integration of the cellular firewall will remove the need for serial radio and antenna installations at the WRF, while allowing existing remote sites to continue using their current serial radio connections to the GE MDS Master Station. This initiative enhances operational flexibility, enabling the control room to be relocated to another WRF facility during renovations to the Administration Building as part of the Public Works campus project. Project tasks are detailed in the following subsections.

Engineering Design:

- BODR
    - The BODR will assess the existing site to provide concepts for modifying the Fox Ridge Master Station to add a cellular firewall that connects directly to the existing GE MDS Master Station. These modifications include concepts and approach for antenna installation, power, and UPS concepts for the cellular firewall.
- Detailed Design
    - The detailed design phase includes preparing technical drawings and specifications derived from the BODR. These documents will enable the City to solicit bids or directly select a contractor for the construction and installation work in accordance with the established technical requirements.

Programming and Configuration:

Programming and configuration tasks will involve setting up new cellular firewalls and updating the communication protocols of the existing master radio at the Fox Ridge Master Station to eliminate the WRF communication serial datalink. Modifications will be made to the Wonderware application to enable direct communication between the Master Station through the new firewall. Comprehensive testing will be conducted in a laboratory environment using a

backup copy of the current Wonderware application integrated with the new cellular firewalls to verify the accuracy of communication configurations and programming changes before onsite implementation.

Construction and Deployment:

Installation of the cellular firewalls and raceways for cellular firewall antennas at the Fox Ridge Master Station can begin after selecting a contractor, following detail design documents and provisions.

Task 7 - OT System Improvements

Task 7 - Scope and Major Activities

This project will address the results of the CSET evaluation and implement the recommended improvements to the OT system to host the new SCADA system. The OT design effort includes coordination with the ongoing Public Works campus project because new OT infrastructure will need to be extended to the new facilities. Project tasks are detailed in the following subsections.

Engineering Design:

- OT System Upgrade Conceptual Workshops
    - A concept definition workshop will be held to present and discuss initial concepts for the OT system such as the following:
        - Upgrades to OT system accommodate the new Ignition system (new servers and Thin Clients)
        - Automated backups using Network Attached Storage Devices
        - Address secure remote access that would implement MFA
        - Replacement of the unmanaged switches
        - Additions of core HA SCADA switches
        - Network monitoring
        - HA firewalls
        - Physical network connections such as moving toward a singlemode ring topology
        - Interconnection to City IT network for data access such as Hach WIMS
        - Procurement Plan (City furnished versus engineer provided)
- BODR
    - The BODR will use information gathered during the OT workshops to document the planned OT improvements. It will include a bill of materials for major OT hardware and software required along with a detailed implementation plan for procurement, configuration and deployment.

- Detailed Design
    - The detailed design phase includes preparing technical drawings and bill of materials derived from the BODR. These documents will enable the City to solicit bids or directly select a contractor for the construction and installation work in accordance with the established technical requirements.

Programming and Configuration:

The OT system will be programmed and configured offsite prior to deployment. Tasks for this effort include the following:

- Receiving and inventorying the OT equipment
- Conducting physical setup in laboratory environment
- Loading and configuring software

Construction and Deployment:

The construction and deployment of the new OT system is required prior to implementation of the HMI system replacement project.

Task 8 - Balance of Pump Station Communications Upgrade

Task 8 - Scope and Major Activities

This project will upgrade the serial radios at the remaining remote pump stations. The serial radio replacement work should be coordinated closely with the corresponding remote site PLC upgrade project and should be done in parallel. Project tasks for this effort are outlined in the following subsections.

Engineering Design:

- BODR
    - The BODR will establish relevant design criteria and document the existing site conditions necessary for detailed design development. The BODR will guide the selection of an appropriate cellular firewall device (using the Cozine Pump Station installation as the model), assess and determine the power requirements within the existing PLC panel, and identify suitable locations for the installation of cellular antennas. Additionally, it will address the provision of adequate surge protection and the planning of raceways to facilitate efficient installation.
- Detailed Design
    - The detailed design involves creating technical drawings and specifications from the BODR. The City will use these documents either to request bids or to directly choose a contractor for constructing and carrying out the installation according to the provided plans.

Programming and Configuration:

Programming and configuration tasks will involve setting up new cellular firewalls and updating the communication protocols of the existing master radio at the Fox Ridge Master Station to eliminate the WRF communication serial datalink. Modifications will be made to the Wonderware application to enable direct communication between the Master Station through the new firewall. Comprehensive testing will be conducted in a laboratory environment using a backup copy of the current Wonderware application integrated with the new cellular firewalls to verify the accuracy of communication configurations and programming changes before onsite implementation.

Construction and Deployment:

Installation of the raceways for the cellular firewall antennas at both remote stations can begin after a contractor is chosen. The upgrade should be coordinated with the PLC upgrade project so Ethernet/IP communications can be used. The current pump station PLC does not support Ethernet connections directly and would require protocol converter devices otherwise.

Once all of the serial radios have been replaced, the existing MDS master station can be decommissioned.

Task 9 - Balance of Pump Station PLC Replacement

Task 9 - Scope and Major Activities

This project will replace the outdated, unsupported Allen-Bradley SLC500 PLCs and MicroLogix PLCs, which pose a high failure risk to the balance of the remote pump stations. This work should occur in tandem with or be combined with the communications system upgrade in Task 8, depending on budget. Project tasks are detailed in the following subsections.

Engineering Design:

- BODR
    - The BODR will establish the design criteria and document the existing site conditions necessary for the detailed design phase. It will assess the current PLC I/O system to determine the required number of I/O modules and facilitate coordination with the City to develop a new I/O configuration that accommodates potential future equipment installations. The evaluation of existing programming, adherence to PLC programming standards, and reference to the Loop Description Project will guide the definition of comprehensive programming requirements.
- Detailed Design
    - The detailed design effort will include producing technical drawings and specifications based on the BODR that the City will use to solicitate bids or directly select a contractor for the construction and installation work based on the technical drawings and specifications.

Programming and Configuration:

Programming and configuration work will be required to program the new CompactLogix or ControlLogix PLCs based on the loop descriptions defined in previous projects. This work will require thorough testing of the PLC logic that will be set up in a laboratory environment and use a backup copy of the existing Wonderware application and the new PLC hardware to test functionality prior to onsite deployment.

Construction and Deployment:

Field installation of the new PLC and identified modifications to the existing PLC panel can commence once a contractor has been selected. Construction and deployment for the remote Pump Station PLC upgrade should be aligned closely with the Cozine Pump Station Communications Upgrade project because the new PLCs would use the new cellular firewalls to communicate back to the WRF.

Task 10 - HMI System Replacement

This project will replace the existing Wonderware Intouch HMI system with an Inductive Automation Ignition system.

Task 10 - Scope and Major Activities

This project will include a series of workshops to present initial concepts and obtain City feedback on how the HMI system replacement project would be implemented.

HMI Workshops:

- HMI System Migration Concepts Workshop
    - This workshop will be used to discuss the approach to HMI replacement. Topics will include the following:
        - HMI and PLC replacement concurrently or separately – It is ideal to upgrade the existing WRF PLC logic and replace the HMI graphics at the same time. However, budget and schedule constraints could prevent this. A hybrid approach could be explored such as replacing the HMI system only and using the existing WRF PLC logic as is until there is budget and schedule permits to upgrade the PLC logic. The existing PLCs at the WRF currently are not using Jacobs standard programming blocks except for the Headworks PLC, which was updated through recent CIP projects.
        - Early development and deployment for remote sites – The remote site PLC upgrades should be replaced prior to the HMI replacement. New graphics for the remote sites could be implemented as the new remote PLCs are upgraded but this would leave the City managing two separate HMI applications as the remote sites are deployed.
- HMI Preliminary Graphics Workshop
    - This workshop will include presenting the preliminary graphics, using the HMI standards as defined in the HMI standards project.
- HMI Graphics Workshop

    - This workshop will include developing final HMI graphics based on feedback from the preliminary graphics workshops.
- HMI Alarming Workshop
    - This workshop will address alarming schemes, identification of levels of alarming, and remote alarming and notification.
- Historian and Data Storage Workshop
    - This workshop will address the frequency of data collection, type of data to be gathered, and retrieving and presenting information.
- Automated Reporting Workshop
    - This workshop will present standard reporting requirements and templates and obtain feedback from the City to define automated reports.

Programming and Configuration:

This effort will include offsite programming and developing the new HMI graphics. This task will be executed concurrently with the HMI workshops to maximize efficiency and to be sure that graphics developed are in line with concepts discussed during the workshops. Major activities for this effort are explained in the following subsections.

- HMI Programming
    - This task includes developing new HMI graphics based on the existing screens and available P&IDs. These graphics will be developed using System Integrators internal development licenses and VMs and will be in coordination with the OT system upgrades project so that the actual programming can be transferred onto the servers and hardware that will be deployed.
- Software Factory Acceptance Testing
    - Once the HMI application has been developed and tested internally, a Software Factory Acceptance Testing (SFAT) will be conducted that includes an opportunity for the City to participate in this testing to evaluate simulated graphical interface and provide additional comments.

- Deployment and Testing
    - The field deployment of the HMI system and testing can begin when the Software FAT is completed and OT equipment deployed. This process will involve careful planning and coordination with the City that will strategically migrate the existing Wonderware system to the new Ignition system. The City will be using two different systems for a period of time until the final Ignition system has been tested and is ready to place into final operations.

Task 10 - Schedule

- Anticipated Duration: 12 months

Task 11 - WRF PLC Programming and Panel Improvements

Task 11 - Scope and Major Activities

This project will include PLC programming upgrades to existing WRF PLCs to convert the existing PLC programs to programming standards as defined in the PLC programming standardization project. The PLCs that would be addressed are as follows:

- Return Sludge Pump Station No. 1 PLC
- Return Sludge Pump Station No. 2 PLC
- Packaged UV System
- Packaged Ecowash System Panel

Engineering Design:

- BODR
    - The BODR will be used to establish the design criteria and identify the existing site conditions to be used in the detailed design.
- Detailed Design
    - The detailed design includes producing technical drawings and specifications based on the BODR that the City will use to solicitate bids or directly select a contractor for the construction and installation work based on the technical drawings and specifications.

Task 11 - Schedule

- Anticipated Duration: 12 months

RESOLUTION NO. 2026-46

A Resolution authorizing the City Manager to execute a professional services agreement with Control System NW for On-Call Integrator of Record Services Supporting SCADA and OT System Maintenance and Upgrades, Project 2026-07.

RECITALS:

WHEREAS, the City of McMinnville owns and operates wastewater conveyance and treatment facilities that rely on Supervisory Control and Data Acquisition (SCADA) and Operational Technology (OT) systems for monitoring, control, communications, and reliable operation; and

WHEREAS, the City completed a SCADA Master Plan in April 2026 that identified immediate and short-term SCADA and OT improvements, including programmable logic controller upgrades, communications improvements, cybersecurity improvements, programming standardization, and system documentation; and

WHEREAS, the City desires to establish a long-term Integrator of Record relationship to provide routine maintenance and emergency response services and to support implementation of SCADA and OT capital improvements through written task orders; and

WHEREAS, the City advertised a Request for Proposals for Integrator of Record On-Call SCADA and OT System Maintenance and Upgrades, Project 2026-07, on May 29, 2026, and received six proposals on June 25, 2026; and

WHEREAS, the proposals were evaluated by City staff based on qualifications, and following evaluation of written proposals and interviews with the highest-ranked proposers, Control Systems NW was determined to be the most qualified consultant to serve as the City's Integrator of Record; and

WHEREAS, the proposed Professional Services Agreement provides for an initial term of three years, with two optional one-year extensions upon mutual agreement of the City and Consultant; and

WHEREAS, consistent with the Request for Proposals and proposed Professional Services Agreement, the maximum compensation for the initial three-year term is $2,250,000, with individual services and projects to be authorized through written task orders and expenditures subject to available funding through the City's annual budget process; and

WHEREAS, if both optional one-year extensions are authorized at an anticipated contract capacity of $750,000, the maximum total contract amount over the full five-year term is $3,750,000, with expenditures in each fiscal year subject to available budget and authorization of work in accordance with the Agreement.

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

1. The City Manager is authorized to execute a Professional Services Agreement with Control Systems NW for On-Call Integrator of Record services supporting SCADA and OT system maintenance and upgrades, Project 2026-07, in a maximum amount not to exceed $2,250,000 for the initial three-year term.
2. The agreement may be extended for up to two additional one-year periods upon mutual agreement of the City and Consultant, with an anticipated maximum compensation of $750,000 for each additional year and a maximum total contract amount not to exceed $3,750,000 over the full five-year term, subject to available budget.
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 25th day of August, 2026 by the following votes:

Ayes: _____

Nays: _____

Approved this 25th day of August 2026.

_____
MAYOR

Approved as to form:

_____
City Attorney

Attest:

_____
City Recorder

STAFF REPORT

DATE: **August 25, 2026**
TO: **Adam Garvin, City Manager**
SUBMITTED BY: **David Ligtenberg, City Attorney**
WRITTEN BY: **Nico Godinez, Legal Extern**
SUBJECT: **Naming Policy for City Assets**

1. Resolution No. 2026-49; A Resolution adopting a standardized naming policy for City facilities

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Report in Brief:

One of the City's Strategic Plan goals includes the adoption of a Naming Policy for City facilities. This naming policy is designed to provide a framework for future naming and renaming of City buildings, public spaces, and other municipal assets to ensure they best reflect community values.

Background:

McMinnville has a rich history. It also has many public spaces and buildings which have contributed to the community's identity. New buildings will almost certainly do the same in the future. These spaces will be partially defined by their names. Currently, McMinnville does not have a set policy for naming and renaming. While a case by case process has met the City's needs in the past, creating an inclusive community focused framework is an opportunity to build local bonds and a more inclusive public narrative.

As well as being powerful symbolically, names are important on a practical level. Excessive renaming can confuse the public and cause increased costs in changing signage. A framework can reduce the risk of that occurring.

Discussion:

The proposed policy aims to create a process that emphasizes community identity for future naming and renaming. It also contains provisions to discourage potentially discriminatory, confusing, or ill suited names. It also provides criteria for when buildings should be named after exceptional individuals.

This will feature the City Council, City Manager, or existing city boards and commissions initiating renaming proposals. The City Manager will then check those proposals to make sure they comply with procedural guidelines such as

being clear about which facility the proposal covers and having rationale for the name change. Qualifying proposals would then be examined by the relevant existing board or committee for the city facility such as DEIAC, Historical Landmarks, or Parks. The head of the department responsible for that facility, or their designee, would then work with them to evaluate how the name fits with the city's values and practical day to day use.

This process would be able to rely on the policy's guidelines to help make sure the City does not inadvertently cause any later ill feeling with the naming process. Names would be checked to see if there was any risk of confusion, promotion of partisan interest, or be inconsistent with city values such as anti-discrimination, among other things. While the policy places emphasis on community names like natural features or functional names, it also leaves room for the possibility of naming facilities after people who have made lasting contributions to the city. To make sure those so honored have made truly lasting positive contributions, the policy creates a strong preference for naming after deceased individuals.

This framework moves away from proposals initiated by individuals in order to make sure that any proposed name has broad community support. However, individuals would still be able to work with advisory boards to make their ideas heard. The City Council would retain sole authority to approve, modify, or reject the results of the process. This policy is for honorary naming and would not impact potential sponsorships, grants, contractual requirements, or other such things. It also would not apply to other types of city property such as vehicles.

Attachments:

1. Resolution No. 2026-49
    a. Proposed Naming Policy

Fiscal Impact:

N/A

Alternatives:

Alternative 1 [Staff Recommendation]: Adopt the attached resolution establishing a policy for the naming and renaming of City-Owned Buildings, Facilities, and Public Spaces.

Alternative 2: Direct staff to adjust the proposed naming policy to be resubmitted in a new proposal. There may be delays in this process.

Alternative 3: Reject the attached resolution and continue with the City's current naming and renaming practices. No changes will be made to the city's current policies.

Alternative 4: The Council may consider any other alternative not presented by staff.

RESOLUTION NO. 2026-49

A Resolution adopting a standardized naming policy for City facilities.

RECITALS:

WHEREAS, the City has a number of buildings, facilities, parks, public spaces, and other municipal assets; and

WHEREAS, the City currently lacks a systemic process for the naming and renaming of the aforementioned places; and

WHEREAS, one of the Goals of the City's adopted Strategic Plan included the creation of a naming policy for City facilities; and

WHEREAS, creating a policy framework for the naming and renaming of these facilities would encourage community engagement and inclusion, seek to celebrate the uniqueness and vibrancy of the City, reduce the risk of potential bias or arbitrariness, and promote transparency; and

WHEREAS, the proposed policy for naming and renaming seeks to implement a framework to implement these transparency and risk reduction benefits.

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

1. The attached Policy for the Naming and Renaming of City-Owned Buildings, Facilities, and Public Spaces is adopted for use in the City.
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 25th day of August, 2026 by the following votes:

Ayes: _____

Nays: _____

Approved this 25th day of August 2026.

_____
MAYOR

Approved as to form: Attest:

_____ _____
City Attorney City Recorder

EXHIBITS:
A. Naming and Renaming Policy

City of McMinnville

Policy for the Naming and Renaming of City-Owned Buildings, Facilities, and Public Spaces

I. Purpose

This policy is designed to establish a fair, transparent, and consistent process for naming and renaming City-owned buildings, facilities, parks, public spaces, and other municipal assets by:

- Promoting names that reflect the community's identity, geography, history, and civic values.
- Ensuring public participation in naming decisions.
- Providing objective criteria for evaluating naming proposals.
- Preserving public confidence by avoiding decisions that may be perceived as political, divisive, or premature.

II. Applicability

This policy applies to the naming or renaming of all City-owned buildings, parks, facilities, public spaces, trails, plazas, structures, and other analogous publicly owned improvements (referred to in this policy as “City Assets”), except where otherwise governed by state or federal law, grant requirements, or contractual obligations. This does not apply to other types of City property, such as vehicles.

III. Naming Principles

Whenever practicable, names should emphasize community identity rather than individuals. Preferred naming categories include:

- Geographic features or locations.
- Neighborhoods or districts.
- Historical events of unique significance to the City of McMinnville.
- Natural features such as rivers, hills, trees, or wildlife.
- Functional or descriptive names that identify the facility's purpose.
- Indigenous or historically significant place names, where appropriate and developed in consultation with appropriate Tribal governments or cultural organizations.

When a City Asset is associated or located near a place or event of historical or social significance, as demonstrated through research and documentation, naming the City Asset after such place or event will be considered.

IV. Naming After Individuals

The City has benefited, through its evolution, from the contributions made by many outstanding individuals. Naming a City Asset after an individual is an exceptional honor and should occur only under the following circumstances:

- The individual has been deceased for at least five (5) years;
- The individual's legacy has demonstrated enduring and positive significance;
- The individual made exceptional contributions to the City, region, state, or nation; and
- The proposed name is unlikely to become inconsistent with the City's values due to incomplete historical understanding.

Employment by the City alone shall not constitute sufficient justification for naming a facility after an individual.

V. Prohibited Naming Considerations

Names should not:

- Promote political campaigns or partisan interests;
- Advertise commercial products or businesses unless specifically authorized through a Council-approved sponsorship or naming rights agreement;
- Duplicate or be overly similar to existing City Asset names;
- Include language that is discriminatory, offensive, or inconsistent with the City's adopted values; or
- Create confusion for emergency services, navigation, or public communications.

VI. Naming Proposals

A naming or renaming proposal may be initiated by:

- The City Council.
- The City Manager.
- A City advisory board or commission.

Each proposal shall be in writing and must include:

- Unambiguous identification of the City Asset at issue.
- The proposed name.
- The rationale for the name.
- Documentation supporting eligibility under this policy.
- Any historical or cultural significance.

Individuals or groups who wish to initiate a facility naming or renaming under this policy should petition the City Council or another City Board/Commission with their ideas and recommendations.

VII. Review Process

The City Manager shall review each proposal for completeness and consistency with this policy.

The City Manager will refer qualifying proposals to a City Board or Committee with relevant scope or experience who will work with the head of the department responsible for the City Asset or their designee; and

The Dept Head and committee shall evaluate proposals using the criteria contained in this policy and may:

- Solicit additional information.
- Request historical verification.
- Seek consultation from historians, cultural organizations, Tribal representatives, or other subject matter experts.
- Recommend one or more names.
- Recommend that no action be taken.

VIII. Recommendation to City Council

Following committee review, the committee shall submit a written recommendation to the City Council that includes:

- The recommended name.
- A summary of alternatives considered.

- An evaluation of the proposal against the criteria in this policy.
- A summary of public comments received.

The City Council retains sole authority to approve, deny, or modify any naming proposal by resolution.

IX. Names of Existing Facilities and Renaming

This does not purport to change the existing name of any City Asset established before the effective date of this policy. Existing historical or commonly used place names will be preserved wherever possible. Renaming an existing City Asset shall occur in accordance with this document's criteria. Such a renaming should occur only for compelling reasons following community engagement and supported by findings. These include but are not limited to:

- Correction of historical inaccuracies.
- Removal of names inconsistent with community values.
- Significant changes in facility purpose.
- Consolidation or redevelopment.
- Recognition of extraordinary community interest.

X. Naming Rights Agreements

Nothing in this policy prohibits the City Council from approving sponsorships, naming for major donations, or other naming rights agreements for City Assets when such agreements serve the public interest and comply with applicable laws and City procurement policies. Such agreements shall be considered separately from honorary naming under this policy.

XI. Policy Review

This policy may be reviewed periodically by the City Council and may be amended as necessary to reflect evolving community values and best practices.

City of McMinnville

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: **August 25, 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 (Tree Groves 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 (Tree Groves and Scenic Views) planning program per Oregon Land Use Goal #5.

After the August 11 City Council meeting, Ordinance No. 5181 was amended to remove the proposed Significant and Landmark Tree Program.

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

- Amendments to the McMinnville Comprehensive Plan, Volume III, Municipal Code, Chapters 17.06, *Definitions*, and adding Chapter 17.47, *Natural Resources Protections Overlay Zones*.

- 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*.

Removed from the August 11, City Council Documents – Significant and Landmark Trees

- Proposed Comprehensive Plan Policy 210.00 as part of Chapter XI, Natural Resources

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.

- Proposed amendments to Chapter 17.58 of the McMinnville Municipal Code

- Findings for Significant and Landmark Trees and the Urban Forest Protection Program from the Decision Document.

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

The resulting program of Tree Groves and Scenic Views protection is a recommendation of the Planning Commission per their vote on April 2, 2026.

Please note that this Ordinance also does not consider the Riparian Corridor protection program that was recommended by the Planning Commission from their meeting on 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.

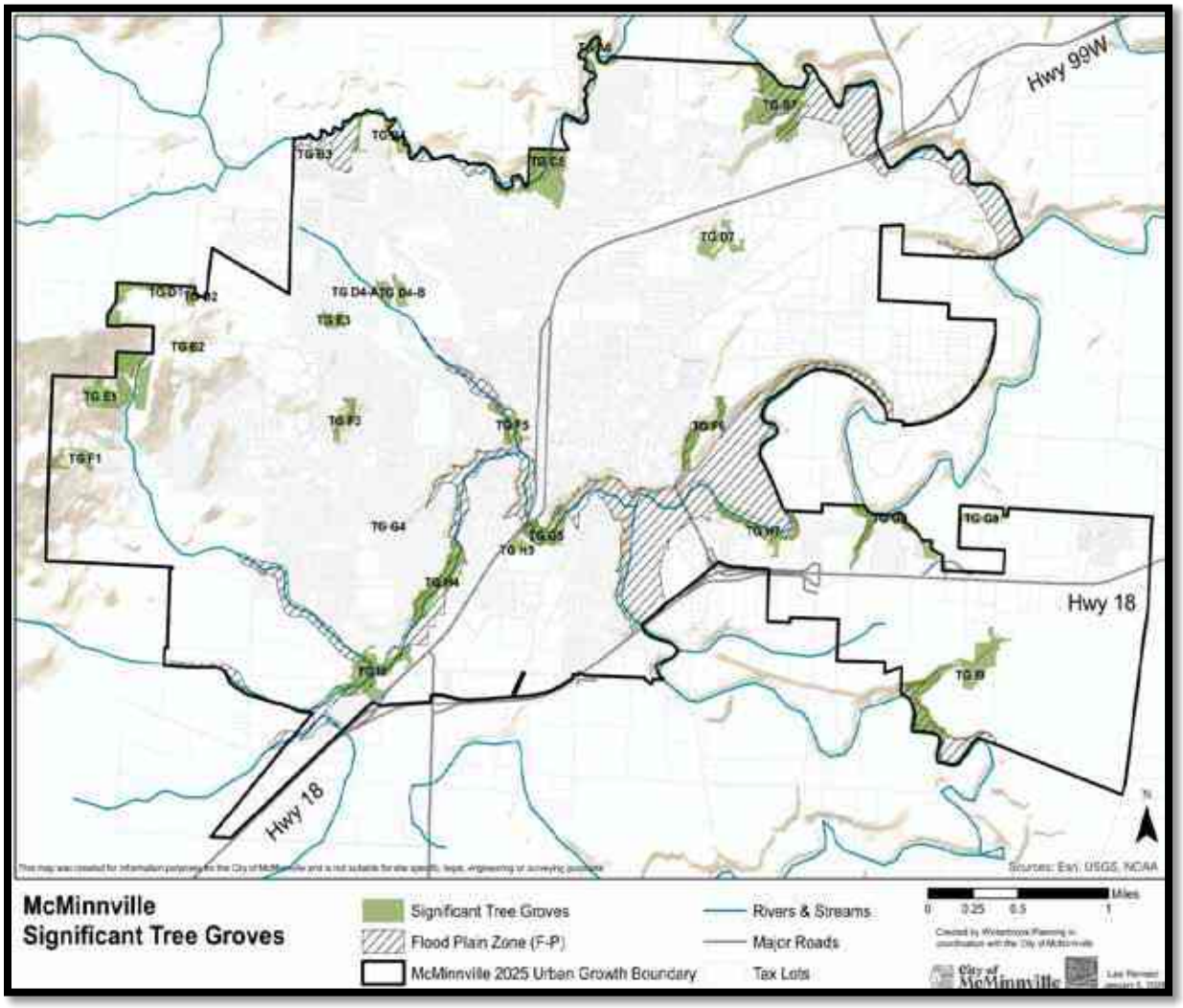
Significant Tree Groves

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).



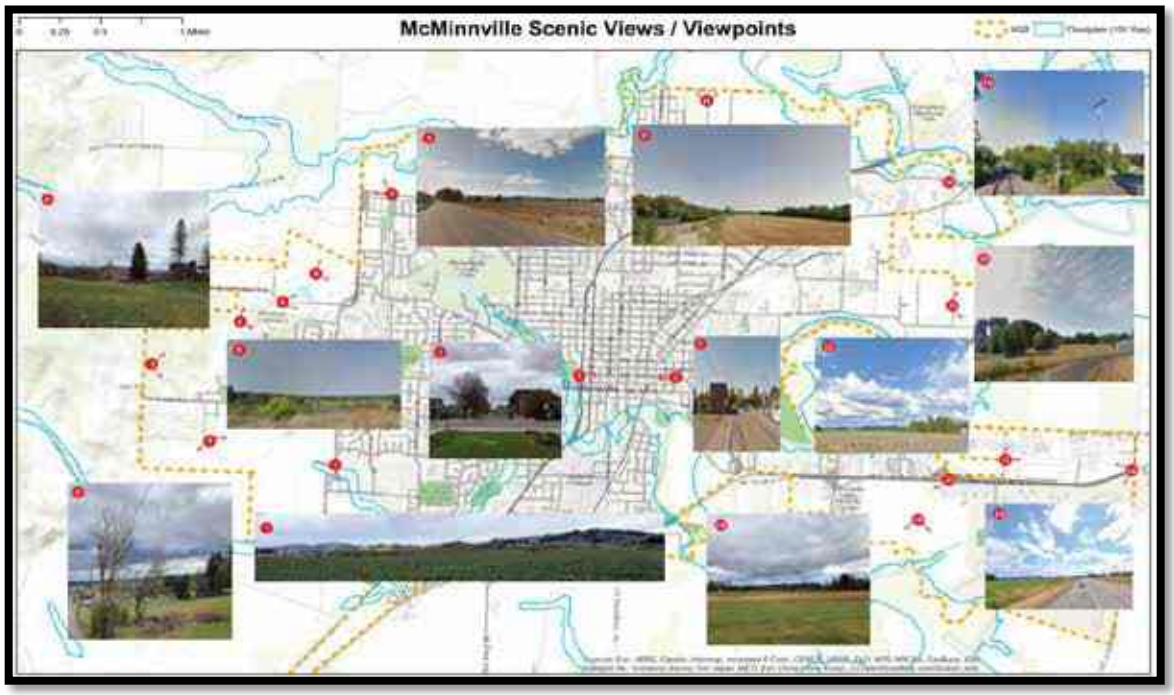
Scenic Viewpoint and Viewsheds

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.

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.

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, 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.

The City Council considered the Planning Commission recommendation on August 11, 2026, and at that time directed city staff to remove the Significant and Landmark Tree program from the ordinance.

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*, and the addition of Chapter 17.47, *Natural Resources Protections Overlay Zones*.

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 **6:30 pm**
Planning Commission **Hybrid Meeting**
Regular 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.

ORDINANCE NO. 5181

An Ordinance amending the McMinnville Comprehensive Plan, Volumes I, II, and III to support a Natural Resources (Tree Groves 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 (Tree Groves and Scenic Views) planning program to the McMinnville City Council for adoption; and

WHEREAS, on April 11, 2026, the City Council reviewed the Planning Commission recommendation and asked staff to return with an ordinance that did not include the Significant and Landmark Tree program proposed in Chapter 17.58 of the McMinnville Municipal Code.

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 25th 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*, and adding Chapter 17.47, *Natural Resources Protections Overlay Zones*.

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:

WINTER BROOK
COMMUNITY RESOURCE PLANNING

City of McMinnville
Scenic Viewpoint and Viewshed Inventory

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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.

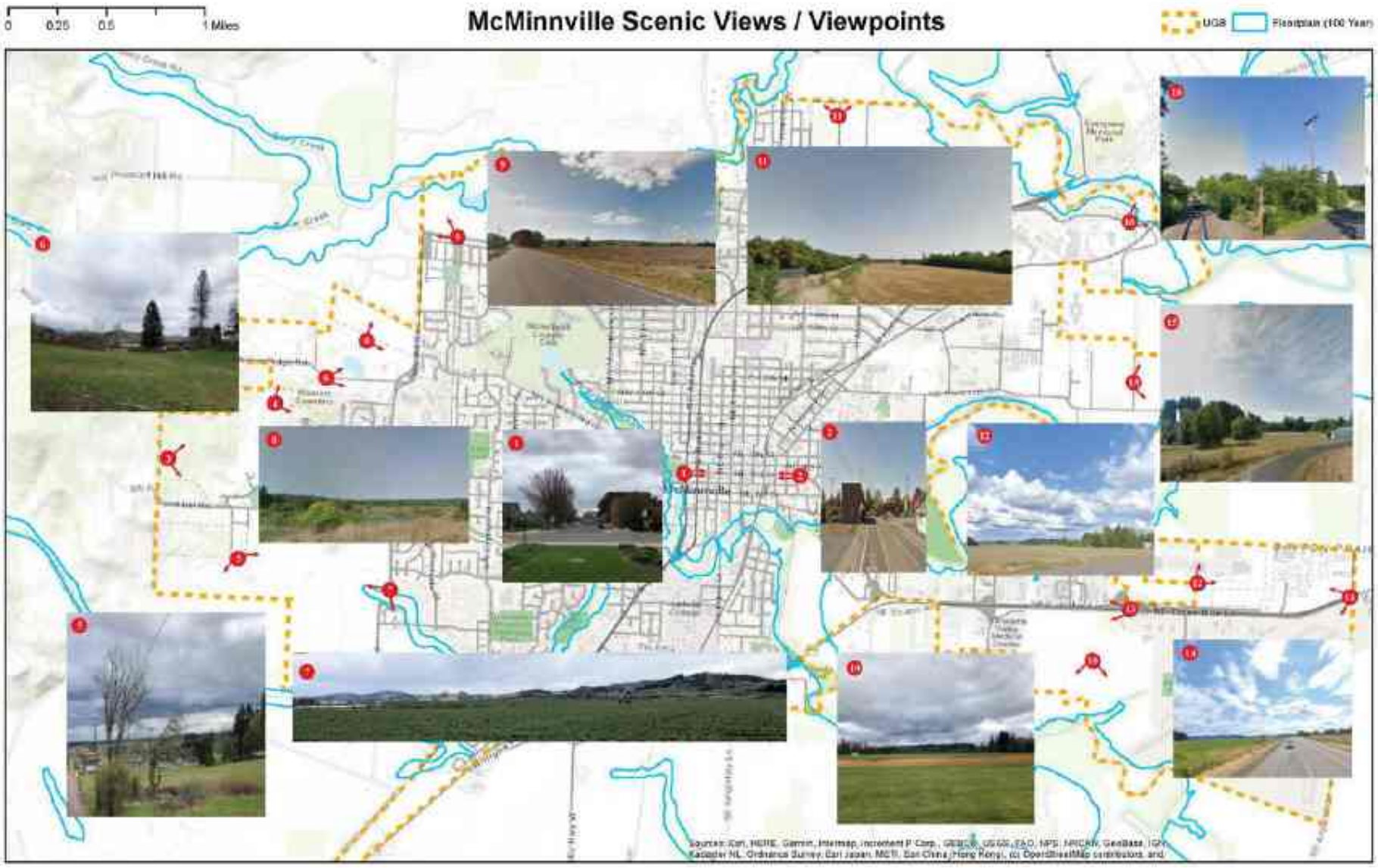
- **Mountain views** – Cascade Range, including Mt. Jefferson and Mt. Hood and the Coast Range areas.
- **Hill views** - McMinnville's West Hills, Red Hills of Dundee, Amity Hills, and Chehalem Mountains, including forested areas.
- **Agricultural land views** - Cropland, pastures, orchards, and vineyards.
- **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


0
0.25
0.5
1 Miles
McMinnville Scenic Views / Viewpoints
UGB
Floodplain (100 Year)

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 locals 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

Prepared by:

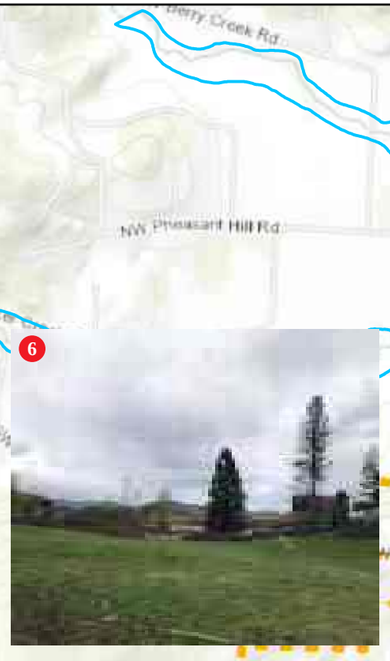


0 0.25 0.5 1 Miles

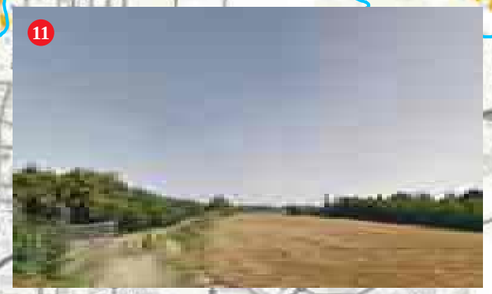
McMinnville Scenic Views / Viewpoints

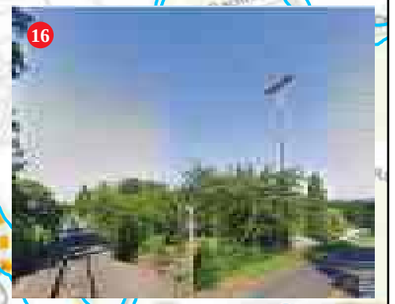
UGB

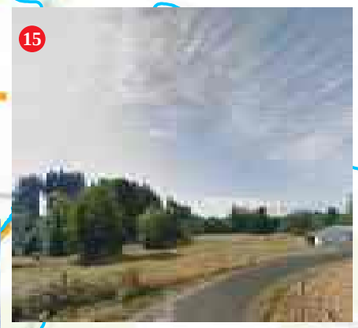
Floodplain (100 Year)



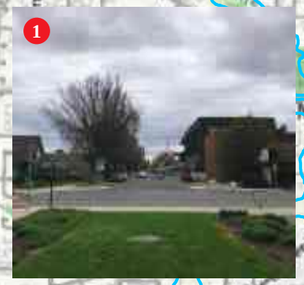




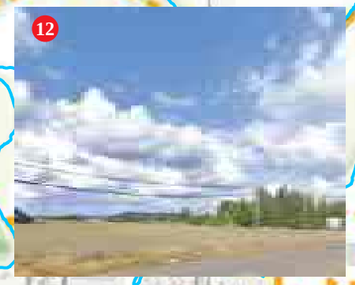


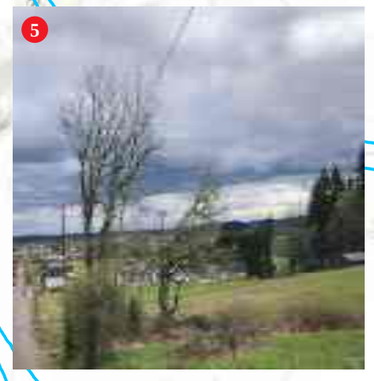




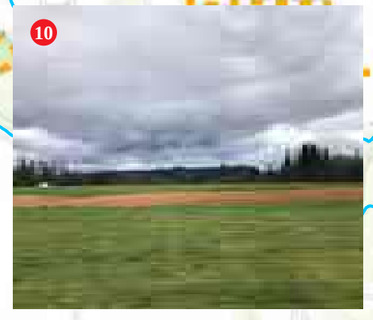


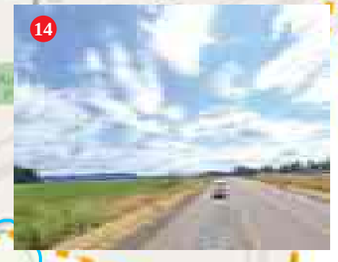








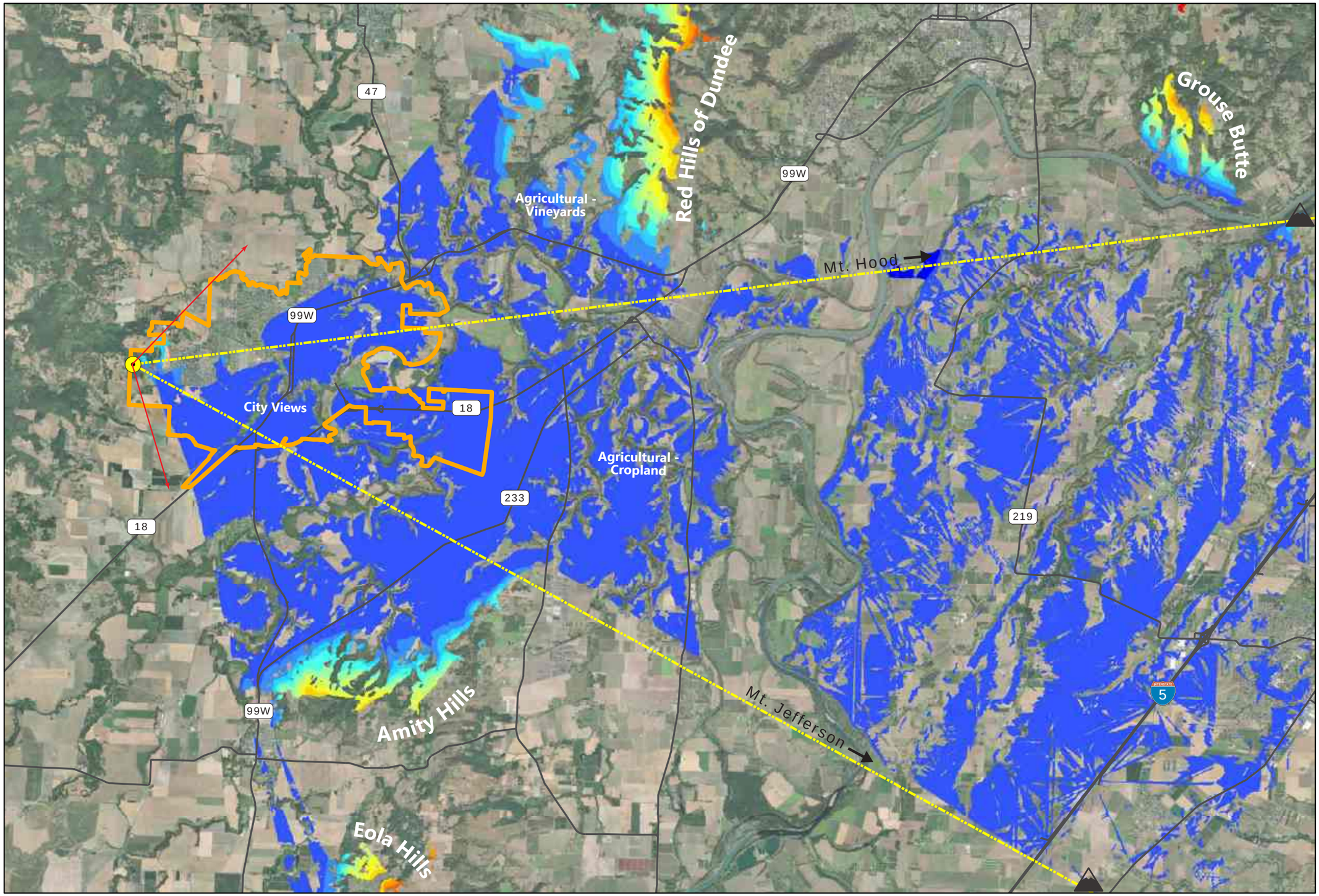




Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and

Scenic Views: Point 3

0 0.75 1.5 3 4.5 6 Miles



McMinnville UGB

Scenic Point 3

Visible Viewshed

Elevation in Feet

- 84' - 100'
- 100' - 200'
- 200' - 300'
- 300' - 400'
- 400' - 500'
- 500' - 600'
- 600' - 700'
- 700' - 800'
- 800' - 900'
- 900' - 1,000'
- 1,100' - 1,100'
- 1,100' - 1,246'

City/Mountain View

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

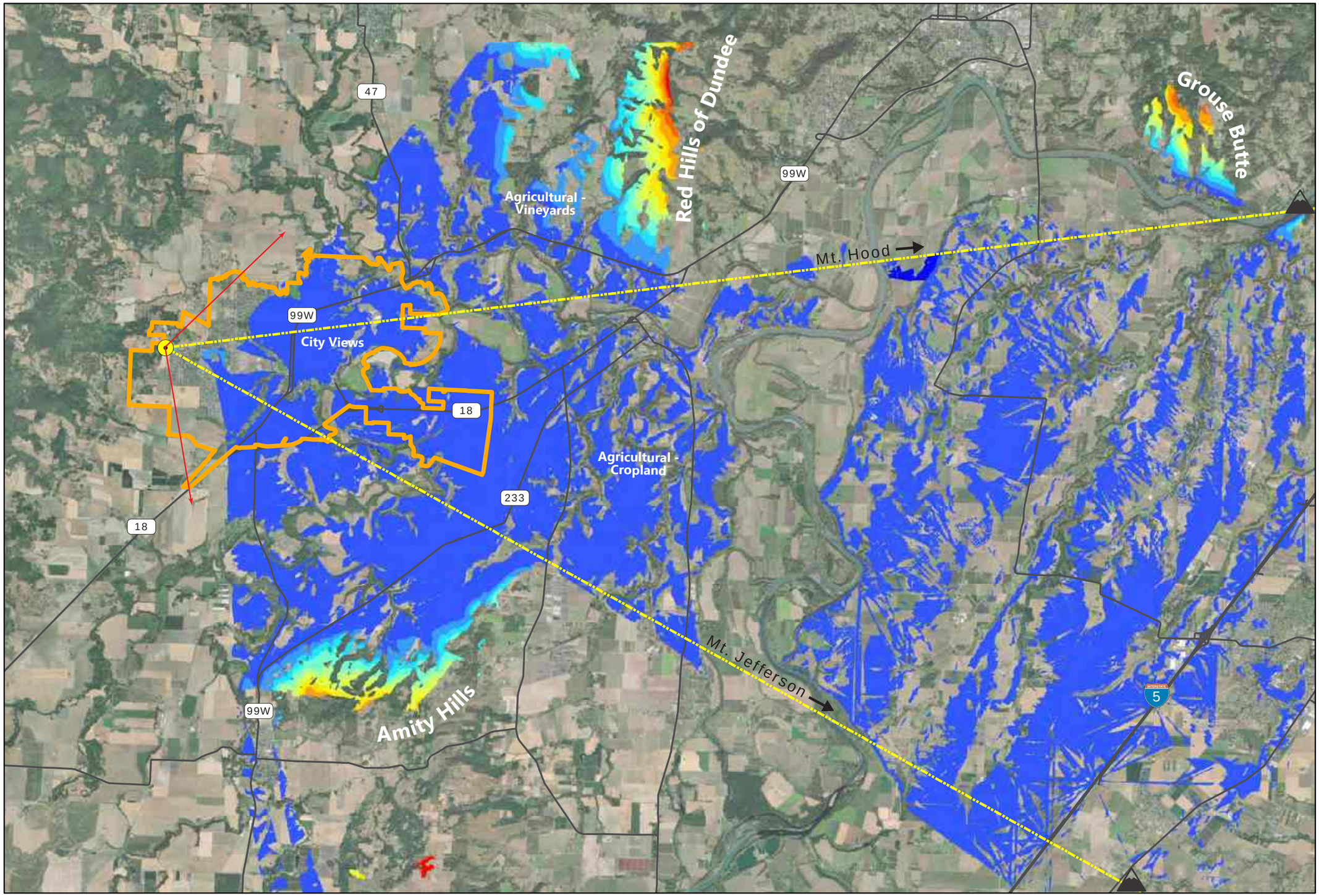
N W E S

Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised: June 21, 2021

Scenic Views: Point 4

0 0.75 1.5 3 4.5 6 Miles



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.

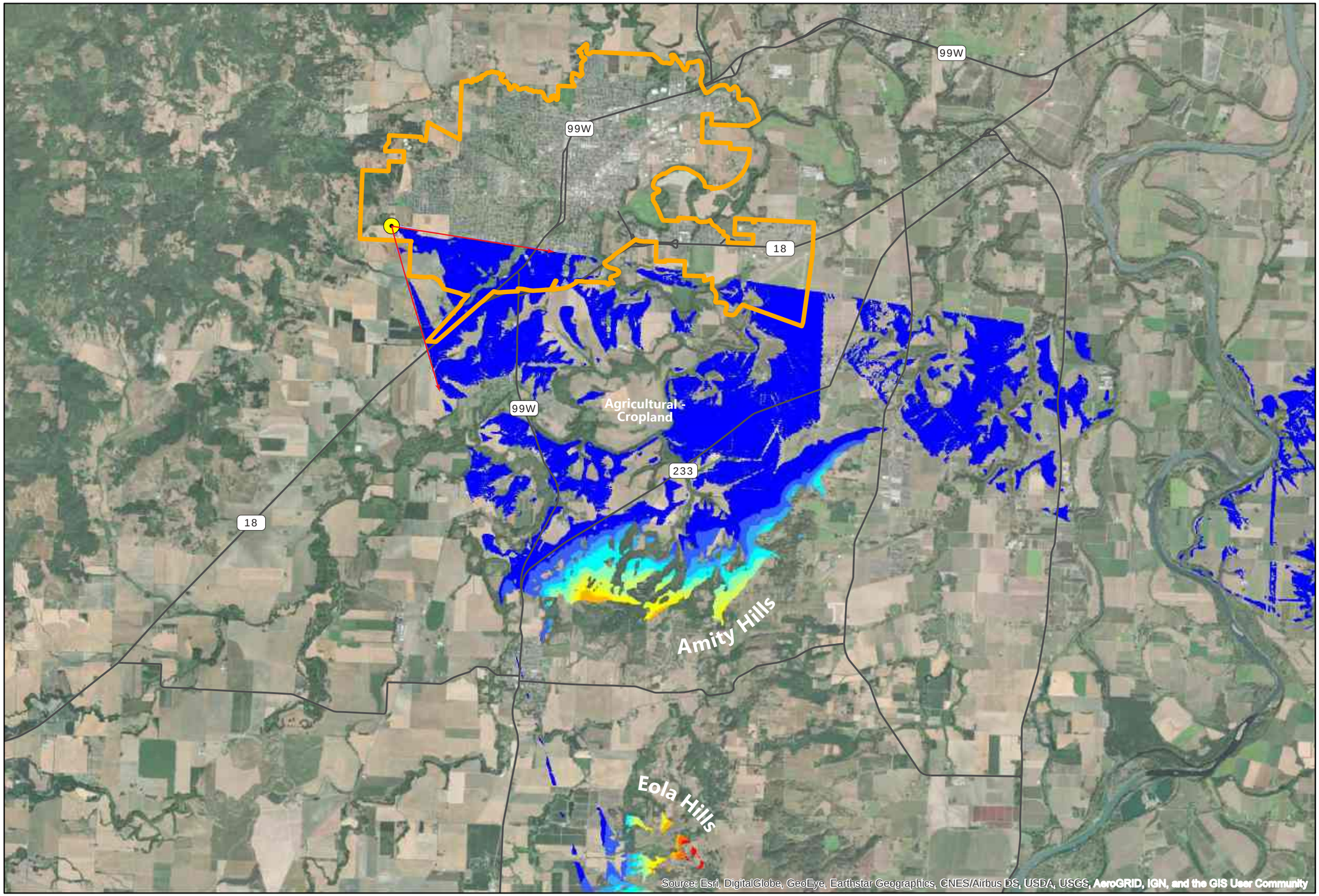
N W E S

Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised:
June 21, 2021

Scenic Views: Point 5

0 0.5 1 2 3 4 Miles



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.

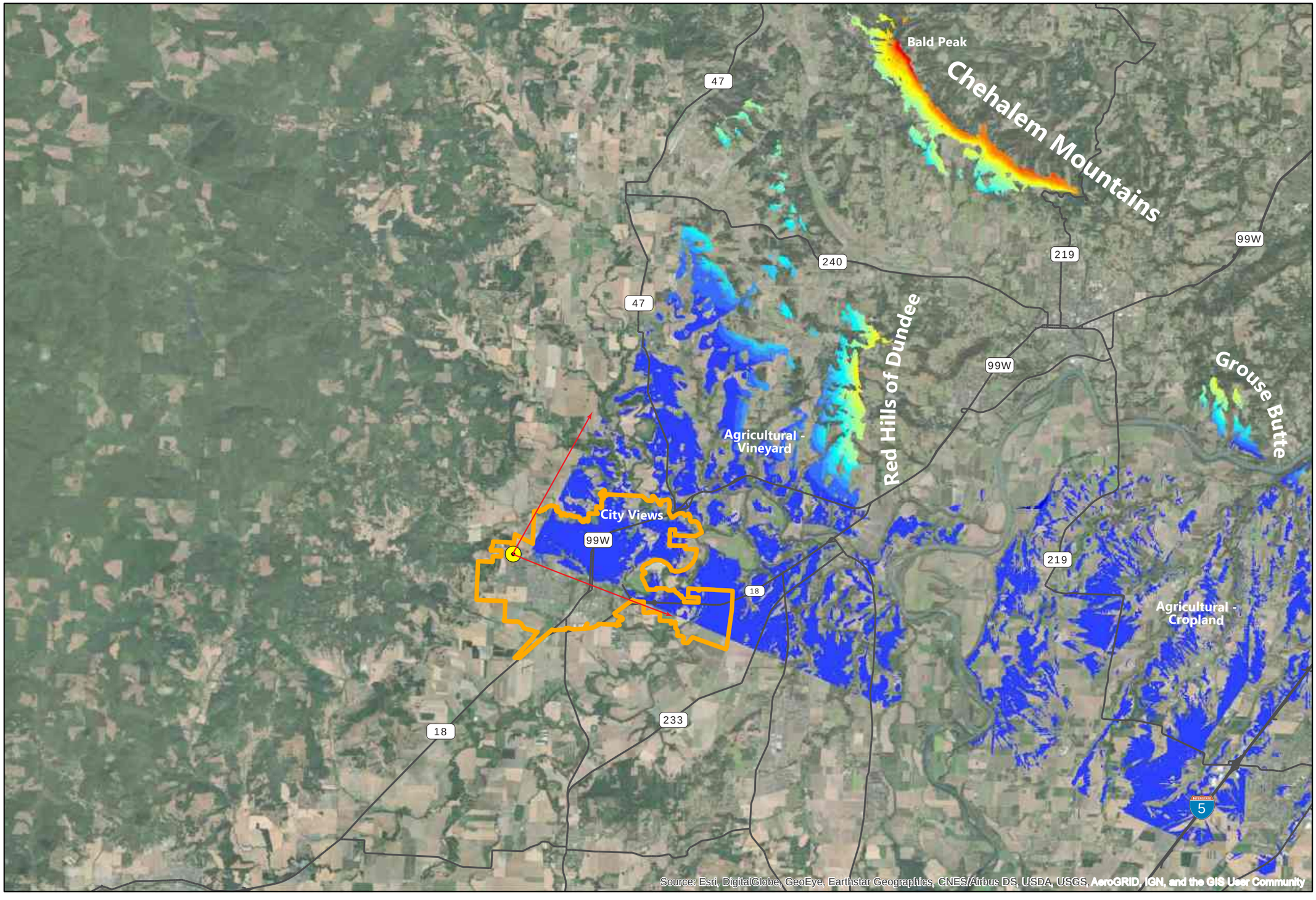
N W E S

Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised:
June 21, 2021

Scenic Views: Point 6

0 1 2 4 6 8 Miles



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.

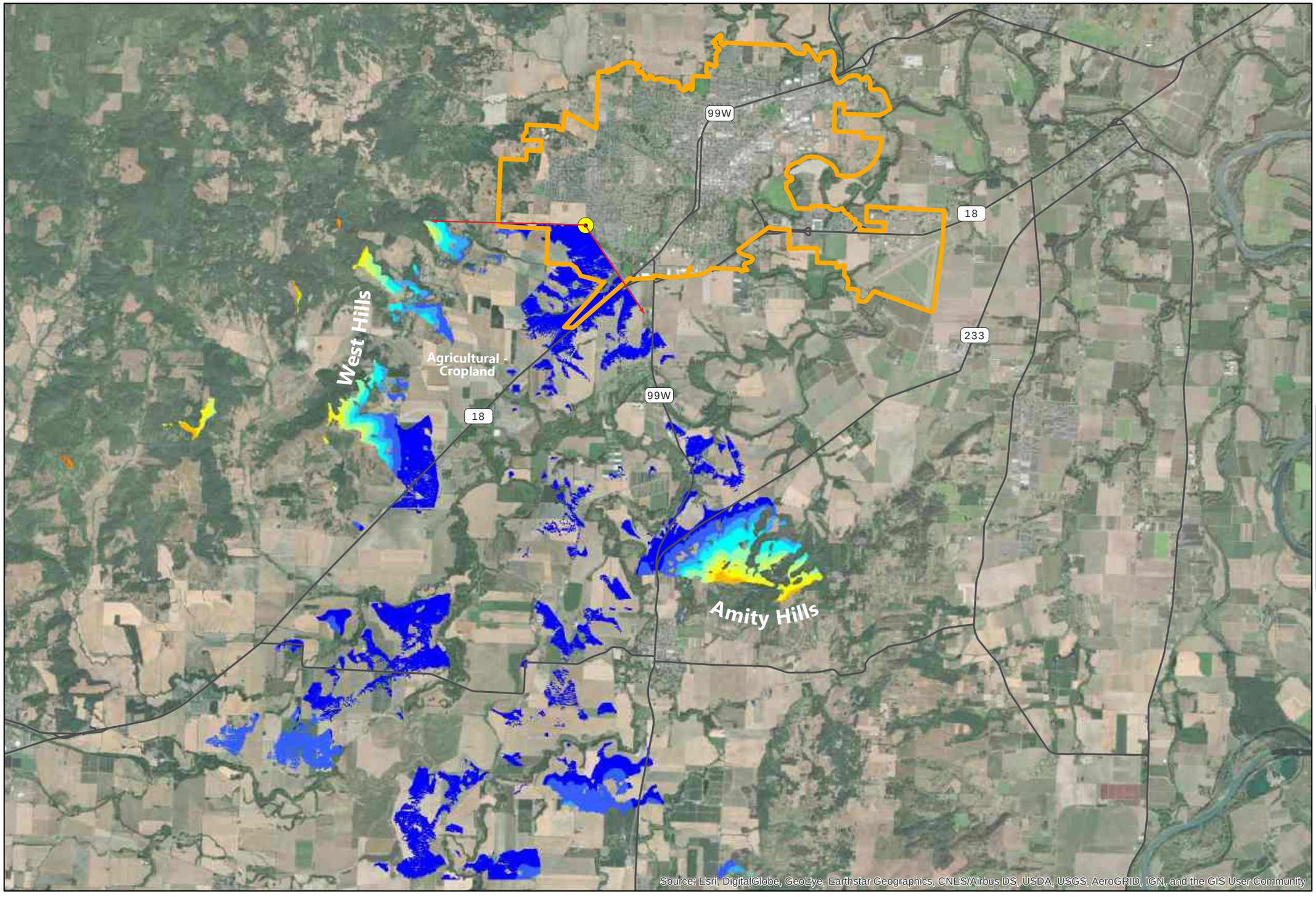
N W E S

Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised:
June 21, 2021

Scenic Views: Point 7

0 0.5 1 2 3 4 Miles



McMinnville UGB

Scenic Point 7

Visible Viewshed

Elevation in Feet

- 135' - 200'
- 200' - 300'
- 300' - 400'
- 400' - 500'
- 500' - 600'
- 600' - 700'
- 700' - 800'
- 800' - 900'
- 900' - 1,000'
- 1,000' - 1,004'

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.

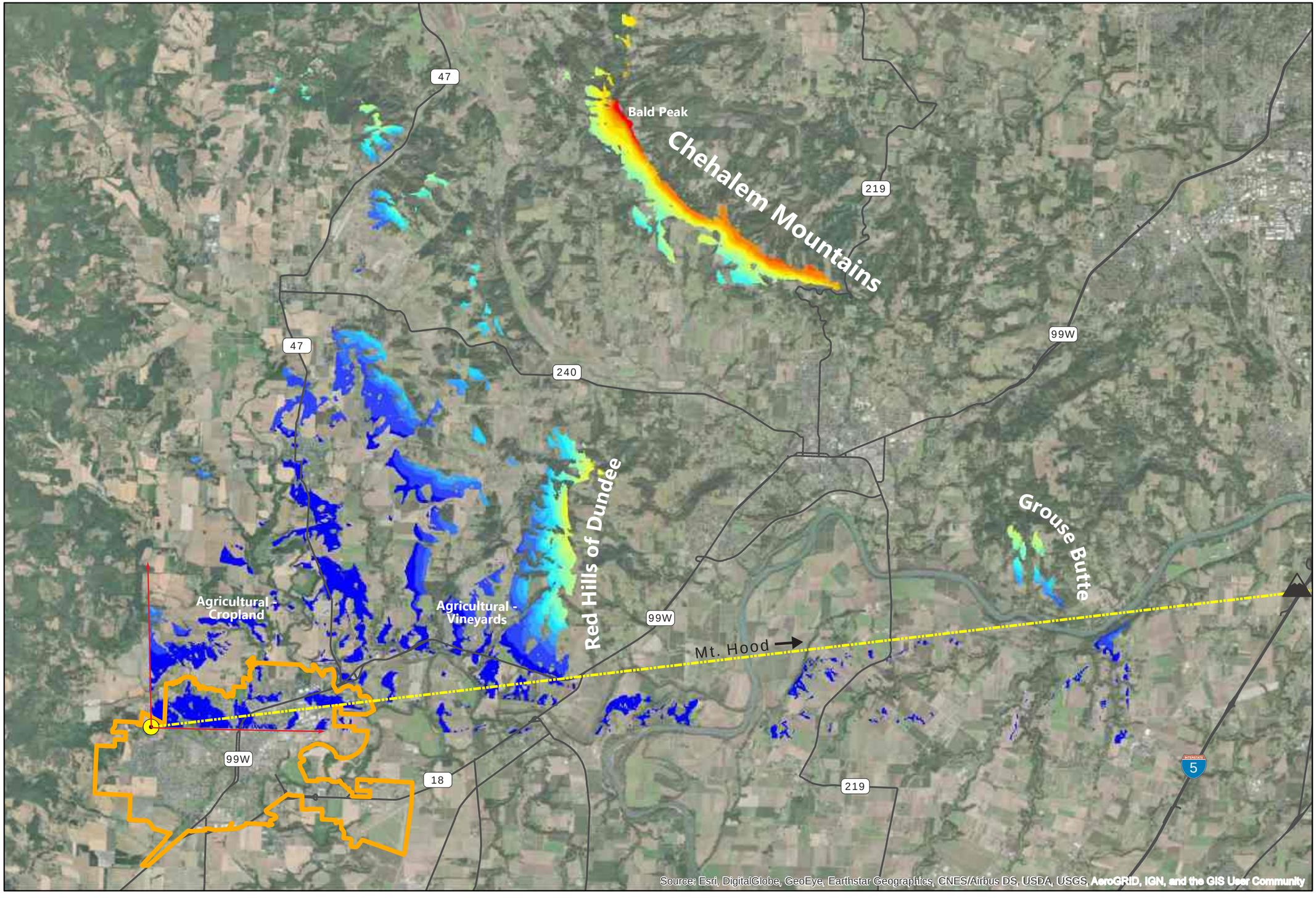
N W E S

Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised:
June 21, 2021

Scenic Views: Point 8

0 0.75 1.5 3 4.5 6 Miles



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.

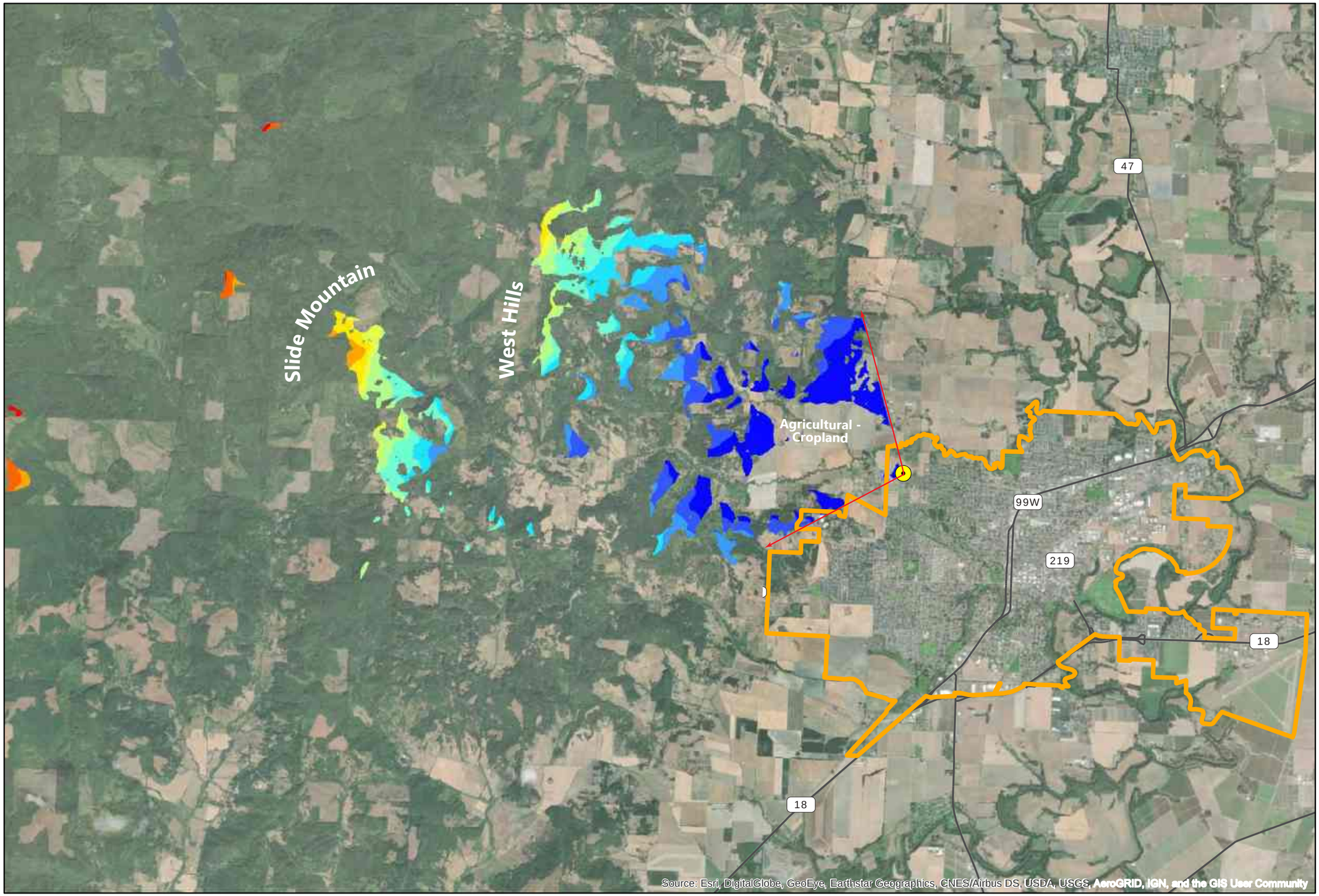
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Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised: June 21, 2021

Scenic Views: Point 9

0 0.5 1 2 3 4 Miles



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.

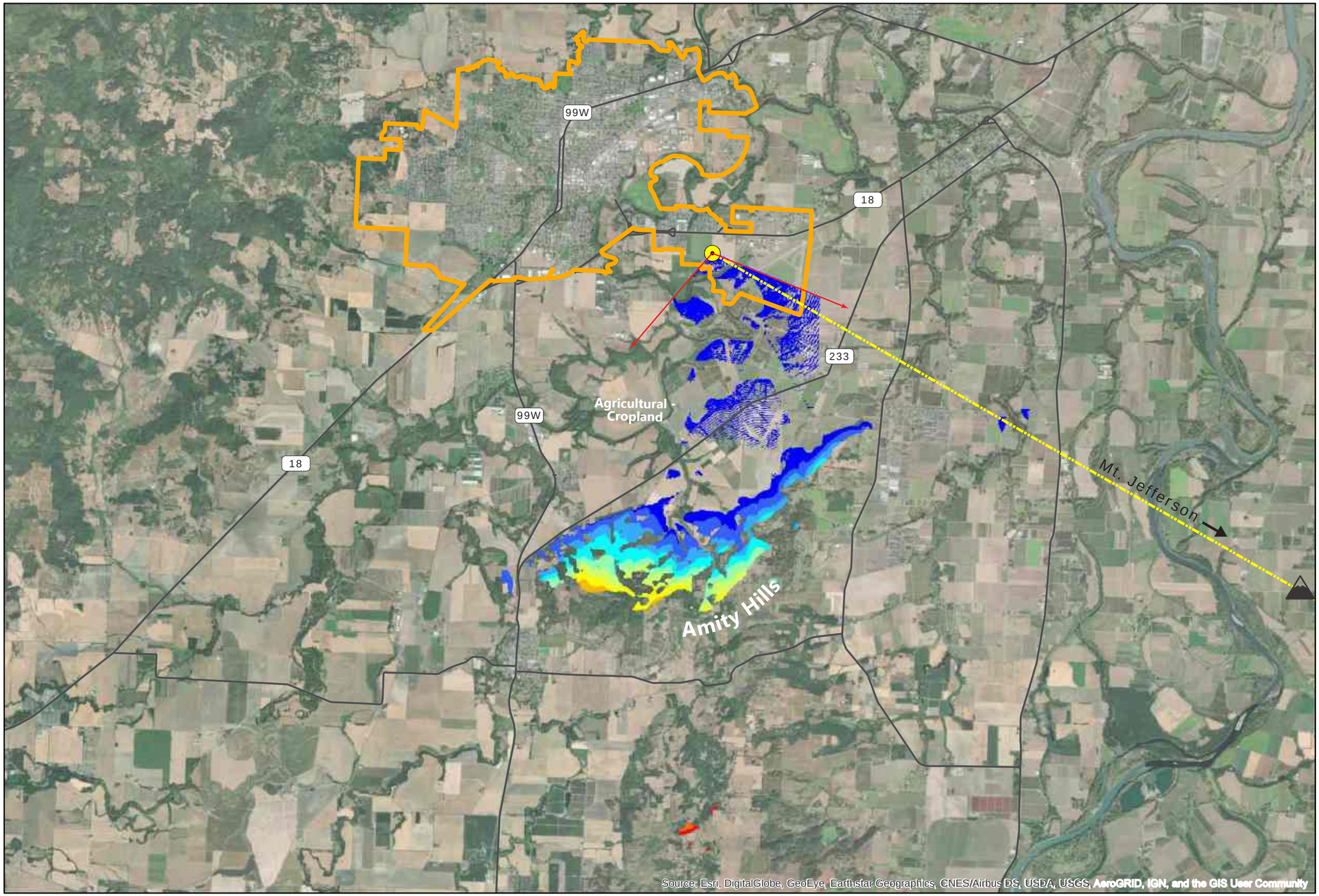
N W E S

Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised: June 21, 2021

Scenic Views: Point 10

0 0.5 1 2 3 4 Miles



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).

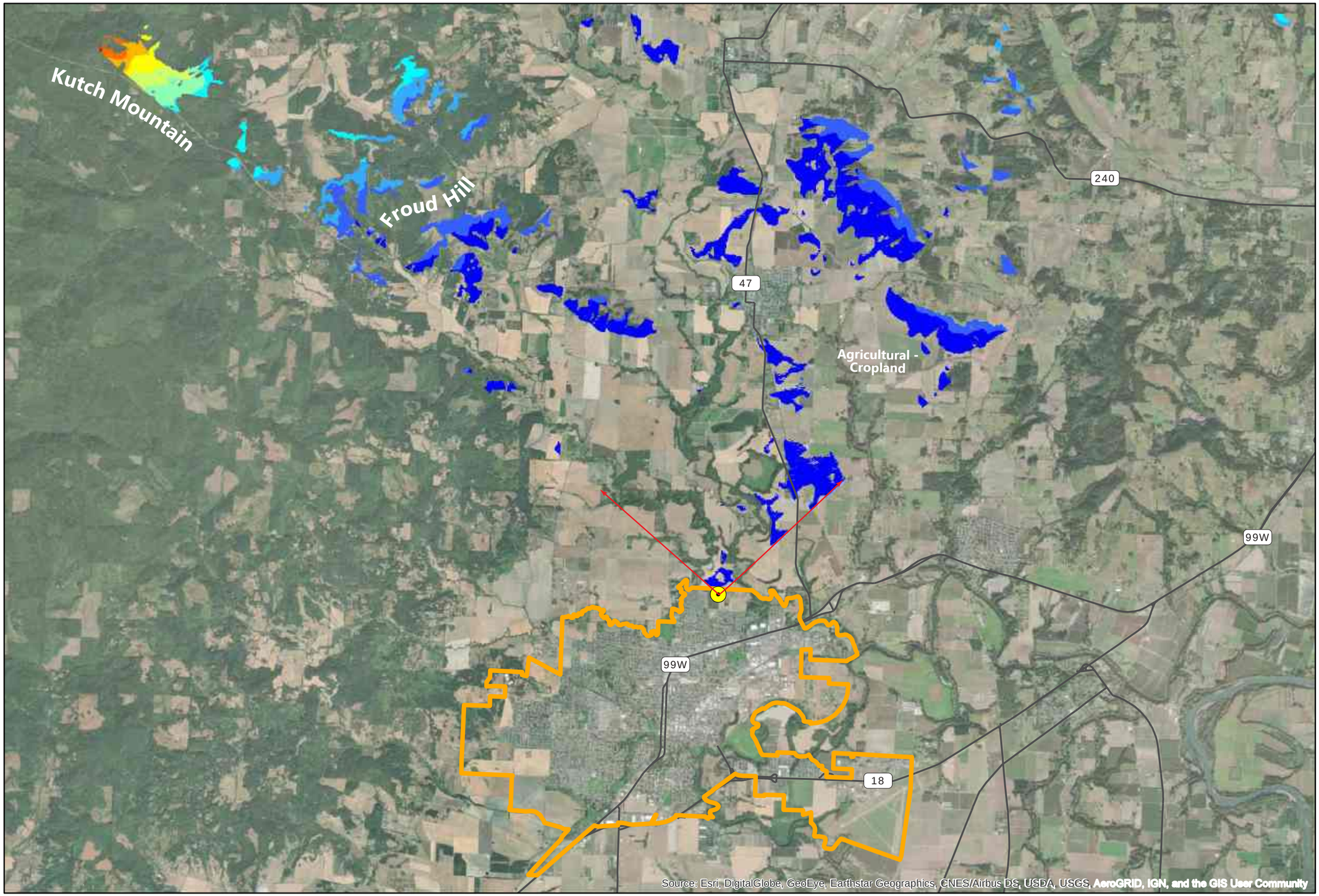
N W E S

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Last Revised:
June 21, 2021

Scenic Views: Point 11

0 0.5 1 2 3 4 Miles



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.

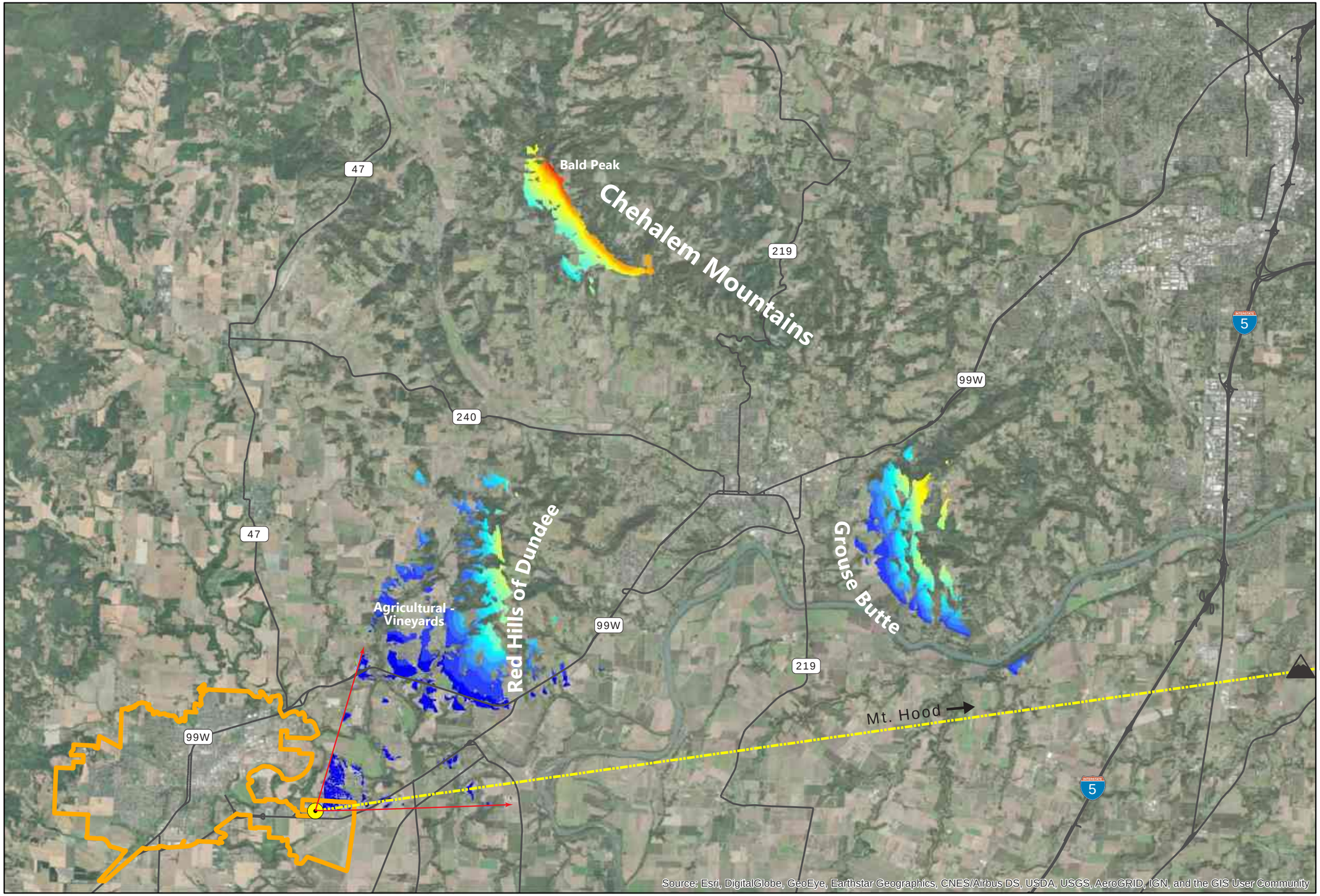
N W E S

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Last Revised: June 21, 2021

Scenic Views: Point 12

0 0.75 1.5 3 4.5 6 Miles



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.

N W E S

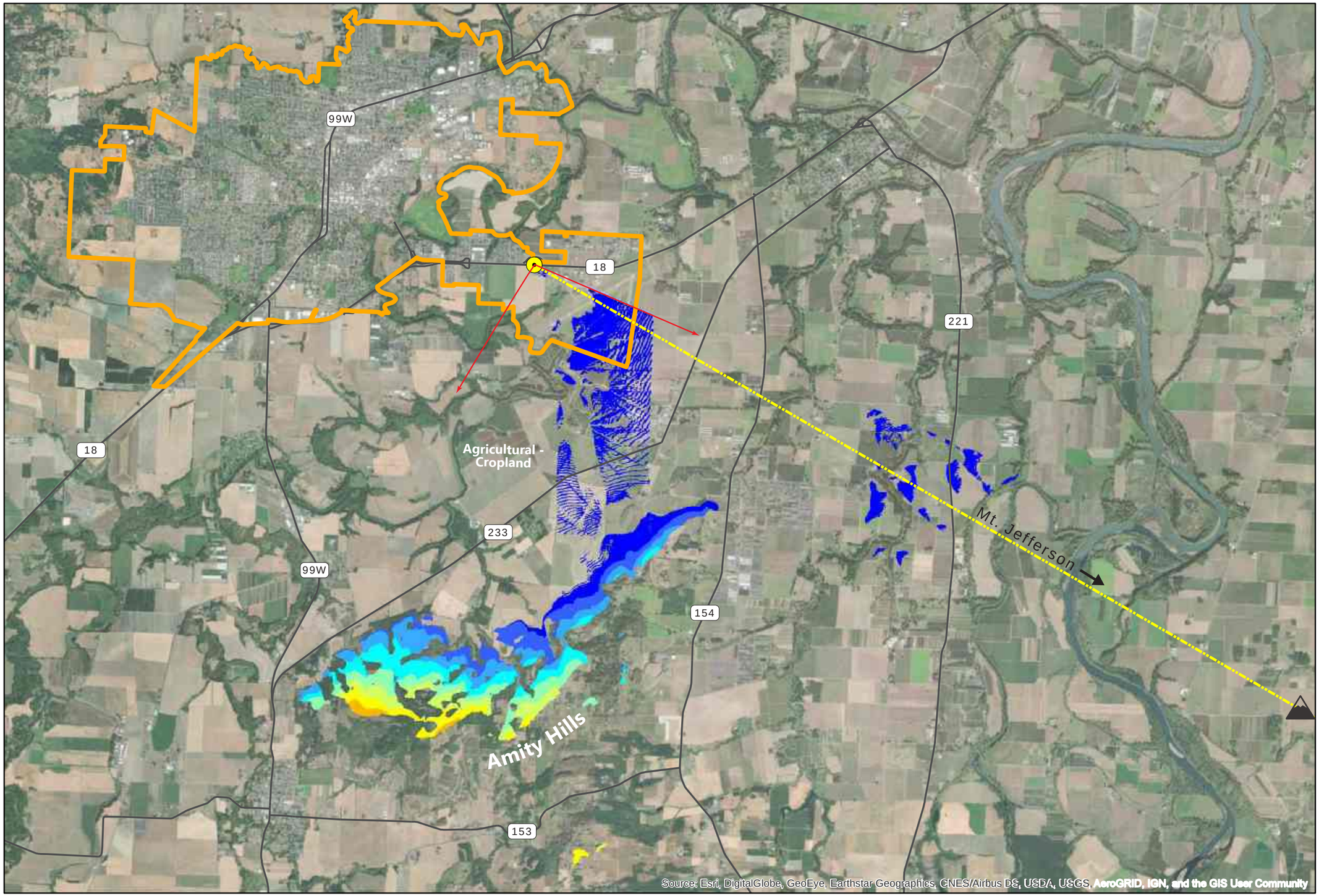
Source: Esri, DigitalBoge, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised: June 21, 2021

Scenic Views: Point 13

0 0.5 1 2 3 4 Miles



McMinnville UGB

Scenic Point 13

Visible Viewshed

Elevation in Feet

- 141' - 200'
- 200' - 300'
- 300' - 400'
- 400' - 500'
- 500' - 600'
- 600' - 700'
- 700' - 800'
- 800' - 900'
- 900' - 1,000'
- 1,000' - 1,105'

Mountain/Gateway View

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

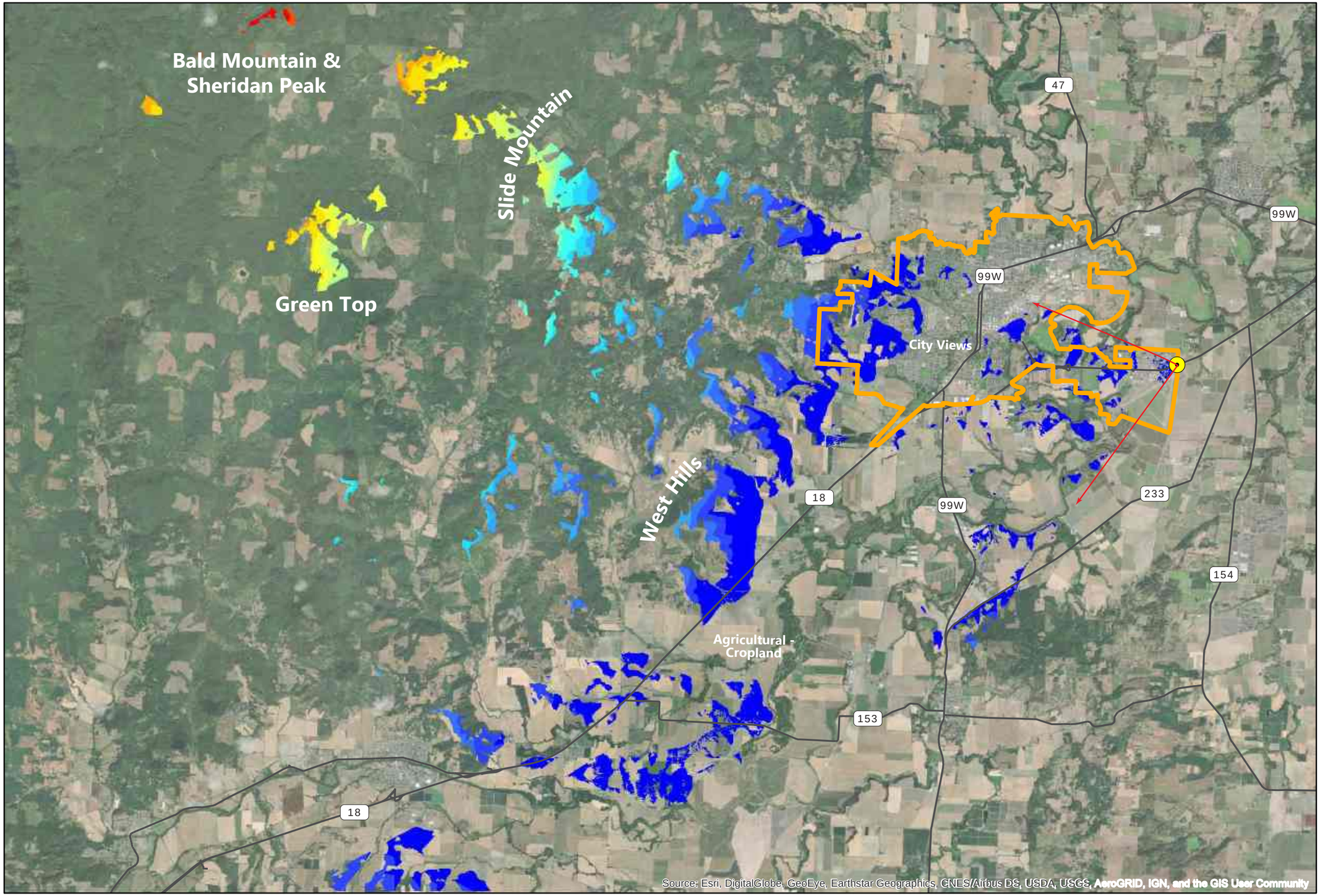
N W E S

Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised: June 21, 2021

Scenic Views: Point 14

0 0.75 1.5 3 4.5 6 Miles



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.

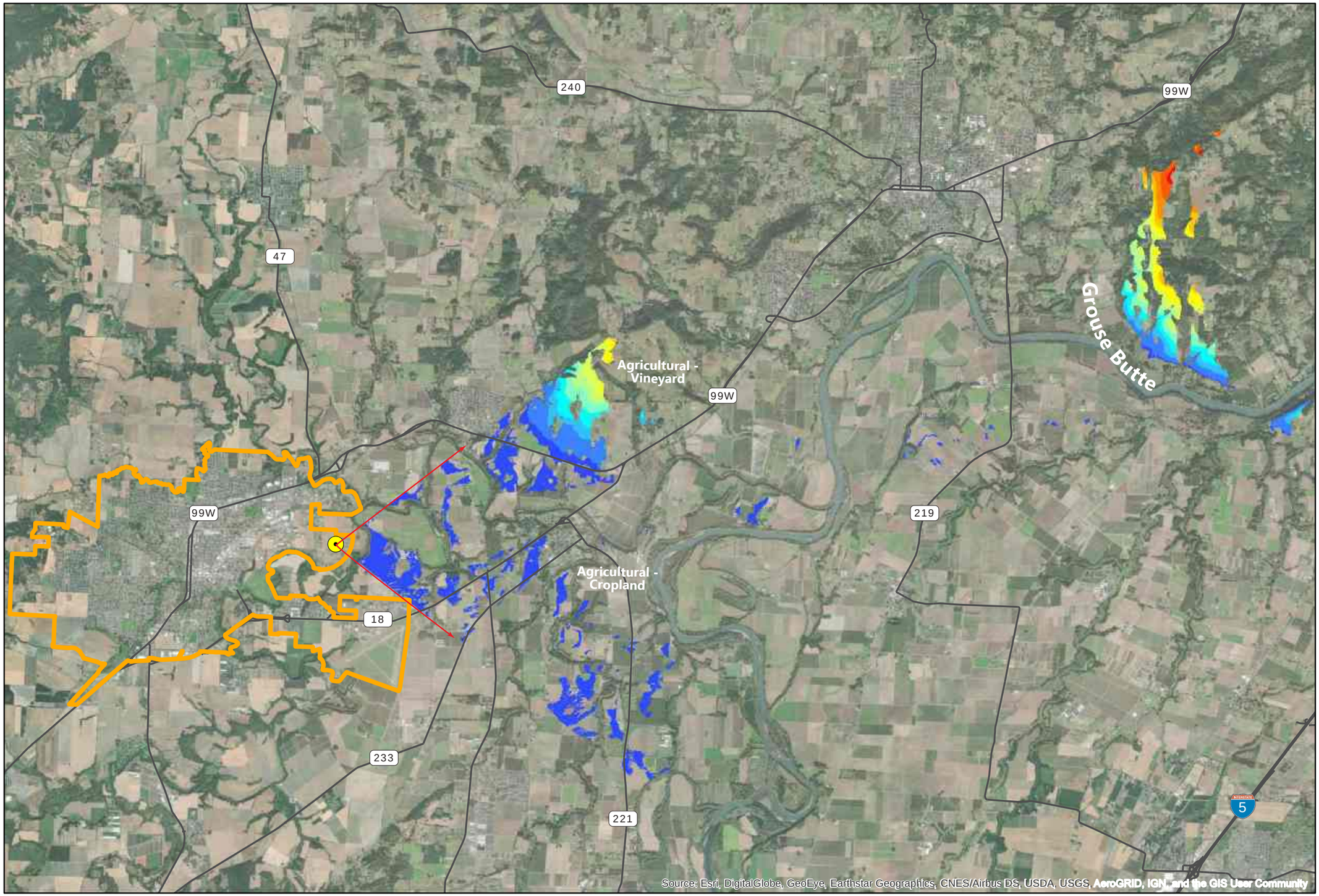
N W E S

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Last Revised:
June 21, 2021

Scenic Views: Point 15

0 0.5 1 2 3 4 Miles



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.

N W E S

Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised: June 21, 2021

Scenic Views: Point 16

0 0.75 1.5 3 4.5 6 Miles

Bald Peak

Chehalem Mountains

47

219

240

99W

Agricultural - Cropland

Agricultural - Vineyard

Red Hills of Dundee

Grouse Butte

18

5

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

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.

N W E S

Created by Winterbrook Planning in coordination with the City of McMinnville

Last Revised: June 21, 2021



City of McMinnville
Tree Grove Assessment Report

Prepared by:

WINTER BROOK
COMMUNITY RESOURCE PLANNING

City of McMinnville
Tree Grove Assessment

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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

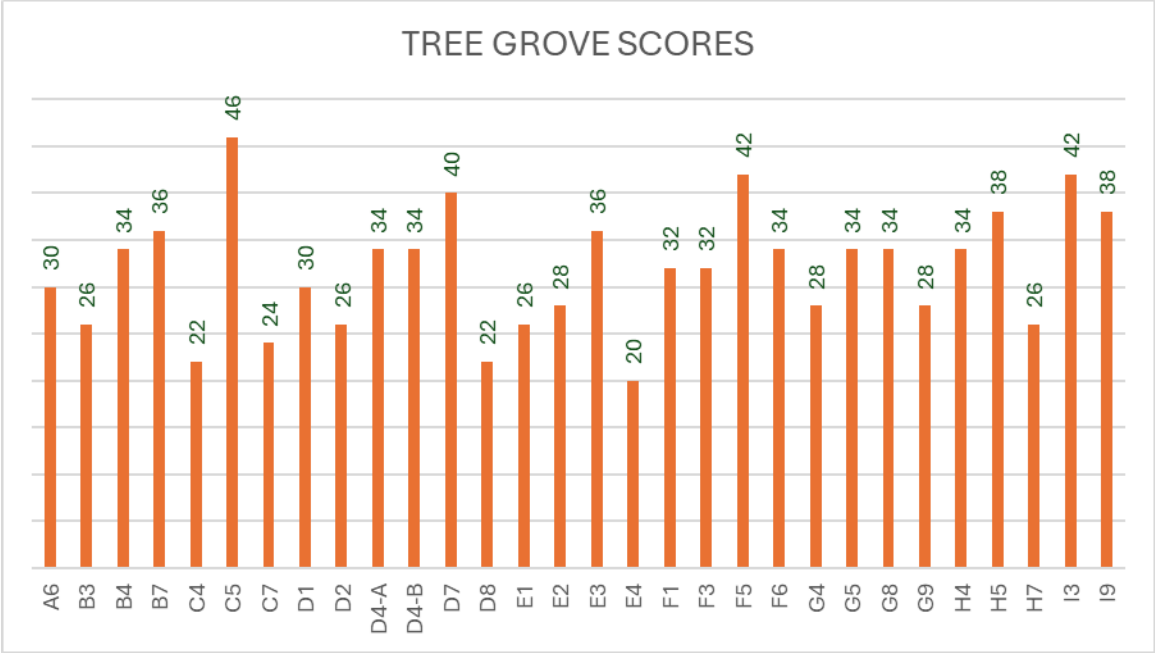
Winterbrook Planning conducted the tree grove assessment field work within the McMinnville urban growth boundary (UGB) between March and May 2021.

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

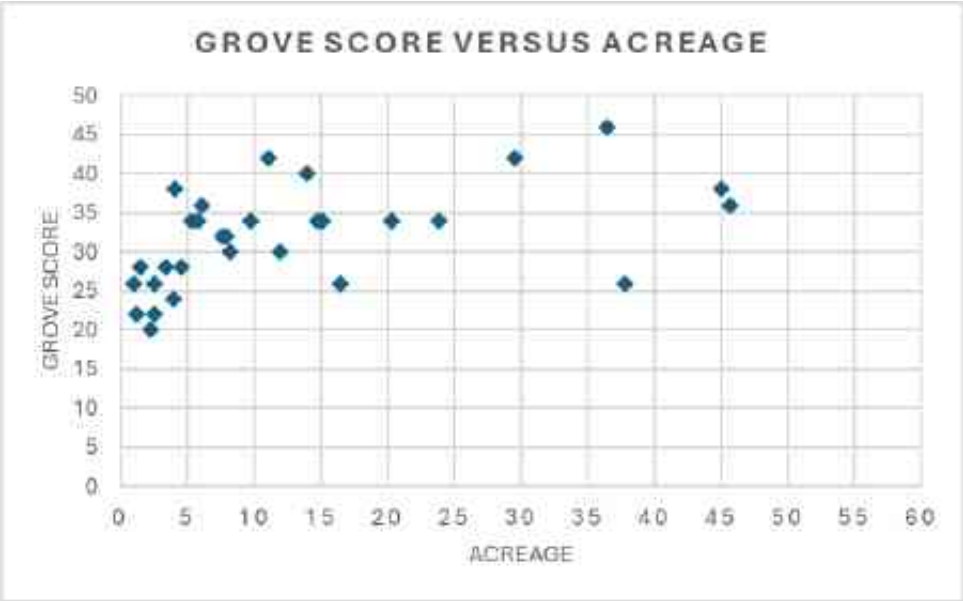
The tree grove assessment field work was conducted within the McMinnville study area between March and May 2021.

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 species[1]. 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

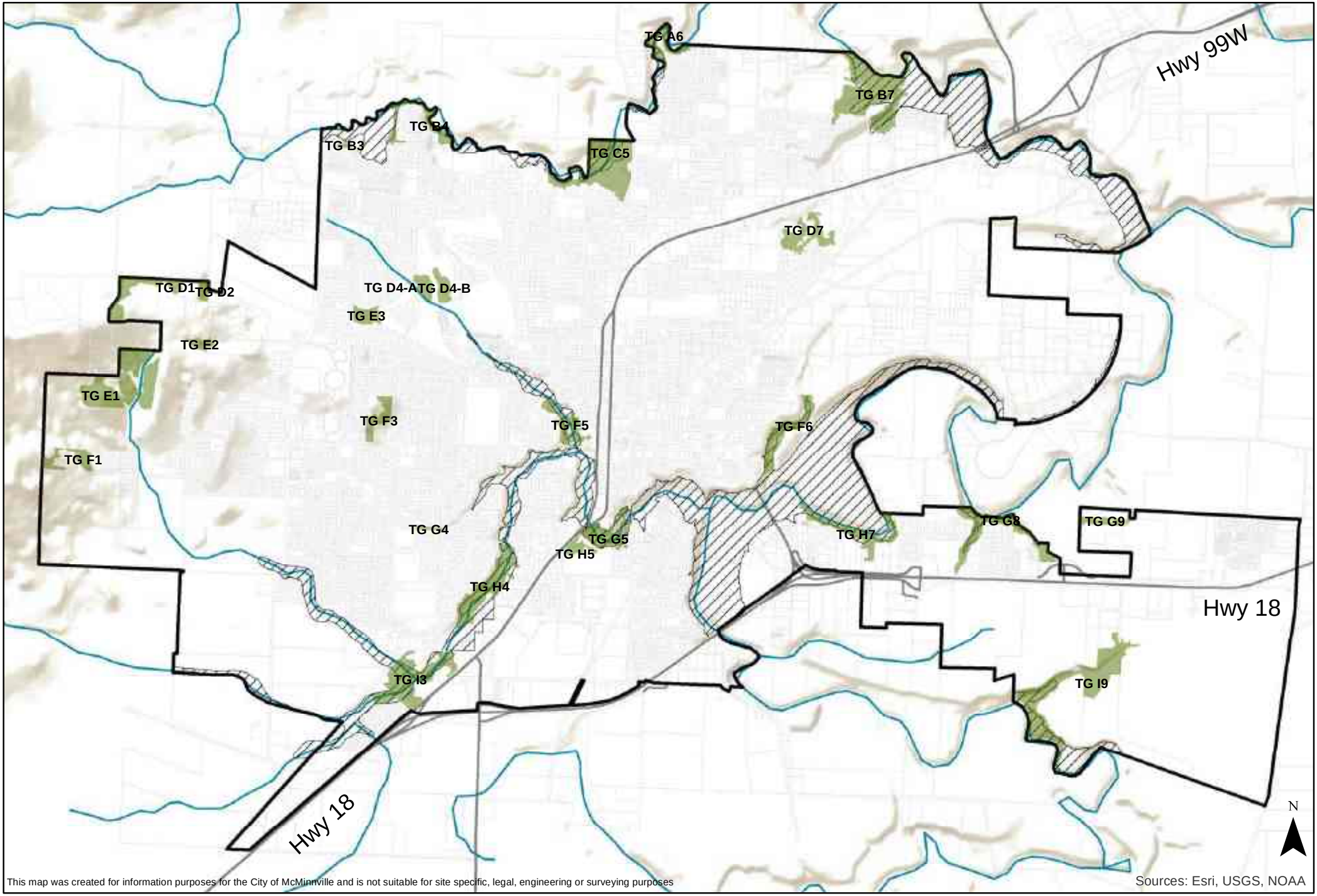
This Tree Grove Assessment report, together with the tree grove maps (Appendix A) and TGA assessment forms (Appendix B), document the location, quantity and quality of tree groves in McMinnville, and determine which groves are significant. Twenty-six tree groves in McMinnville are significant.

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.



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

Miles
0 0.25 0.5 1

Created by Winterbrook Planning in coordination with the 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:

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.

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 edges 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
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
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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	**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).

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.

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
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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	**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.

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.

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: 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 functions.

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.

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.

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
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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
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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
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		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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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**	X5	**2**	X3	**5**	X1
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.

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.

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
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:

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.

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 edges 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
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		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).

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.

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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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	**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.

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.

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 functions.

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	X5	1	X3	7	X1
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.

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.

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
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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: 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
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		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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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.

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.

Appendix C. Key to Scientific Names

Common Name	Scientific Name	Non-Native	Invasive	Ornamental
Beaked hazlenut	*Corylus cornuta*			
Bigleaf maple	*Acer macrophyllum*			
Bird cherry	*Prunus avium*	Yes	Yes	
Black cottonwood	*Populus trichocarpa*			
Black walnut	*Juglans nigra*	Yes		
California dewberry	*Rubus ursinus*			
Cascara buckthorn	*Frangula purshiana*			
Clustered rose	*Rosa pisocarpa*			
Coast redwood	*Sequoia sempervirens*	Yes *		Yes
Common snowberry	*Symphoricarpos albus*			
Dawn redwood	*Metasequoia glyptostroboides*	Yes		Yes
Douglas fir	*Pseudotsuga menziesii*			
English hawthorn	*Crataegus monogyna*	Yes	Yes	
English holly	*Ilex aquifolium*	Yes	Yes	
English ivy	*Hedera helix*	Yes	Yes	
Giant sequoia	*Sequoiadendron gigantium*	Yes *		Yes
Himalayan blackberry	*Rubus armeniacus*	Yes	Yes	
Hooker willow	*Salix hookeriana*			
Lady fern	*Athyrium filix-femina*			
Oregon ash	*Fraxinus latifolia*			
Oregon oak	*Quercus garryana*			
Osoberry	*Oemleria cerasiformis*			
Pacific ninebark	*Physocarpus capitatus*			
Pacific willow	*Salix lasiandra*			
Paper birch	*Betula papyrifera*	Yes*		Yes
Pines	*Pinus spp.*	Yes *		Yes
Quaking aspen	*Populus tremuloides*	Yes *		Yes
Red alder	*Alnus rubra*			
Red flowering currant	*Ribes sanguineum*			
Red osier dogwood	*Cornus alba*			
Reed canarygrass	*Phalaris arundinacea*	Yes	Yes	
Scouler willow	*Salix scouleriana*			
Shining geranium	*Geranium lucidum*	Yes	Yes	
Slough sedge	*Carex obnupta*			
Sweetbriar rose	*Rosa eglanteria*	Yes	Yes	
Sword fern	*Polystichum munitum*			
Tall Oregon grape	*Mahonia aquifolium*			
Vine maple	*Acer circinatum*			
Western red cedar	*Thuja plicata*			

* Native elsewhere in US

Exhibit C to Ordinance 5181

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.

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.~~

ZONING*

Chapters:

17.03	General Provisions
17.06	Definitions
17.09	Zone Classifications, Boundaries, and Maps
17.10	Area and Master Planning Process
17.11	Residential Design and Development Standards
17.12	R-1 Low-Density, 9000 SF Lot Residential Zone
17.15	R-2 Low-Density, 7000 SF Lot Residential Zone
17.18	R-3 Medium-Density, 6000 SF Lot Residential Zone
17.21	R-4 Medium, High-Density, 5000 SF Lot Residential Zone
17.22	R-5 High-Density, Multiple-Dwelling Residential Zone
17.24	O-R Office/Residential Zone
17.27	C-1 Neighborhood Business Zone
17.30	C-2 Travel Commercial Zone
17.33	C-3 General Commercial Zone
17.36	M-L Limited Light Industrial Zone
17.39	M-1 Light Industrial Zone
17.42	M-2 General Industrial Zone
17.45	AH Agricultural Holding
17.47	**Natural Resources Overlay Zone**
17.48	F-P Flood Plain Zone
17.49	Managed Development Overlay Zone
17.50	Neighborhood Activity Center Overlay District
17.51	Planned Development Overlay
17.52	Airport Overlay Zone
17.53	Land Division Standards
17.54	General Regulations
17.55	Wireless Communication Facilities
17.56	Large Format Commercial Development

* Prior ordinance history: Ord. 3380 as amended by Ords. 3392, 3441, 3497, 3557, 3565, 3603, 3614, 3633, 3677, 3694, 3707, 3742, 3764, 3803, 3817, 3888, 3898, 3925, 3933, 3966, 3967, 3968, 3983, 3995, 4001, 4011, 4017, 4025, 4043, 4046, and 4066.

17.57 Landscaping
17.58 Trees
17.59 Downtown Design Standards and Guidelines
17.60 Off-Street Parking and Loading
17.61 Solid Waste and Recycling Enclosure Plan
17.62 Signs
17.63 Nonconforming Uses
17.64 Marijuana Related Activities
17.65 Historic Preservation
17.66 City Center Housing Overlay Zone
17.67 Home Occupations
17.72 Applications and Review Process
17.74 Review Criteria

Chapter 17.06
DEFINITIONS

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. - See definition in Section 17.06.045 Tree Related Definitions.

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 - See definition in Section 17.06.045 Tree Related Definitions.

Tree – See definition in Section 17.06.045 Tree Related Definitions.

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 25, 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 25, 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. Permitted Uses– Ministerial Review	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. Permitted Uses with Mitigation – Planning Director Approval with public notice	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. Conditional Use or Variance Review subject to Planning Commission Approval at a Public Hearing	Significant Tree Groves	Tree Grove Mitigation Plan Required?
1. Economic Hardship Variances, subject to variance provisions of Chapter 17.47.280	Yes	Yes
D. Prohibited Uses - unless specifically authorized above or exempted	**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 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 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.
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17.58.050	Application Review and Criteria**.**
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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.**

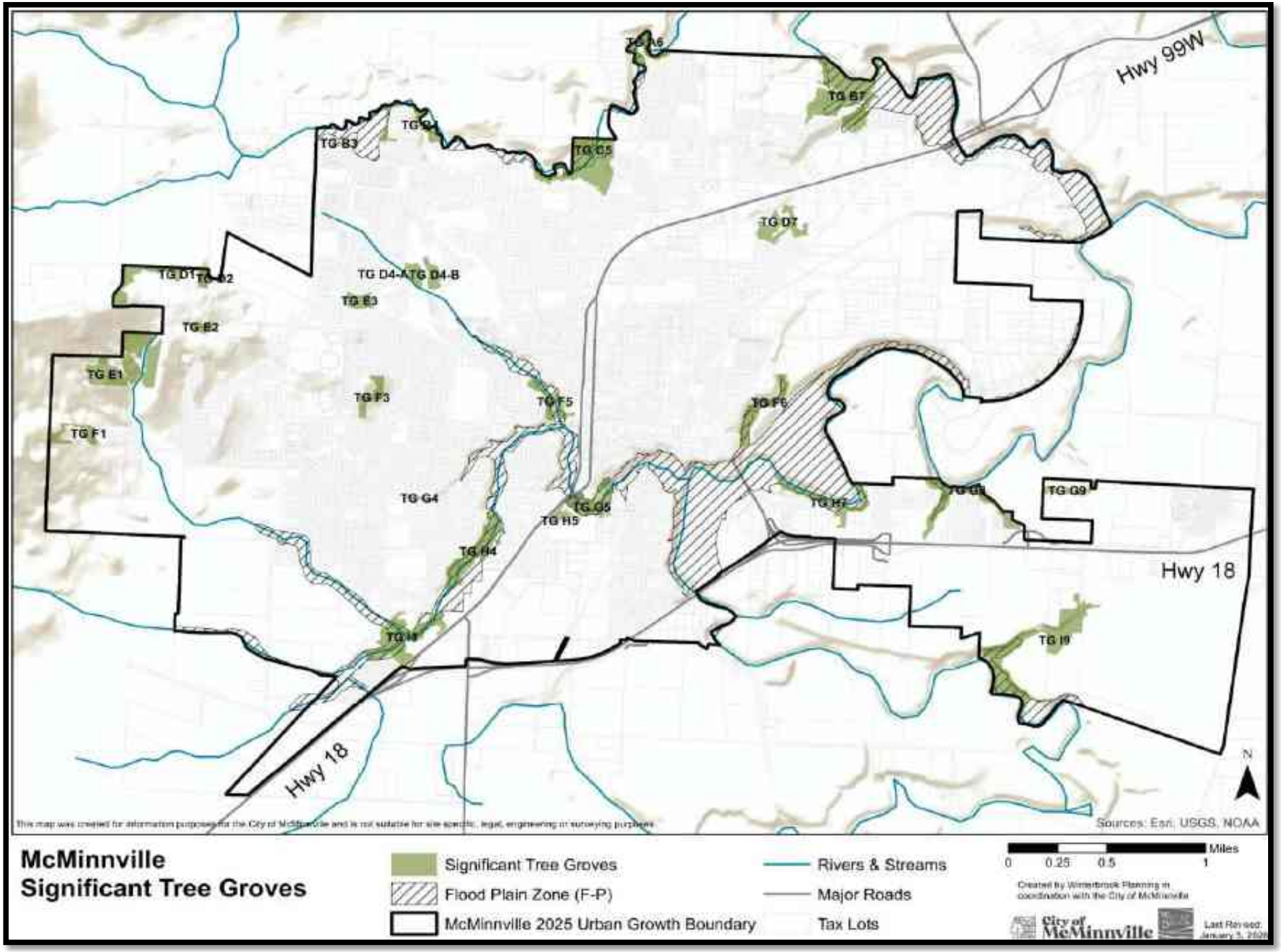
C. **The City must remove a landmark tree from the inventory on the following criteria:**

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.**


Hwy 99W
TG B3
TG C5
TG D7
TG D1
TG D2
TG D4-A
TG D4-B
TG E3
TG E2
TG E1
TG F1
TG F3
TG F5
TG F6
TG G4
TG G5
TG H5
TG H4
TG H7
TG G9
TG I9
Hwy 18
Hwy 18
N
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
Miles
0
0.25
0.5
1
Created by Winterbrook Planning in coordination with the City of McMinnville
City of McMinnville
Last Revised:

McMinnville Tree Grove Protections ESEE Analysis

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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

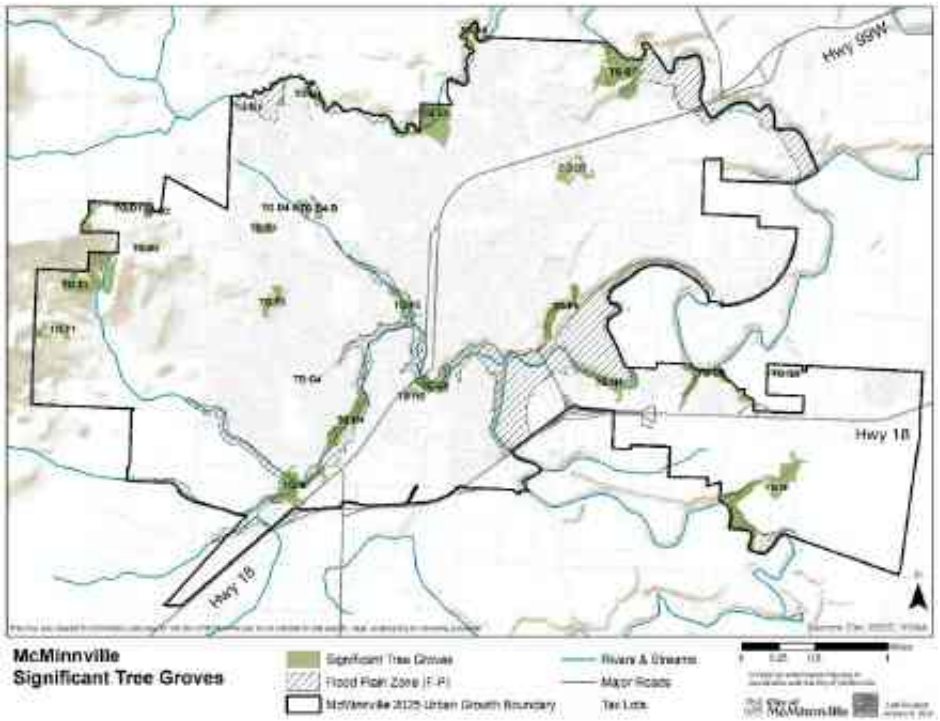
Under the Goal 5 Rule, local governments must inventory potential Goal 5 resources and then apply criteria to determine which resource sites are significant and which are not. Resource sites that do not qualify as “significant” are not subject to the ESEE decision-making process and therefore are not 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	—	

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.

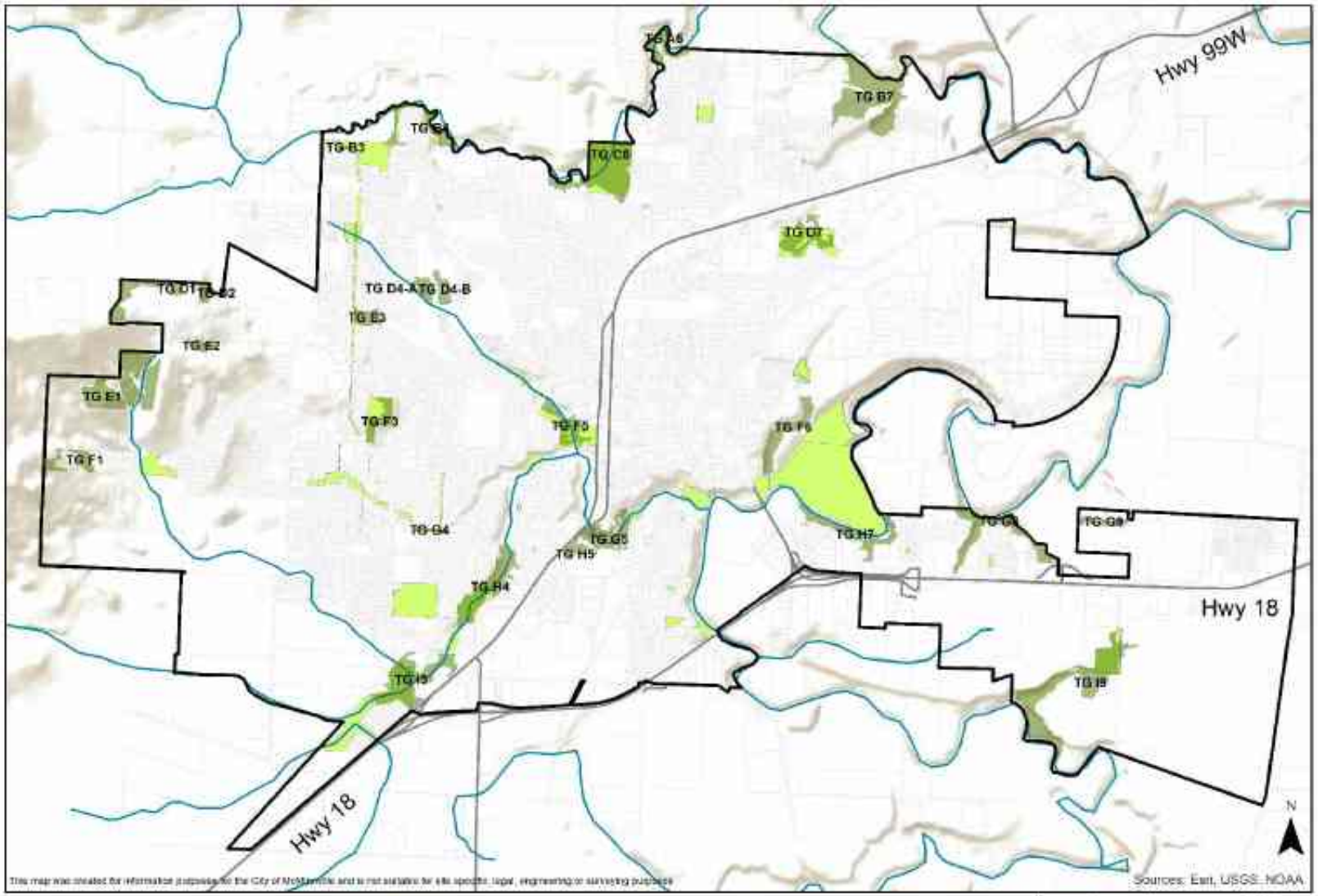
Street construction and expansion often conflict with resource conservation in urban areas. The McMinnville TSP (2010) identifies existing and proposed street locations, making it possible to identify specific street projects that conflict with full protection of significant tree groves.

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
- McMinnville 2025 Urban Growth Boundary
- Parks
- Rivers & Streams
- Major Roads
- Tax Lots

Miles
0 0.25 0.5 1

Existing Limits on Conflicting Uses: Natural Features Protection Zones and Subdistricts

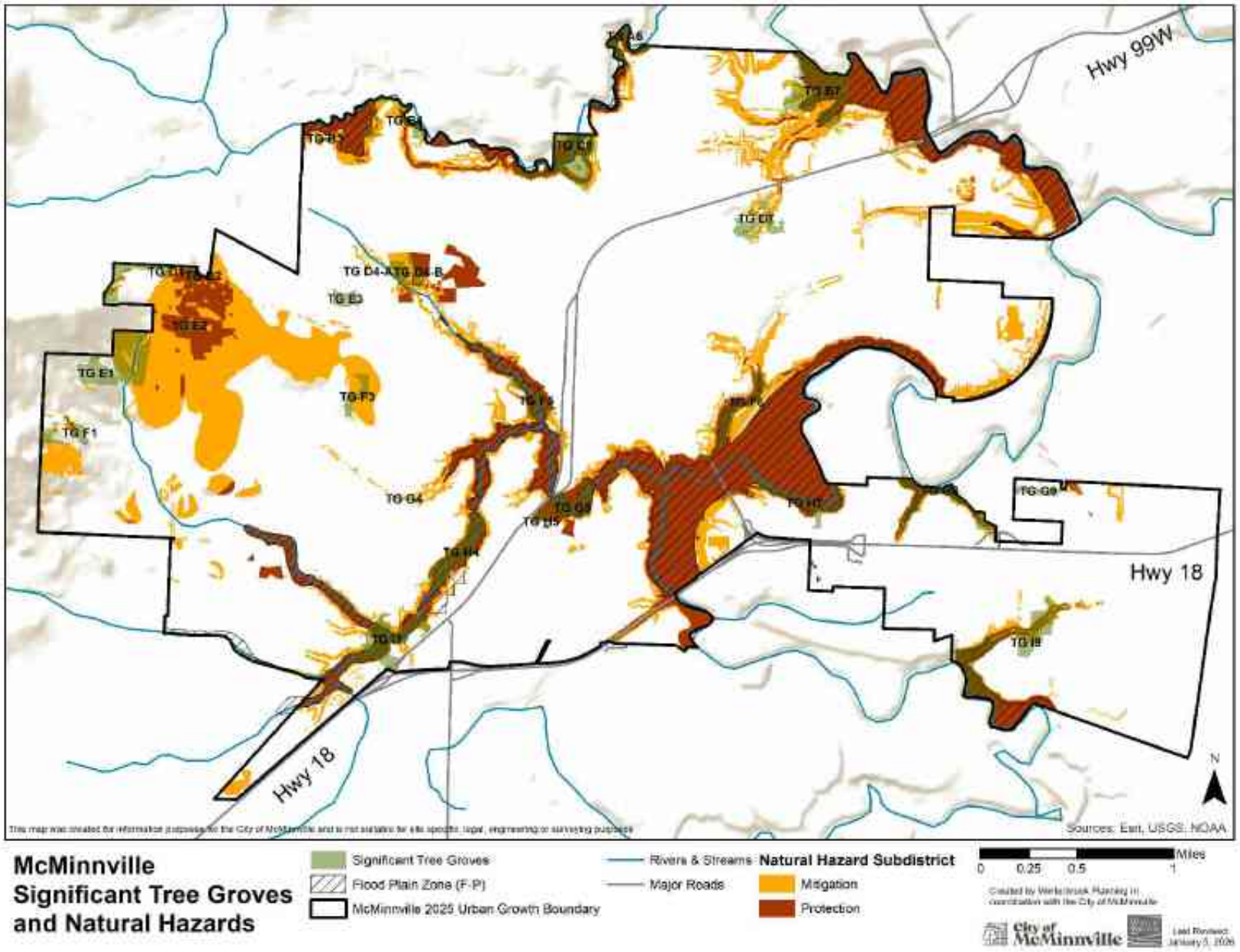
The Flood Area (F-P) Zone, the Natural Hazard-Protection (NH-P) subdistrict, and the Riparian Corridor - Protection (RC-P) subdistrict all have existing protections that limit the above-described conflicting uses. These zones restrict residential, industrial, and commercial development. Planned transportation 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.


Hwy 99W
Hwy 18
Hwy 18
TG E1
TG E2
TG E3
TG D4-ATG D4-B
TG F1
TG F2
TG F3
TG G4
TG G5
TG G9
TG H7
TG I8
N
Sources: Esri, USGS, NOAA
McMinnville
Significant Tree Groves and Natural Hazards
Significant Tree Groves
Flood Plain Zone (F-P)
McMinnville 2025 Urban Growth Boundary
Rivers & Streams
Major Roads
Natural Hazard Subdistrict
Mitigation
Protection
Miles
0
0.25
0.5
1
City of McMinnville

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.

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

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. Permitted Uses– Ministerial Review	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

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. Permitted Uses with Mitigation – Planning Director Approval with public notice	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. Conditional Use or Variance Review subject to Planning Commission Approval at a Public Hearing	Significant Tree Groves	Tree Grove Mitigation Plan Required?
1. Economic Hardship Variances, subject to variance provisions of Chapter 17.47.280	Yes	Yes
D. Prohibited Uses - unless specifically authorized above or exempted	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).

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. 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.

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:

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COMMUNITY RESOURCE PLANNING

City of McMinnville
Tree Grove Assessment

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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

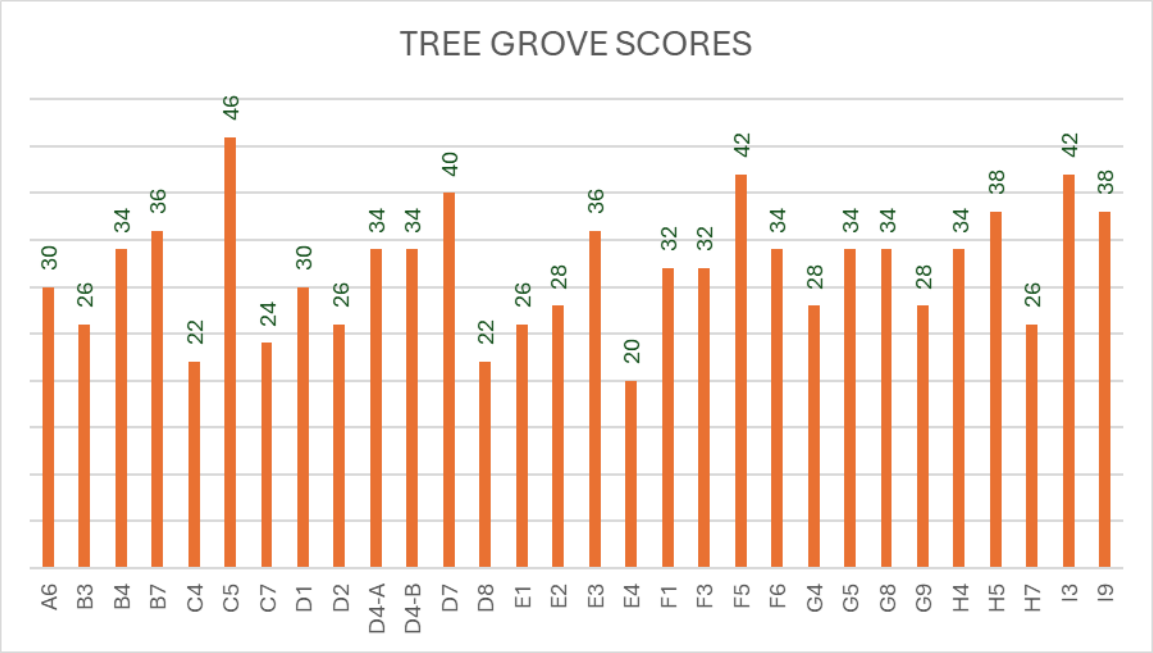
Winterbrook Planning conducted the tree grove assessment field work within the McMinnville urban growth boundary (UGB) between March and May 2021.

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

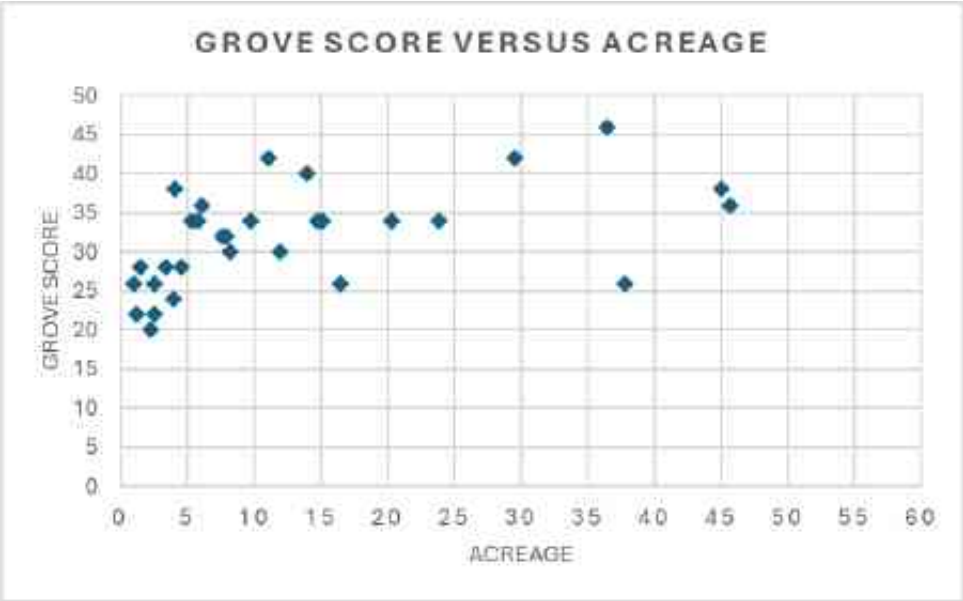
The tree grove assessment field work was conducted within the McMinnville study area between March and May 2021.

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 species[1]. 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

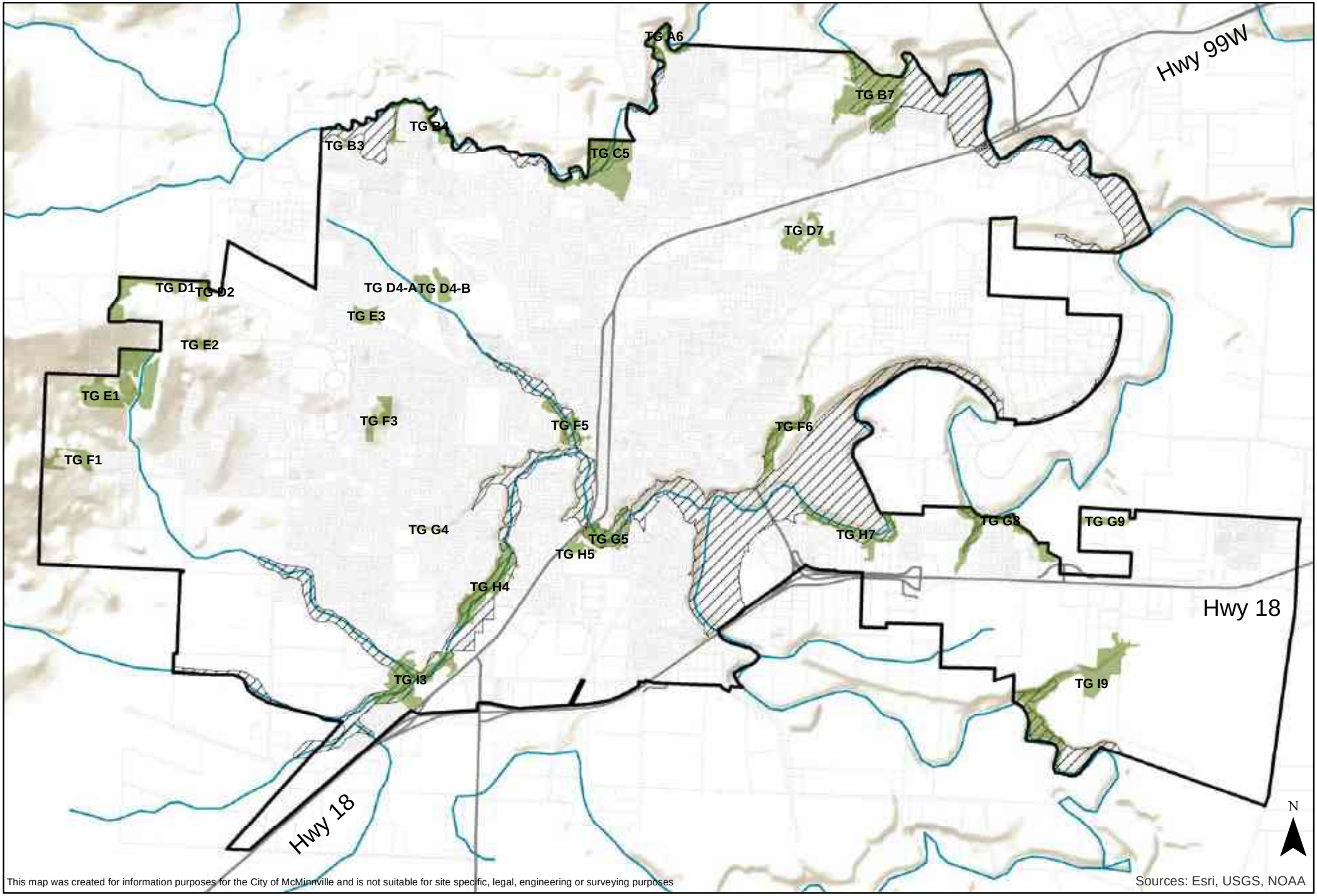
This Tree Grove Assessment report, together with the tree grove maps (Appendix A) and TGA assessment forms (Appendix B), document the location, quantity and quality of tree groves in McMinnville, and determine which groves are significant. Twenty-six tree groves in McMinnville are significant.

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.



McMinnville Significant Tree Groves

Significant Tree Groves
Flood Plain Zone (F-P)
McMinnville 2025 Urban Growth Boundary
Rivers & Streams
Major Roads
Tax Lots

Miles
0 0.25 0.5 1

Created by Winterbrook Planning in coordination with the City of McMinnville

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. *Solar Energy*, *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. *Landscape and Urban Planning*, *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). *The Economics of Biophilia*. 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. *The Journal of Real Estate Finance and Economics*, *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. *Energy and Buildings*, *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. *Landscape and Urban Planning*, *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). *Daylighting-Bias and Biophilia: Quantifying the Impacts of Daylighting and Views on Occupants Health*.
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. *Ecohydrology*, *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. *Frontiers in Psychology*, *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. *Public Health Reports*, *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. *Landscape and Urban Planning*, *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. *Journal of Forestry*, 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. *Urban Forestry & Urban Greening*, *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. *Urban Forestry & Urban Greening*, *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. *Ecological Economics*, *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. PLANTS, PEOPLE, PLANET, 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. Journal of Forestry, 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). *Community Economics - A Literature Review.* 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. *Solar Energy*, *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. *Journal of Affective Disorders*, *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). *The Economics of Biophilia*. 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. *Urban Forestry & Urban Greening*, *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. *Environment and Behavior*, *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., Gatziolis, D., & Mao, M. Y. (2013). The Relationship Between Trees and Human Health: Evidence from the Spread of the Emerald Ash Borer. *American Journal of Preventive Medicine*, *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. *Journal of Arboriculture 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). *Daylighting-Bias and Biophilia: Quantifying the Impacts of Daylighting and Views on Occupants Health*.

	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. *Landscape and Urban Planning*, *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. *Landscape and Urban Planning*, *104*(1), 59–65. https://doi.org/10.1016/j.landurbplan.2011.09.004
Physical Health	Researchers modelled if the city of Philidelphia'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. *The Lancet Planetary Health*, *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). *Aggression and Violence in the Inner City, Effects of Environment via Mental Fatigue*. 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. *Frontiers in Psychology*, *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. *Public Health Reports*, *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. *Journal of Arboriculture*, *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. *Landscape and Urban Planning*, *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. *Urban Forestry & Urban Greening*, *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. *Applied Acoustics*, *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. *Environmental Pollution*, *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. *Urban Forestry & Urban Greening*, *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. *Ecological Economics*, *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. PLANTS, PEOPLE, PLANET, 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). *Community Economics - A Literature Review.* 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). *Learning :: Green Cities: Good Health*. 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. *Journal of Architectural Engineering Technology*, *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. *Solar Energy*, *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. *Environmental Pollution*, *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. *Landscape and Urban Planning*, *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. *Landscape and Urban Planning*, *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. *Ecohydrology*, *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.

		Biological Conservation, *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. *Journal of Forestry*, 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. *Ecological Applications: A Publication of the Ecological Society of America*, *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. *Environmental Pollution*, *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. *Journal of Forestry*, *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. *Applied Acoustics*, *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. *Nature*, *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. *Journal of Architectural Engineering Technology*, *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. *Solar Energy*, *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. *Energy and Buildings*, *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. *Environmental Pollution*, *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. *Journal of Forestry*, *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. *Nature*, *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 GROVES 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 Tree Groves 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 and August 25, 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.

DECISION

Based on the findings and conclusions, the McMinnville City Council **APPROVES** the proposed amendments to Volume I, II, and III of the McMinnville Comprehensive Plan to support the 2026 Natural Resources Protection of Tree Groves and Scenic Views, Docket G 2-23.

//

DECISION: APPROVAL

//

City Council:_____ Date:_____
Kim Morris, Mayor of McMinnville

Planning Commission:_____ Date:_____
Sidonie Winfield, Chair of the McMinnville Planning Commission

Planning Division:_____ Date:_____
Heather Richards, Community Development Director

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 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*, and adding Chapter 17.47, *Natural Resources Protections Overlay Zones*.

- 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.

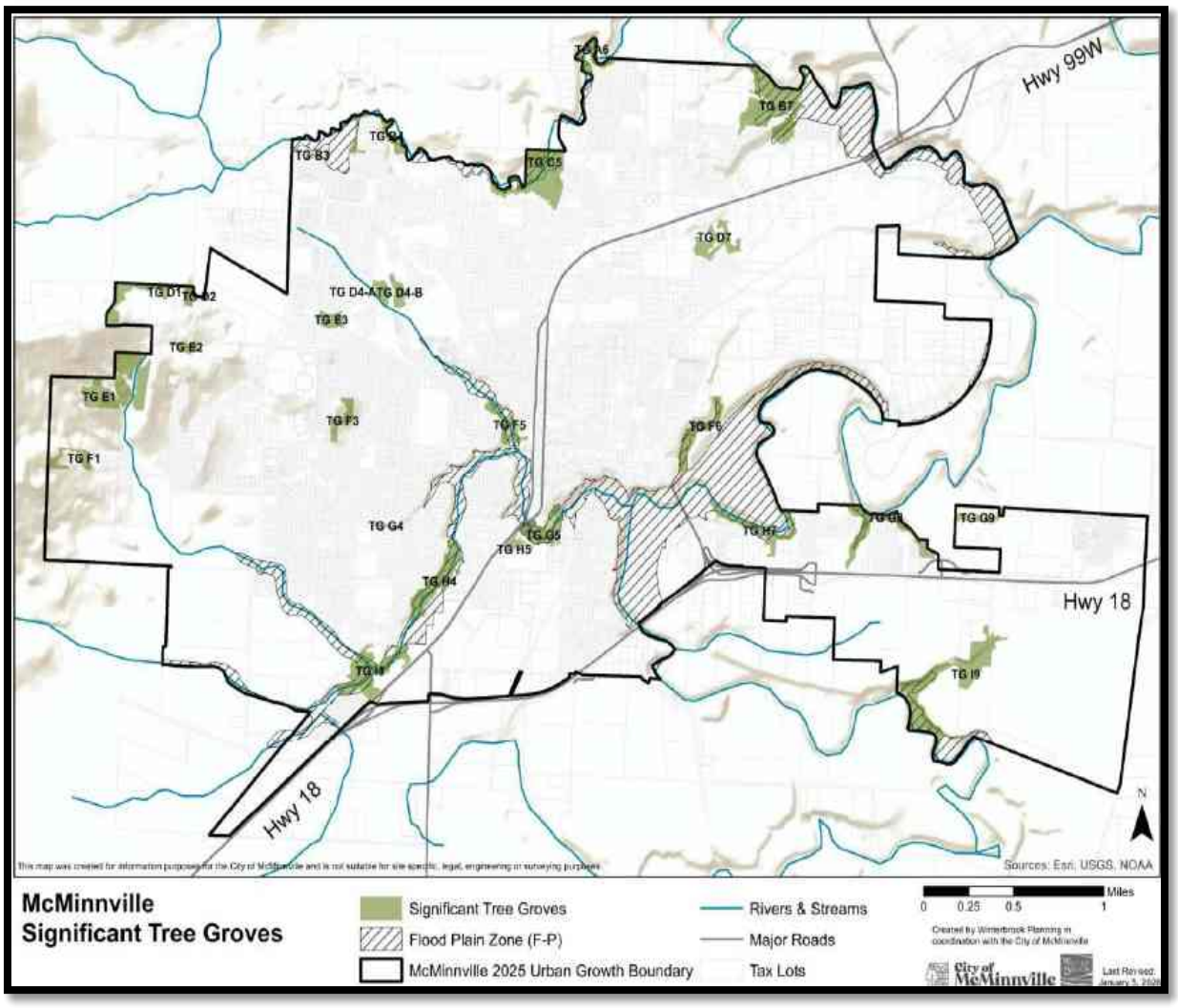
This work resulted in proposed amendments to the McMinnville Comprehensive Plan both in terms of new inventory and recommended programs and new policies for tree groves and scenic views. It also resulted in proposed amendments to the McMinnville Municipal Code and McMinnville Zone Map, introducing a 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).



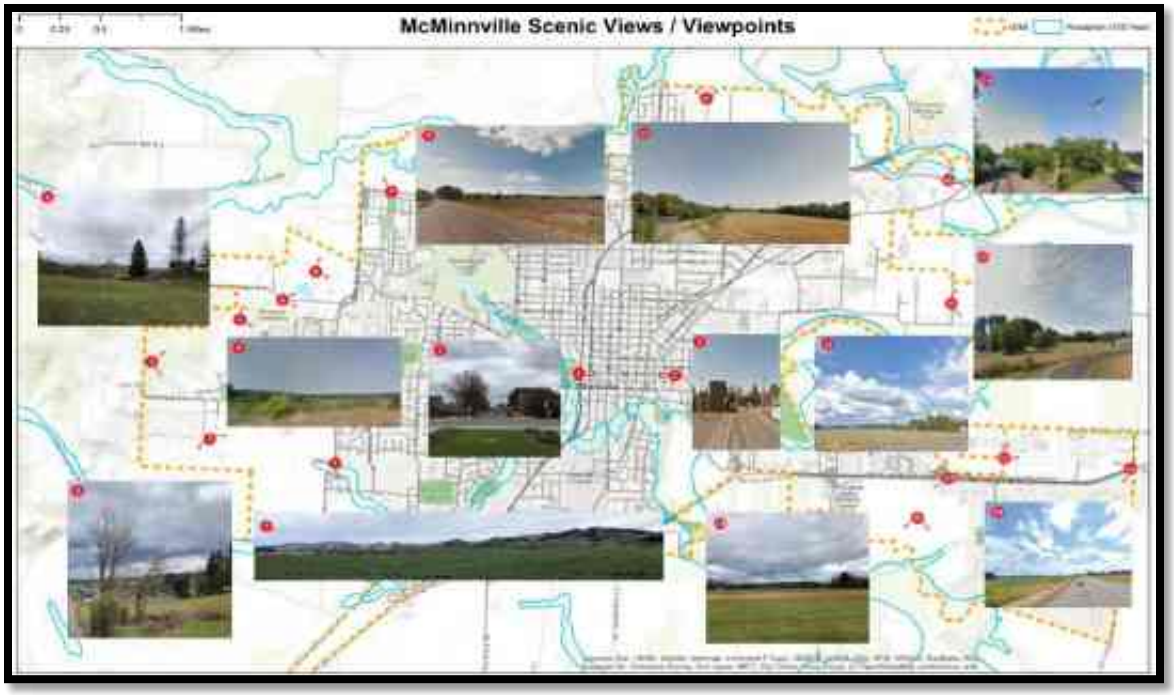
Scenic Viewpoint and Viewsheds

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, 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 and Scenic Views. 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 two 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 inventororied significant Tree Groves consistent with OAR Chapter 660, Division 23.

2. **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 Tree Groves 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 25, 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 two 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 **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, 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.

These will be discussed in more detail in Sections IX (Tree Groves), and Section X (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 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, 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 Polcies, 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), and X (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 – SATISIFIED: 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 – 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 two complementary components.

1. 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.

2. 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 two 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 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 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.

4. The Comprehensive Plan amendments and implementing Municipal Code amendments are internally consistent and mutually reinforcing.

5. The Natural Resources Program establishes a coordinated framework that balances environmental stewardship, urban livability, housing, economic development, transportation, public infrastructure, and private property rights.

6. The adopted regulations are supported by substantial evidence contained within the legislative record.

7. 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.

City of McMinnville

COMMUNITY DEVELOPMENT DEPARTMENT

STAFF REPORT

DATE: **August 25, 2026**
TO: **Adam Garvin, City Manager**
SUBMITTED BY: **Heather Richards, Community Development Director**
WRITTEN BY: **Tom Schauer, Senior Planner**
SUBJECT: **Ordinance No. 5182, Approving Zone Change Docket ZC 1-26 with Conditions**

1. *Ordinance No. 5182. An Ordinance approving a Zone Change, with conditions, to the R-4 Medium, High-Density, 5000 SF Lot Residential Zone (Docket ZC 1-26) for the easterly portion of Tax Lot R4409CD 00100 upon annexation into the City limits, approximately 3.17 acres including abutting right-of-way, located on the west side of NE McDonald Ln., generally between Chegwyn Farms Neighborhood Park and Grandhaven Elementary School.*

Report in Brief:

This is the consideration of Ordinance No. 5182 approving a Zone Map Amendment (ZC 1-26) with conditions, contingent upon approval of annexation of the subject property. The Planning Commission unanimously recommended approval of the Zone Map Amendment, subject to the conditions in the Decision Document.

For a Zone Map Amendment, per Section 17.72.130 of the Zoning Ordinance, the Planning Commission makes a recommendation to the City Council to approve or deny the application.

a. *If the decision of the Planning Commission recommends that an application be granted or that the proposal be adopted, or that the application be approved in a different form, the Planning Commission shall transmit to the City Council, a copy of the application, a scale drawing of the site, the minutes of the public hearing, the decision and findings of the Planning Commission, and any other materials deemed necessary for decision by the City Council.*

b. *If the decision of the Planning Commission recommends that the application be denied, or the proposal rejected, no further proceedings shall be held by either the Planning Commission or City Council, unless an appeal of the Commission's decision is filed.*

Upon receipt of the decision of the Planning Commission to recommend approval the Council shall:

a. *Based on the material in the record and the findings adopted by Commission and transmitted to the City Council, adopt an ordinance effecting the proposed change, or;*

b. *Call for a public hearing on the proposal subject to the notice requirements stated in Section 17.72.120(D)-(F).*

The applicable criteria and standards are identified and addressed in detail in the decision document, Exhibit A to Ordinance No. 5182.

This is an application for a zone map amendment; thus the applicable criteria are in Section 17.74.020 as provided below.

> ***17.74.020 Comprehensive Plan Map Amendment and Zone Change – Review Criteria.*** *An amendment to the official zoning map may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:*
>
> > *A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;*
> >
> > *B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.*
> >
> > *C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.*
>
> *When the proposed amendment concerns needed housing (as defined in the McMinnville Comprehensive Plan and state statute), criterion "B" shall not apply to the rezoning of land designated for residential use on the plan map.*
>
> *In addition, the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to: (1) exclude needed housing; (2) unnecessarily decrease densities; or (3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.*

Since the application concerns needed housing, and the land is designated as "Residential" on the Comprehensive Plan map, the last two paragraphs of this Section are applicable, and therefore, Criterion B is not applied.

Therefore, the two criteria that apply to the zone map amendment application are:

- Is the proposal consistent with the McMinnville Comprehensive Plan housing policies; and

- Can utilities and services be efficiently provided to serve the potential uses of the requested zoning district.

In addition, some provisions of state law apply, including OAR 660-012-0060, the section of the "Transportation Planning Rule" which applies to amendments including zone changes. This is addressed in the decision document.

The 120-day deadline for issuing a final decision is October 2, 2026.

Background:

This is an application for a Zone Change from County EF-80 zoning to City R-4 (Medium, High-Density, 5000 SF Lot Residential Zone) zoning for the remaining easterly portion of Tax Lot R4409CD 00100, approximately 3.17 acres including abutting right-of-way. This property has not been annexed into the city limits but has a pending annexation application. The zone change will be contingent upon the property being annexed into the city.

The subject property is located on the west side of NE McDonald Ln., generally between Chegwyn Farms Neighborhood Park and Grandhaven Elementary School. ***See Vicinity Map (Figure 1). See Existing and Proposed Zoning Map (Figure 2).***

The subject property is an unincorporated island surrounded by City limits on all sides, within the Urban Growth Boundary (UGB) but outside City limits. The subject property is currently zoned County EF-80.

The applicant has applied for annexation, (Docket ANX 1-25). An annexation agreement was authorized by City Council by Resolution 2025-51 on October 14, 2025, and executed by the City Manager. Final annexation approval is subject to completion of the land use decision for the zone change. The zone change would become effective upon annexation of the subject property into the City.

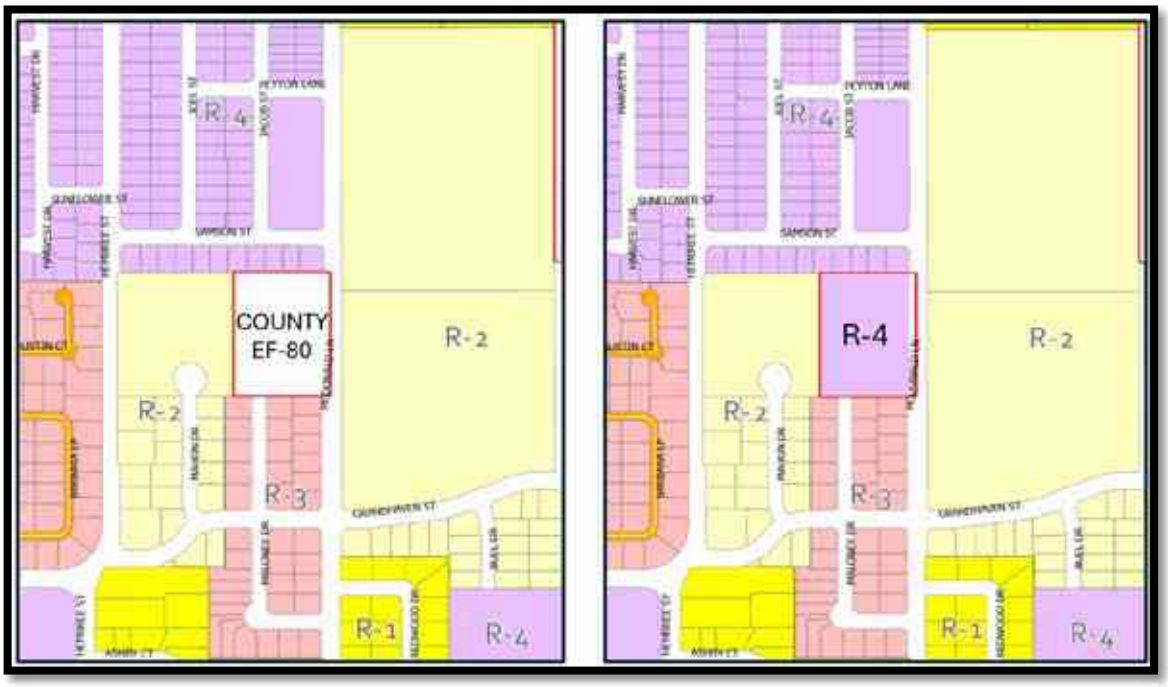
Note: *This is an application for a zone change only. The application materials submitted for the zone change also included a development plan for the property. No decision regarding the development plan will be made as part of the zone change application.*

Figure 1. Vicinity Map/Aerial Photo



Figure 2. Current and Proposed Zoning

CURRENT ZONING **PROPOSED ZONING**



The property is located where surrounding zoning includes R-2, R-3, and R-4 zoning

Discussion:

On July 16, 2026, the Planning Commission held a public hearing and heard a staff report, testimony from the applicant, and public testimony.

The written public testimony received in advance of the Planning Commission hearing and at the hearing is attached to this staff report. The Decision Document lists those who provided oral testimony at the Planning Commission hearing, and the minutes provide a summary.

At the applicant's neighborhood meeting, and as part of the application submittal, the applicant submitted materials that illustrated development of the property. However, the Zone Change application doesn't approve a specific development plan, nor does it limit development to a specific use or development plan. And this review and approval is only for a zone change request and not the conceptual development plan.

Much of the public testimony received was focused on the conceptual development plan, the applicant's illustrative plans and the characteristics of that plan, and not the actual zone change itself and the criteria for a zone change. The Planning Commission's decision and recommendation focused on the zone change and the criteria for a zone change.

The Planning Commission found that the proposed zone map amendment is consistent with the housing policies in the McMinnville Comprehensive Plan and that utility services can be provided to support the requested zone.

Thus the Planning Commission found the applicable criteria were satisfied, subject to the conditions of approval. The Planning Commission recommended that City Council approve the Zone Change, subject to the conditions in the Decision Document. The vote was 7-0.

Attachments:

1. ZC 1-26 Application and Applicant's Attachments
2. July 14, 2026 Staff Memo with Additional Information and Written Public Testimony Through July 14, 2026
3. July 16, 2026 Staff Memo with Additional Written Public Testimony Through July 15, 2026
4. Additional Written Public Testimony Submitted at July 16, 2026 Public Hearing
5. Draft minutes from July 16, 2026 Planning Commission public hearing
6. Ordinance No. 5182 with Attachments
    a. Exhibit A to Ordinance No. 5182. ZC 1-26 Decision Document

The following items are not in the packet, but are available under "Supporting Documents" on the project website at https://www.mcminnvilleoregon.gov/cd/page/zone-change-zc-1-26

- July 16, 2026 Staff Memo with Updated Planning Commission Decision Document
- Staff PowerPoint presentation from July 16, 2026 Planning Commission public hearing

Fiscal Impact:

There is no direct fiscal impact to the City of McMinnville associated with this quasi-judicial land use decision.

Alternatives:

1. **Alternative 1 [Staff Recommendation]**: **ADOPT THE ORDINANCE** approving docket ZC 1-26 with conditions, and adopting the Decision, Findings of Fact, and Conclusionary Findings per the decision document provided, as recommended by the Planning Commission.

2. **Alternative 2**: **ADOPT THE ORDINANCE** approving docket ZC 1-26 with conditions, and adopting the Decision, Findings of Fact, and Conclusionary Findings per the decision document provided, **with revisions.**

3. **Alternative 3: CALL FOR A PUBLIC HEARING,** date specific to a future City Council meeting. To meet the City's noticing requirements and deadline for issuing a decision, the public hearing would need to be scheduled for September 22, 2026.

4. **Alternative 4**: **DO NOT ADOPT THE ORDINANCE**, providing findings of fact and conclusionary findings based upon specific criteria to deny the application in the motion to not approve Ordinance No. 5182. If the application is not approved, the Applicant will be required to wait at least one year before making a similar application.

Recommendation:

The Planning Commission reviewed the proposal for consistency with the applicable criteria. The Planning Commission found that the applicable criteria were satisfied with conditions, as provided in the decision document, and **RECOMMENDED APPROVAL of the application, subject to the conditions in the Decision Document.**

Suggested Motion:

"BASED ON THE FINDINGS OF FACT, THE CONCLUSIONARY FINDINGS FOR APPROVAL, THE MATERIALS SUBMITTED BY THE APPLICANT, AND EVIDENCE IN THE RECORD, I MOVE THAT THE CITY COUNCIL ADOPT ORDINANCE NO. 5182."

City Of McMinnville
Planning Department
231 NE Fifth Street ○ McMinnville, OR 97128
(503) 434-7311 Office ○ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:
File No. ZC 1-26
Date Received 5/7/26
Fee $7,523.00
Receipt No. 213040
Received by JH

569-26-000118-PLNG

Comprehensive Plan Map Amendment/ Zone Change Application

Applicant Information

Applicant is: ☐ Property Owner ☐ Contract Buyer ☒ Option Holder ☐ Agent ☐ Other _____

Applicant Name MAC MULTI LLC (Cory Redding) Phone (503) 581-4488

Contact Name _____ Phone _____
(If different than above)

Address 2837 22nd St SE

City, State, Zip Salem, OR 97302

Contact Email credding@cdredding.com

Property Owner Information

Property Owner Name Yamhill Soil & Water Conservation District Phone (503) 472-6403
(If different than above)

Contact Name Andy Bleckinger, Executive Director Phone (503) 479-8643

Address 2200 SW 2nd Street

City, State, Zip McMinnville, OR 97128

Contact Email andy@yamhillswcd.org

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address No site address - undeveloped

Assessor Map No. R4 -4 -09CD- 100 Total Site Area 3.17 acres inc ROW

Subdivision N/A Block N/A Lot N/A

Comprehensive Plan Designation Residential Zoning Designation City (per Yamhill County)

This request is for a:

☐ ***Comprehensive Plan Amendment*** ☒ ***Zone Change***

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property. The project would include a multi-family development consisting of 75 dwelling units on the area to being annexed. The request is for the R-4 zone.

   See Zone Change Narrative for a complete description.

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2).

   See Zone Change Narrative for a complete description.

3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay. N/A

4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation. N/A

5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely.
See Zone Change Narrative for a complete description.

6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request.
See Zone Change Narrative for a complete description.

7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use.

See Zone Change Narrative for a complete description.

8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

See Zone Change Narrative for a complete description.

In addition to this completed application, the applicant must provide the following:

- ☒ *A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to* ***an electronic copy*** *with the submittal.*
- ☒ *A legal description of the parcel(s), preferably taken from the deed.*
- ☒ Compliance of Neighborhood Meeting Requirements.
- ☒ *Payment of the applicable review fee, which can be found on the Planning Department web page.*

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature — Date: 11/25/2025

Property Owner's Signature — Date: 11/25/2025

MAC MULTI LLC
Cory D Redding

May 7, 2026

City of McMinnville Community Development Department
231 NE Fifth Street
McMinnville, OR 97128

Dear Members of the City Council, Planning Commission and City Staff,

I am writing to express my heartfelt gratitude to the City of McMinnville for considering the zone change of three acres of land to support efforts in addressing the current housing shortage in McMinnville. The decision on this zone change request is a crucial step toward ensuring that McMinnville continues to grow sustainably, providing much-needed housing for current and future residents.

We recognize that housing is a critical issue in McMinnville, and the city's proactive approach in making room for new developments is both timely and necessary. This zone change will allow for the creation of housing opportunities that are vital to maintaining a strong, vibrant community. As the city's population grows, it is important that we stay ahead of the demand for housing while maintaining the quality of life that McMinnville is known for.

We deeply appreciate the open-mindedness, collaboration, and thoughtful consideration the city will demonstrate throughout the zone change process. Your willingness to engage in dialogue with us and to make decisions that are in the best interest of all residents shows true leadership and foresight. We are proud to be part of a community that prioritizes thoughtful planning, sustainability, and the needs of its people.

I look forward to continuing our work together to develop these acres into a space that will serve as a testament to the city's commitment to growth and opportunity. We are excited to contribute to the long-term success of McMinnville, and we are confident that this annexation will play a vital role in the city's future.

Once again, thank you for your leadership and your commitment to addressing McMinnville's housing needs. We are eager to be part of the solution and look forward to our continued collaboration with the city.

Sincerely,

Cory D Redding

Cory D. Redding

2837 22nd St SE
Suite 155
Salem, OR 97302

credding@cdredding.com
(503) 581-0048

THE RUX GROUP, LLC

Douglas R. Rux AICP

15532 SW Thrasher Way
Sherwood, OR 97140
Cell: 971.275.7781
Email: Drux11@yahoo.com

CITY OF MCMINNVILLE
APPLICATION FOR ZONE CHANGE REVIEW

CORY REDDING - MAC MULTI LLC
2837 22nd St SE
Salem, OR 97302

Location: S.E. ¼ S.W. ¼ Section 9, T.M. 4.4.09CD
T. 4S, R. 4W, W.M.
T.L. 100 (portion)
Yamhill County, Oregon

Prepared by: Doug Rux, AICP, The Rux Group, LLC
Scott Beck, Scott Beck Architecture, LLC
Steve Ward, Westech Engineering, Inc.
Patrick Morley
Lacy Brown, DKS Associates

Prepared for: Cory Redding- MAC Multi LLC
2837 22nd St SE
Salem, OR 97302

May 7, 2026
Revisions per City completeness review - June 8, 2026

APPLICANT'S STATEMENT

PROJECT NAME:	Parkview Apartment Living
REQUEST:	Approval of Zone Change for 3.17 Acres within the Urban Growth Boundary of McMinnville to R-4 (Medium, High Density) Zone and to comply with Annexation Agreement Resolution No. 2025-51
APPLICANT'S REPRESENTATIVE:	Doug Rux, AICP The Rux Group, LLC 15532 SW Thrasher Way Sherwood, OR 97140 971-275-7781 Drux11@yahoo.com
APPLICANT/PROPERTY OWNER:	Applicant: Cory Redding – MAC Multi LLC 2837 22nd St SE Salem, OR 97302 Property Owner: Yamhill Soil and Water Conservation District 2200 SW 2nd Street McMinnville, OR 9 7128
SITE AREA:	Tax Lot 100 (portion) = 3.17 acres
LOCATION:	3210 NE Hembree Street and NE McDonald Lane McMinnville, OR 97128 (east ½ of property)
ASSESSOR'S INFORMATION:	S.E. ¼ S.W. ¼ Section 9, T.M. 4.4.09CD T. 4S, R. 4W, W.M. T.L. 100 Yamhill County, Oregon

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FIGURES

1. Vicinity Map/Zone Map
2. County Zoning
3. Conceptual Site Plan
4. Site Photos

EXHIBITS

1. Zone Change Application Form
2. Resolution 2025-51 Annexation Agreement
3. Preliminary Title Report
4. Conceptual Site Plan
5. Property Description and Assessors Map
6. Legal Description and Map for Zone Change
7. Signed Statement Ownership
8. Neighborhood Meeting Material
9. Transportation Planning Rule Analysis/Traffic Impact Analysis
10. Sanitary Sewer System Map
11. Sanitary Sewer Analysis
12. Stormwater System Map

13. Water System Map

14. Neighborhood Area Map

DOCUMENTS INCORPORATED BY REFERENCE

McMinnville Residential Land Needs Analysis, May 2001
https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1303/4_mac_land_housing_sept01.pdf

City of McMinnville Housing Needs Analysis, November 2023
https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/ordinance/24976/ordinance_no._5141.pdf

City of McMinnville Zoning Ordinance, 2026
https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/community_development/page/1341/zoning_ordinance_-_6-26-25.pdf

City of McMinnville Transportation System Plan, May 2010
https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1305/mcminnville_tsp_2010.pdf

City of McMinnville Parks, Recreation and Open Spece Plan, June 2024
https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/parks_and_recreation/page/25383/mcminnville_prosp_adopted_res_2024-38.pdf

I. APPLICABLE ZONE MAP CHANGE REGULATIONS

A. MCMINNVILLE MUNICIPAL CODE

Title 17: Zoning

Chapter 17.21, R-4 Medium, High-Density, 5000 SF Lot Residential Zone

Section 17.21.010 Permitted Uses

Chapter 17.72: Applications and Review Process

Section 17.72.080: Legislative or Quasi-Judicial Hearings
Section 17.72.120: Applications - Public Hearings
Section 17.72.130: Public Hearing Process

Chapter 17.74: Review Criteria

Section 17.74.010: Purpose
Section 17.74.020: Comprehensive Plan Amendment and Zone Change – Review Criteria

B. MCMINNVILLE COMPREHENSIVE PLAN

Chapter II:	**Natural Resources**
Chapter III:	**Cultural, Historical, and Educational Resources**
Chapter IV:	**Economy of McMinnville**
Chapter V:	**Housing and Residential Development**
Chapter VI:	**Transportation System**
Chapter VII:	**Community Facilities**
Chapter VIII:	**Energy**
Chapter IX:	**Urbanization**
Chapter X:	**Citizen Involvement and Plan Amendment**

C. OREGON STATEWIDE PLANNING GOALS

Goal 1:	**Citizen Involvement**
Goal 2:	**Land Use Planning**
Goal 3:	**Agricultural Lands**
Goal 4:	**Forest Lands**
Goal 5:	**Open Spaces, Scenic and Historic Areas, and Natural Resources**
Goal 6:	**Air, Water and Land Resource Quality**
Goal 7:	**Natural Hazards**
Goal 8:	**Recreational Needs**
Goal 9:	**Economic Development**
Goal 10:	**Housing**
Goal 11:	**Public Facilities and Services**

Goal 12: Transportation
Goal 13: Energy Conservation
Goal 14: Urbanization

D. RESOLUTION NO. 2025-01 - ANNEXATION AGREEMENT

II. BACKGROUND:

Yamhill Soil and Water Conservation District (Property Owner) and Cory Redding – MAC Multi LLC (Applicant) are proposing to change the zoning for the property (east half) at 3210 NE Hembree Street that is in the process of being annexed into the City of McMinnville corporate limits from LDR9000 (in Yamhill County) according to City of McMinnville GIS map data to R-4 (Medium, High Density, 5000 SF Lot Residential) within the City of McMinnville. Yamhill County GIS map data has no zoning designation for the east half of the site (Figure 2). County GIS data does not identify a Comprehensive Plan designation for the subject area. Additional information in the County GIS data table indicates the zone is "city", comp plan is "city", and unzoned is "city". Conversation with city staff indicates the east half of the site has a County zoning designation of EF80 but that cannot be confirmed based on City and County GIS mapping data. A Vicinity Map/Zone Map is included as Figure 1 for the rezone to R-4. The purpose of the zone change is for the future development of Parkview Apartment Living consisting of 75 units (18 – one-bedroom, 39 two-bedroom and 18 three-bedroom units). An application is included for the rezone only as Exhibit 1.

The western portion of the property was annexed into the city limits in July 2008 via Ordinance No. 4896 and a subsequent voter approval, and leased to the City of McMinnville in October 2008 for a future park. The City subsequently developed Chegwyn Farm Neighborhood Park on the annexed property. The eastern portion of the property was not annexed and remains as an unincorporated island surrounded by the city limits. Resolution No. 2025-51 approved an Annexation Agreement to annex the remaining unincorporated island. The final decision on the annexation is expected to occur in 2026 by the City Council (Exhibit 2). The Zone Change area does not have a conservation easement.

A Conceptual Site Plan is included as Figure 3 and Exhibit 4.

Photos of the site are included as Figure 4.

Figure 1- Vicinity Map/Zone Map



Figure 2 – County Zoning



Figure 3 - Conceptual Site Layout

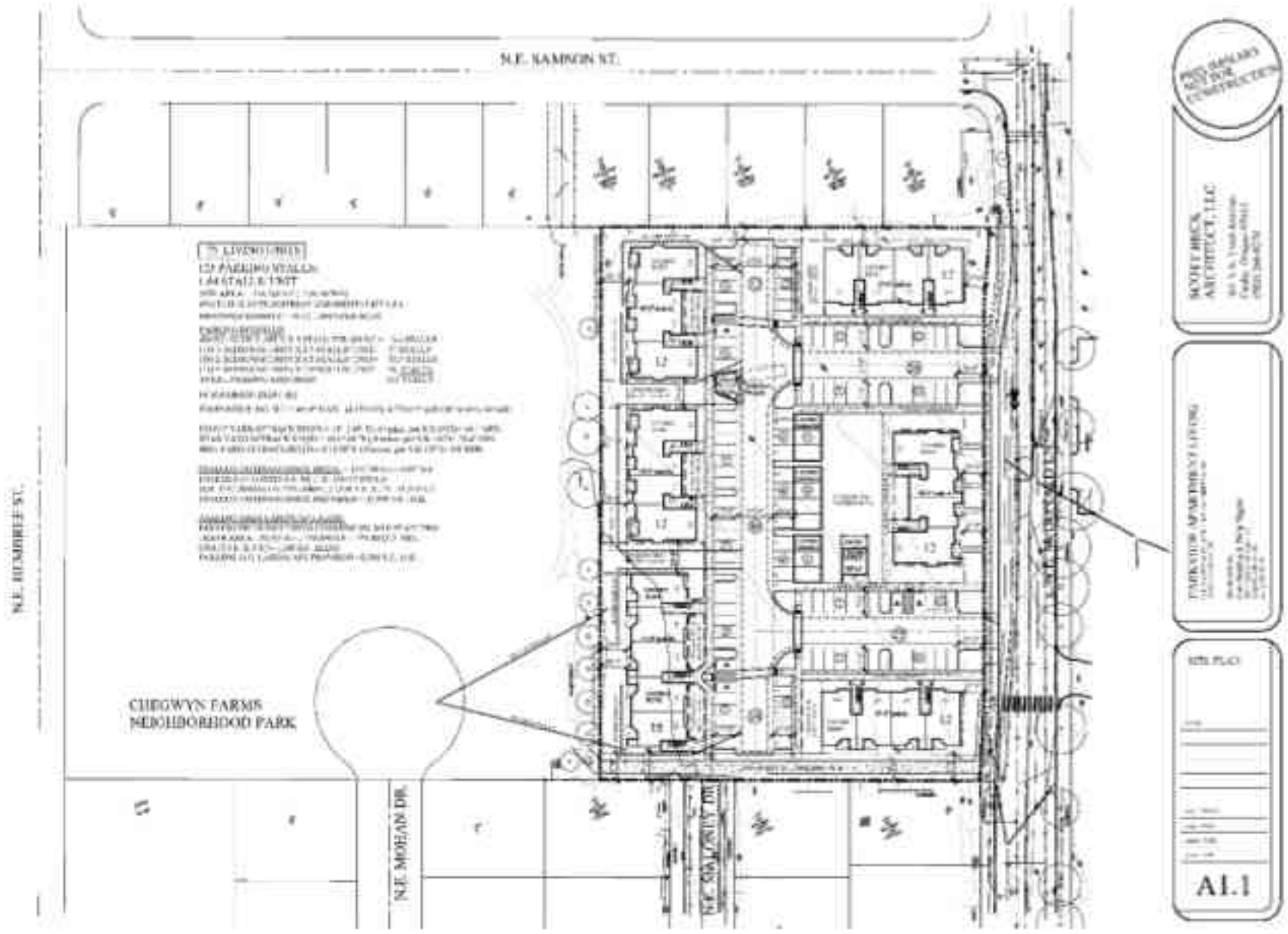


Figure 4 – Site Photos

Site Looking NW NE McDonald Lane



Site Looking West from NE McDonald Lane



Site Looking SW from NE McDonald Lane



Site Looking NE from Chegwyn Farms Neighborhood Park



The site has a City Comprehensive Plan designation of Residential.

Exhibit 3 contains documents from the Title Report for the subject property.

A Zone Change and corresponding Annexation of the subject property is a multi-step process. Cory Redding of MAC MULTI LLC has provided a cover letter explaining the proposed project.

Cory Redding -MAC Multi LLC has submitted an Annexation application and entered into an Annexation Agreement. The second step is submittal of a Zone Change application (Exhibit 1) that includes the requirements of the Annexation Agreement. The Applicant anticipates the final Annexation approval, and the Zone Change approval will occur on the same evening before the City Council under two separate actions by the City Council. The annexation will be a Legislative action and the Zone Change a Quasi-judicial action. This would be followed by the necessary land division for a Partition, landscape plan review application, and "opening day development review" TIA (which was submitted with the zone change application), public improvement permit, and required building permit approval process for physical development improvements on the site.

The required narrative with findings and documents is included in this Zone Change application.

III. FINDINGS

A. MCMINNVILLE MUNICIPAL CODE

17.21.010 Permitted Uses. In an R-4 zone, the following uses and their accessory uses are permitted:

[…]

C. Apartments; Multiple dwelling subject to the following:

1. Developments with five or more units.
2. The property on which the use will be located has direct access from a major collector or minor arterial street, or a local collector street within 600' of a collector or arterial street; or
3. The property is located within one-half mile of a planned or existing transit route; or
4. The property is within one-quarter mile from a planned or existing neighborhood or commercial shopping area.

[…]

Response: The proposed apartments meet three of the four requirements. The number of dwelling units complies with #1. Of the remaining three requirements only one needs to be met. The proposal complies with requirements #2 and #3, and #4 is not applicable. Each are discussed below.

1. There would be more than five new dwelling units. Seventy-five (75) dwelling units are proposed.

2. The subject site has direct access to NE McDonald Lane a Minor Collector. NE McDonald Lane intersects with NE Grandhaven Street, a Major Collector located 390 feet south of the southern property line of the subject site and is within the 600-foot requirement.

3. The subject site is located 1,370 feet northeast of the existing Transit Route 3 at NE Burnett

Road and NE Hembree Street following the path of NE Grandhaven Street and NE McDonald Lane. The path to the transit route is within one-half mile.

4. The subject site is 2,197 feet north from an existing neighborhood or commercial shopping area located at the intersection of NE McDonald Lane and Highway 99W and is beyond one-quarter mile, but the proposal complies with requirements #1, #2, and #3 so does not need to meet requirement #4.

> ***Chapter 17.72 Applications and Review Process***
>
> ***17.72.010 Purpose. The purpose of this chapter is to describe the various review and appeal processes for land use applications and permits in McMinnville.***
>
> ***17.72.020 Application Submittal Requirements. Applications shall be filed on forms provided by the Planning Department and shall be accompanied by the following:***
>
> ***A. A scalable site plan of the property for which action is requested. The site plan shall show existing and proposed features, such as access, lot and street lines with dimensions in feet, distances from property lines, existing and proposed buildings and significant features (slope, vegetation, adjacent development, drainage etc.)***
>
> ***B. An explanation of intent, nature and proposed use of the development, and any pertinent background information.***
>
> ***C. Property description and assessor map parcel numbers(s).***
>
> ***D. Legal description of the property when necessary.***
>
> ***E. Signed statement indicating that the property affected by the application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property.***
>
> ***F. Materials required by other sections of the McMinnville Zoning Ordinance specific to the land use application.***
>
> ***G. Other materials deemed necessary by the Planning Director to illustrate compliance with applicable review criteria, or to explain the details of the requested land use action.***

Response:

A. A Conceptual Site Plan is included as Exhibit 4.

B. This narrative explains the intent, nature and proposed use of the development and relevant background information.

C. A property description is included as Exhibit 5 along with an Assessors Map.

D. A legal description of the area that applies to the Zone Change is included as Exhibit 6.

E. Exhibit 7 is the signed statement that the Applicant has the consent of the property ownership to submit the Zone Change application.

F. Neighborhood Meeting material is included as Exhibit 8.

G. The Director requested a Transportation Planning Rule Analysis and Traffic Impact Analysis be prepared (Exhibit 9). An Annexation Agreement has been entered into (Exhibit 2). The conditions in the agreement has a Comprehensive Plan/Zoning section that requires submittal of a land use application for a Zone Map Amendment to occur. An application packet has been submitted to fulfill the requirement. Another section relates to Development with eight subsections listed as a – h. The conditions are development related and not applicable to the requested Zone Change.

> ***17.72.030 Filing Fees.*** ***The City shall charge and collect a filing fee for each such application as established by resolution of the City Council.***
>
> ***A. The applicant(s) shall submit the required filing fee at the time of application submittal;***
>
> ***B. Whether the request is approved or denied, the petitioner shall not be entitled to a refund of the initial fee paid.***

Response:

A. The Applicant has submitted the required application fee for the Zone Change.

B. The Applicant acknowledges that the Zone Change application is not refundable whether approved or denied.

> ***17.72.040 Application Review for Completeness.*** ***Upon receipt of a complete application, the Planning Director shall review the application for completeness within 30 (thirty) days of the date that the application is submitted. If, upon review, the application is found to be incomplete, the applicant shall be advised in writing of the information needed to complete the application within 30 (thirty) days of the date of application submittal. The application shall be deemed complete upon receipt of all the missing information or upon written notice from the applicant that some or all the missing information will not be provided. Throughout all land use proceedings, the burden of proof shall rest on the applicant.***

Response: The Applicant acknowledges the 30-day completeness review requirement by the Planning Director and if additional material is required the Applicant has the obligation to submit the missing information.

> ***17.72.050 Application Decision Time Limit.*** ***The City shall take final action on all land use requests that are wholly within the authority and control of the City***

within 120 days from the date the application is deemed complete. However, by agreement with the applicant, this deadline may be extended for any reasonable length of time. The 120-day period does not apply to an amendment of the comprehensive plan or a land use regulation or adoption of a new land use regulation that was forwarded to the Director of the Department of Land Conservation and Development (DLCD) as required by ORS 197.610.

Response: The Applicant acknowledges that the City has 120-days from the date the application is deemed complete to take final action on the submitted Zone Change application.

17.72.060 Limitations on Renewal or Refiling of Application. Where an application that is subject to a public hearing has been denied, no new application for the same purpose shall be filed within one year of the date of the previous denial unless the City Council or Planning Commission, for good cause, shall grant permission to do so.

Response: The Applicant understands that a denial of the submitted Zone Change application prohibits submittal of another Zone Change application for a period of 1-year unless the City Council or Planning Commission grants permission to do so.

17.72.070 Concurrent Applications. When a proposal involves more than one application for the same property, the applicant may submit concurrent applications which shall be processed simultaneously. In so doing, the applications shall be subject to the hearing procedure that affords the most opportunity for public hearing and notice.

Response: There is a separate Annexation application that has been submitted for the subject property that is under review through the separate Annexation process. No other concurrent land use application is being proposed with the Zone Change application. If approved the Applicant will submit a separate Partition application and applications for physical site improvements.

17.72.080 Legislative or Quasi-Judicial Hearings. The applications listed in this Chapter are either legislative or quasi-judicial in nature and are subject to a public hearing before the Planning Commission or City Council.

A. A requested amendment to the text of the zoning ordinance or comprehensive plan would call for a legislative-type hearing, the purpose of which is to obtain public input primarily on matters of policy. A legislative amendment may be initiated by the City Council, the Planning Commission or by the Citizens' Advisory Committee. Any other citizen may petition the City Council requesting them to initiate a text amendment.

Response: The Applicant is not proposing a zoning ordinance or comprehensive plan text amendment; therefore, the above standards do not apply.

B. An application that is site specific (such as a zone change or annexation request) would call for a quasi-judicial hearing. The decisions made as a result of such hearings must be based upon testimony submitted and supported by Findings of Fact. An amendment that is site specific may

be initiated by the City Council, the Planning Commission, the Citizens' Advisory Committee or by application of the property owner.

Response: The Zone Change application has been submitted by the Applicant with concurrence from the property owner. As required, land use decisions will be issued after public hearings are held before the Planning Commission and City Council.

17.72.090 Application Review Summary Table. The following table offers an overview of land use applications and corresponding review body. Additional information regarding the notification and approval criteria for specific land use applications can be found by referring to the procedural reference section in the right-hand column of the table. Information regarding the hearing body and the hearing procedure can be found in this chapter. (Ord. 5106 §2, 2021; Ord. 5047 §2, 2018, Ord. 5034 §2, 2017; Ord. 4984 §1, 2014).

[…]

Applications Public Hearing – Planning Commission	***Appeal of Director Decision***	***17.72.170***
	Application (Director's Decision) for which a Public Hearing is Requested	***17.72.120***
	Area Plan	***17.10***
	Comprehensive Plan Map or Text Amendment*	***17.74.020***
	Conditional Use Permit	***17.74.030-060***
	Legislative Amendments	***17.72.120***
	Master Plan	***17.10***
	Planned Development Amendment*	***17.74.070***
	Subdivision (more than 10 lots)	***17.53.070***
	Variance	***17.74.100-130***
	Zone Change*	***17.74.020***

[…]

**** Following Public Hearing, Planning Commission makes recommendation to City Council***

****** McMinnville Urban Area Management Commission***

Response: The Application is a Zone Change.

17.72.095: Neighborhood Meetings.

A. A neighborhood meeting shall be required for:

1. All applications that require a public hearing as described in Section 17.72.120, except that neighborhood meetings are not required for the following applications:

a. Comprehensive plan text amendment; or

b. Zoning ordinance text amendment; or

c. *Appeal of a Planning Director's decision; or*

d. *Application with Director's decision for which a public hearing is requested.*

2. *Tentative Subdivisions (up to 10 lots)*

3. *Short Term Rental*

Response: A Neighborhood Meeting for the submitted Zone Change application was held on November 25, 2025. As required, the Applicant has submitted the attached Neighborhood Meeting documentation to demonstrate compliance with City standards (see Exhibit 8).

B. Schedule of Meeting.

1. *The applicant is required to hold one neighborhood meeting prior to submitting a land use application for a specific site. Additional meetings may be held at the applicant's discretion.*

2. *Land use applications shall be submitted to the City within 180 calendar days of the neighborhood meeting. If an application is not submitted in this time frame, the applicant shall be required to hold a new neighborhood meeting.*

Response:

1. A Neighborhood Meeting was held on November 25, 2025.

2. This application is being submitted on May 7, 2026, which is 163 days after the Neighborhood Meeting and within the 180-day timeframe.

C. Meeting Location and Time.

1. *Neighborhood meetings shall be held at a location within the city limits of the City of McMinnville.*

2. *The meeting shall be held at a location that is open to the public and must be ADA accessible.*

3. *An 8 ½ x 11" sign shall be posted at the entry of the building before the meeting. The sign will announce the meeting, state that the meeting is open to the public and that interested persons are invited to attend.*

4. *The starting time for the meeting shall be limited to weekday evenings between the hours of 6 pm and 8 pm or Saturdays between the hours of 10 am and 4 pm. Neighborhood meetings shall not be held on national holidays. If no one arrives within 30 minutes after the scheduled starting time for the neighborhood meeting, the applicant may leave.*

Response:

1. The Neighborhood Meeting was held November 25, 2025, at Golden Valley Brew Pub, 980 NE 4th Street McMinnville, OR 97128, within the city limits of McMinnville.

2. The Neighborhood Meeting was open to the public and met ADA accessibility requirements.

3. An 8 ½ x 11" sign was posted at the entry of the building that announced the meeting beginning on November 25, 2025, and stated the meeting is open to the public and that interested persons are invited to attend (Exhibit 8).

4. The Neighborhood Meeting was held on a weekday (Tuesday, November 25, 2025, at 6 pm). This day was not a national holiday.

D. Mailed Notice.

1. ***The applicant shall mail written notice of the neighborhood meeting to surrounding property owners. The notices shall be mailed to property owners within certain distances of the exterior boundary of the subject property. The notification distances shall be the same as the distances used for the property owner notices for the specific land use application that will eventually be applied for, as described in Section 17.72.110 and Section 17.72.120.***

2. ***Notice shall be mailed not fewer than 20 calendar days nor more than 30 calendar days prior to the date of the neighborhood meeting.***

3. ***An official list for the mailed notice may be obtained from the City of McMinnville for an applicable fee and within 5 business days. A mailing list may also be obtained from other sources such as a title company, provided that the list shall be based on the most recent tax assessment rolls of the Yamhill County Department of Assessment and Taxation. A mailing list is valid for use up to 45 calendar days from the date the mailing list was generated.***

4. ***The mailed notice shall:***

    a. ***State the date, time and location of the neighborhood meeting and invite people for a conversation on the proposal.***

    b. ***Briefly describe the nature of the proposal (i.e., approximate number of lots or units, housing types, approximate building dimensions and heights, and proposed land use request).***

c. Include a copy of the tax map or a GIS map that clearly identifies the location of the proposed development.

d. Include a conceptual site plan.

5. The City of McMinnville Planning Department shall be included as a recipient of the mailed notice of the neighborhood meeting.

6. Failure of a property owner to receive mailed notice shall not invalidate the neighborhood meeting proceedings.

Response:

1. Mailed Notice was provided on October 29, 2025, based on a list provided by the City of McMinnville Planning Department (Exhibit 8).

2. Mailed notice occurred on October 29, 2025, which was 27 days before the Neighborhood Meeting.

3. The mailing list was obtained from the City of McMinnville Planning Department. The mailing occurred within 45-days of obtaining the list on October 27, 2025.

4. The mailed notice stated the date, time and location of the neighborhood meeting and invite people for a conversation on the proposal; Briefly describe the nature of the proposal; Included a copy of the tax map or a GIS map that clearly identifies the location of the proposed development; and included a conceptual site plan.

5. The McMinnville Planning Department was included in the mailed notice (Exhibit 8).

6. The Applicant believes all parties were notified of the Neighborhood Meeting as required based on the mailing list provided by the City.

E. Posted Notice.

1. The applicant shall also provide notice of the meeting by posting one 18 x 24" waterproof sign on each frontage of the subject property not fewer than 20 calendar days nor more than 30 calendar days prior to the date of the neighborhood meeting.

2. The sign(s) shall be posted within 20 feet of the adjacent right-of-way and must be easily viewable and readable from the right-of-way.

3. It is the applicant's responsibility to post the sign, to ensure that the sign remains posted until the meeting, and to remove it following the meeting.

4. ***If the posted sign is inadvertently removed (i.e., by weather, vandals, etc.), that shall not invalidate the neighborhood meeting proceedings.***

Response:

1. A sign was posted on the subject property on November 4, 2025 (see Exhibit 8).

2. The sign was within 20 feet of the adjacent right-of-way (see Exhibit 8).

3. The Applicant posted the sign on November 4, 2025.

4. The Applicant periodically checked the site to ensure that the signs were not inadvertently removed.

F. Meeting Agenda.

1. ***The overall format of the neighborhood meeting shall be at the discretion of the applicant.***

2. ***At a minimum, the applicant shall include the following components in the neighborhood meeting agenda:***
   a. An opportunity for attendees to view the conceptual site plan;

   b. A description of the major elements of the proposal. Depending on the type and scale of the particular application, the applicant should be prepared to discuss proposed land uses and densities, proposed building size and height, proposed access and parking, and proposed landscaping, buffering, and/or protection of natural resources;

   c. An opportunity for attendees to speak at the meeting and ask questions of the applicant. The applicant shall allow attendees to identify any issues that they believe should be addressed.

Response: The Neighborhood Meeting was a drop in format with an opening presentation, and the Applicant and representatives present to answer questions from the community and take community input. A Conceptual Site Plan was provided for viewing and discussion with community members. Hard copies of the Conceptual Site Plan were made available in addition to Comment Sheets. No Comment Sheets were filled out.

G. Evidence of Compliance. In order for a land use application that requires a neighborhood meeting to be deemed complete, the following evidence shall be submitted with the land use application:

1. ***A copy of the meeting notice mailed to surrounding property owners;***

2. *A copy of the mailing list used to send the meeting notices;*

3. *One photograph for each waterproof sign posted on the subject site, taken from the adjacent right-of- way;*

4. *One 8 ½ x 11" copy of the materials presented by the applicant at the neighborhood meeting; and*

5. *Notes of the meeting, which shall include:*
    a. *Meeting date;*

    b. *Meeting time and location;*

    c. *The names and addresses of those attending;*

    d. *A summary of oral and written comments received; and*

    e. *A summary of any revisions made to the proposal based on comments received at the meeting.*

Response: As required, the attached Neighborhood Meeting documentation meets the above standards (see Exhibit 8).

<u>17.72.120 Applications – Director's Review with Notification.</u> The following shall be submitted as stated above in Section 17.72.020 and shall be reviewed by the Planning Director or designee.

- *Annexation*
- *Appeal of a Planning Director's Decision*
- *Application with Director's decision for which a public hearing is requested*
- *Comprehensive Plan Map Amendment*
- *Comprehensive Plan Text Amendment*
- *Conditional Use Permit*
- *Demolition of National Register of Historic Places Structure (Public hearing held by the Historic Landmarks Committee)*
- *Planned Development*
- *Planned Development Amendment*
- *Tentative Subdivision (more than 10 lots)*
- *Urban Growth Boundary Amendment*
- *Variance*
- *Zone Change*
- *Zoning Ordinance Text Amendment*
- *Any application listed in Section 17.72.110 for which a public hearing is requested.*

The above applications are subject to the following submittal, notice, and hearing requirements:

A. ***Applications must be filed not less than 35 (thirty-five) days prior to the date of the public hearing. Applications other than those involving text amendments or other legislative matters shall be reviewed for completeness as outlined above in Section 17.72.040.***

Response: The Zone Map Amendment application was filed on May 7, 2026. The Applicant anticipates that the first evidentiary public hearing will occur at least 35 days after the application submittal as established by the City.

B. ***The Director shall send a copy of the proposal to any agency or City department identified by the Director as having interest in the proposal including those agencies and departments responsible for determining compliance with state and federal requirements. The notified agency may provide written comment regarding the proposal.***

Response: The Applicant acknowledges that the Director has the responsibility to notify any agency or city department of the submitted application.

C. ***An application to amend the comprehensive plan map, zoning ordinance text, comprehensive plan text or other application requiring notice to the Department of Land Conservation (DLCD) and Development Commission as a "post acknowledgment plan amendment" shall be submitted to the Planning Department a minimum of 55 (fifty-five) days prior to the date of the public hearing so that notice of the application can be provided to the DLCD.***

Response: The submitted application for a Zone Change requires notification to DLCD as a Post Acknowledgement Plan Amendment. The Applicant acknowledges that the application's first evidentiary public hearing will be at least 55 days after submitting the application as established by the City.

D. ***Notice of the public hearing shall be published in a newspaper of general circulation in the City, not less than five (5) days nor more than 15 (fifteen) days prior to the date of the public hearing.***

Response: The City will provide the required published notice for the public hearing meeting and the required timeline.

E. ***Written notice of a variance request shall be mailed to the applicant and all property owners within 100 feet of the exterior boundary of the subject property, and within 200 feet of the exterior boundary of the subject property for an application for a conditional use permit not fewer than 20 (twenty) nor more than 30 (thirty) days prior to the date of the public hearing.***

Response: The submitted application is not for a variance, and the criterion is not applicable.

F. ***Written notice of a request for applications other than those involving text amendments or other legislative matters shall be mailed to the applicant and all property owners within 300 feet of the exterior***

boundary of the subject property, not fewer than 20 (twenty) nor more than 30 (thirty) days prior to the date of the public hearing.

Response: Written notice was mailed by the City in accordance with the above criterion.

Written notice of an application to change a zone for all or part of a mobile home park shall be provided for the tenants of a mobile home park at least 20 (twenty) days but not more than 40 (forty) days before the date of the first public hearing on the application. (Ord. 5034 §2, 2017; Ord. 4984 §1, 2014).

Response: The submitted Zone Change application does not propose a change to the zone for all or a part of a mobile home park and the criterion is not applicable.

17.72.130 Public Hearing Process. Public hearings shall be conducted as per requirements of McMinnville Ordinance No. 3682, as amended;

A. A staff report shall be submitted to the review body, and shall be made available to the public at least seven (7) days before the date of the public hearing. Any public hearing may be continued to a specific date, time, and location by oral announcement of that specific date, time, and location prior to the hearing being recessed. This announcement is sufficient notice to all applicants, adverse parties, and interested persons, and no further notice is required.

Response: The Applicant acknowledges that the City will provide a staff report at least seven days prior to scheduled public hearings on the submitted Zone Change application.

[…]

C. Quasi-judicial hearings: A quasi-judicial public hearing may be held over on the Planning Commission's own motion or on the request of any participant in the hearing who requests an opportunity to present additional evidence, arguments, or testimony on the application.

1. Should a participant request an opportunity to present additional evidence, arguments, or testimony, the Planning Commission shall have the discretion to grant the request by either:

a. Continuing the hearing to a specific date, time and location, provided the date is at least seven (7) days after the date of the initial evidentiary hearing or,

b. Holding the record open for the submission of additional written evidence, arguments, or testimony, provided that the record shall be left open for at least seven (7) days after the date of the initial evidentiary hearing.

2. *A request for continuance or a request to keep the record open shall be granted provided that the request occurs before the conclusion of the initial evidentiary hearing and either;*

    a. *There is sufficient time under ORS 197.178, or*

    b. *The applicant requests or agrees to the extension of time.*

3. *Within 45 (forty-five) days following the public hearing on a quasi-judicial matter, and unless a continuance is announced, the Planning Commission shall make specific Findings of Fact. Based on the findings, the Planning Commission shall render a decision which shall either approve or deny the application, or approve the application in a different form.*

4. *Planning Commission decisions on the following applications shall be final unless an appeal is filed.*

    - *Appeal of Planning Director's Decision*
    - *Conditional Use Permit*
    - *Tentative Subdivision (with more than 10 lots)*
    - *Variance*
    - *Any application listed in Section 17.72.110 for which a public hearing is called.*

5. *Following the public hearing for all other quasi-judicial applications listed in Section 17.72.120, the Planning Commission shall make a recommendation to the City Council to approve or deny the application, or that the proposal be adopted or rejected, or that the application or proposal be approved in a different form.*

    a. *If the decision of the Planning Commission recommends that an application be granted or that the proposal be adopted, or that the application be approved in a different form, the Planning Commission shall transmit to the City Council, a copy of the application, a scale drawing of the site, the minutes of the public hearing, the decision and findings of the Planning Commission, and any other materials deemed necessary for decision by the City Council.*

    b. *If the decision of the Planning Commission recommends that the application be denied, or the proposal rejected, no further proceedings shall be held by either the*

Planning Commission or City Council, unless an appeal of the Commission's decision is filed.

6. *Upon receipt of the decision of the Planning Commission to recommend approval the Council shall:*

    a. *Based on the material in the record and the findings adopted by Commission and transmitted to the City Council, adopt an ordinance effecting the proposed change, or;*

    b. *Call for a public hearing on the proposal subject to the notice requirements stated in Section 17.72.120(D)-(F).*

Response: The Applicant understands the hearing process, continuance requests, leaving the record open, findings of fact, recommendations, and ordinance adoption process outlined in 1 – 6 above.

17.72.140 Mailed Notification. The names and addresses of the property owners from the Yamhill County Assessor's Office most recent property tax assessment roll shall be used for the purposes of giving notice to affected parties. Failure of a person or persons to receive notice shall not impair the validity of the hearing.

Response: The Applicant understands that the mailed notification will be derived from the Yamhill County Assessor's office property tax assessment roll.

17.72.150 Notice of Decision. Within five (5) working days after a decision has been rendered, the Planning Department shall provide written notice of the decision to all parties who participated.

Response: The Applicant recognizes that as decisions are made on the submitted Zone Change application that the City of McMinnville Planning Department will provide notice of the decision within 5 working days.

17.72.160 Effective Date of Decision. Unless an appeal is filed, a decision made by the Planning Director, or the Planning Commission shall become final fifteen (15) calendar days from the date that the notice of the decision is mailed. Unless an appeal is filed, a decision made by the City Council shall become final 21 (twenty-one) days from the date that the notice of decision is mailed. (Ord. 5106 §2, 2021)

Response: The submitted application will require McMinnville City Council approval following a review or public hearing and the decision would become final 21 days after the date the notice of decision is mailed and that effective date for ordinances is 30 days after adoption.

[…]

17.72.190 Appeal from Ruling of City Council. An action or ruling of the City

Council may be appealed to the Land Use Board of Appeals (LUBA) within 21 (twentyone) days of the date written notice of the decision is mailed.

Response: The Applicant acknowledges that they have the right to appeal a City Council decision to LUBA within 21-days after notice of the decision is mailed.

Chapter 17.74: Review Criteria

17.74.010 Purpose. *The purpose of this chapter is to provide the approval criteria for the following applications:*

- ***Comprehensive Plan Map Amendment***
- ***Conditional Use Permit***
- ***Planned Development Amendment***
- ***Variance-Administrative***
- ***Variance***
- ***Zone Change (Planned Development)***

Response: The application is for a Zone Change.

17.74.020 Comprehensive Plan Map Amendment and Zone Change - Review Criteria.

An amendment to the official zoning map may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;

Response: As required, the Applicant has addressed applicable goals and policies of the Comprehensive Plan in the narrative provided below.

B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment;

Response: The proposed Zone Change is orderly and timely considering the pattern of development in the area, surrounding land uses and changes in the neighborhood. The site is an unannexed island surrounded by the city limits and is in the process of being annexed. One of the conditions of the Annexation Agreement was to apply for a zone change and the Applicant is requesting the R-4 zone. To the north the land is zoned R-4 (Medium-High Density Residential, 5000 SF Lot Residential Zone) developed with The Bungalows at Chegwyn Village, The Bungalows

at Chegwyn Village II, and Cottages at Chegwyn Village subdivisions. To the east the land is zoned R-2 and is the location of Grandhaven Elementary School and undeveloped land to the north of the school. To the west the land is zoned R-2 (Low Density, 7000 SF Lot Residential Zone) and is the location of Chegwyn Farm Neighborhood Park. To the south the area is zoned R-3 (Medium Density, 6000 SF Lot Residential Zone) and is the location of Maloney First Addition and Witt Addition subdivisions. The requested zoning would be consistent with the R-4 zoning north of the subject site shown in Figure 1. The proposed development will adhere to the Great Neighborhood Principals which are discussed below. Because the requested R-4 zone would be for proposed apartments which are a needed housing type as described below under 17.74.020(C) subsection (B) is not applicable.

C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.

Response: Utilities and services can efficiently be provided to serve the subject property because water, sanitary sewer, stormwater is adjacent to the site. Transportation improvements are anticipated along the site frontage for NE McDonald Lane.

An existing 8" sanitary sewer line is located in NE McDonald Lane as depicted in Exhibit 10. The subject site can be connected to this existing line. There is an 8" sanitary sewer line located in NE Maloney Drive which could also be connected to. Exhibit 11 is a sanitary sewer analysis provided by Jacobs under contract with the City and paid for by the Applicant.

A public stormwater line is located in NE McDonald Lane extending north from NE Grandhaven Street to the southeast corner of the subject property as a 10" line that transitions to a 12" line. A second storm line is located approximately midpoint on the property frontage of NE McDonald Lane and extends east through an easement at the Grandhaven Elementary School site. The line is 12" from NE Samson Street south to the midpoint of the subject property. There is a 12" storm line in NE Hembree Street (Exhibit 12).

Water is provided by a 10" cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. An 8" ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12" ductile iron line is located in NE Hembree Street (Exhibit 13).

Fire service is provided by the McMinnville Fire District. Station 1 is at 175 NE First Street and Station 12 is at 210 NW Baker Creek Road.

Parks are provided by the City of McMinnville. Chegwyn Farm Neighborhood Park is located immediately west of the subject site. Rotary Nature Preserve at Tice Woods is located southwest of the subject property on NE Baker Street.

K-12 education is provided by the McMinnville School District. Grandhaven Elementary School is located across the street from the subject property. Patton Middle School is located at 1175 NE 19th Street. McMinnville High School would serve the subject property and is located at 615 NE 15th Street.

Electrical and communication services can be efficiently extended by connecting to existing lines.

When the proposed amendment concerns needed housing (as defined in the McMinnville Comprehensive Plan and state statute), criterion "B" shall not apply to the rezoning of land designated for residential use on the plan map.

In addition, the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to:

> ***(1) exclude needed housing;***
> ***(2) unnecessarily decrease densities; or***
> ***(3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.***

Response: ORS 197A.348 defines "Needed Housing" as:
"(1) As used in ORS 197A.350 and this section, "needed housing" means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes, as those terms are defined by the United States Department of Housing and Urban Development under 42 U.S.C. 1437a. "Needed housing" includes the following housing types:

> (a) Attached and detached single-family housing, middle housing types as described in ORS 197A.420 and multiple family housing for both owner and renter occupancy;
>
> (b) Government assisted housing;
>
> (c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.493;
>
> (d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions;
>
> (e) Agriculture workforce housing; and
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> (f) Single room occupancies as defined in ORS 197A.430.
>
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The submitted Zone Change application addresses a needed housing type, multiple family, housing within the City of McMinnville. MMC 17.74.020. B. does not apply as noted above. Additionally based on the above criteria, restated "… the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to

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> (3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.

The need for housing is further articulated with City analysis as discussed below.

The City's Land Needs Analysis (May 2001, incorporated by reference) base line forecast indicates that single-family and multi-family needs as 5,384 (Table 5-14) new dwelling units between 2000 and 2020. The demand for multi-family units is 1,209 (Table 5-15) in the period of 2000 – 2020. The Alternative Forecast indicates multi-family at 1,346 units (Table 5-24 & 5-26) in the period 2000 – 2020. The Alternative Forecast land need for R-4 is identified as 55 acres in the period 2000 – 2020. Table 5-29 identifies a land need of 778 units on 55 acres in the period 2000 – 2020. Table 6-2 identifies a dwelling unit need in R-4 of 588 units. Overall, the City at the time had a deficiency of 63.9 gross acres and 55.1 net acres of R-4 zoned land in the period 2000 – 2020.

The City of McMinnville Housing Needs Analysis (November 2023, incorporated by reference), which is under appeal. Figure 81 provide information on the historical density and mix from 200 – 2018. For Multi-family in the R-4 zone the unit mix is 37% and a net density of 19.1. The analysis further indicates that over the 20-year period based on population growth there will be a need for 4,657 new dwelling units. The recommended mix of units includes 33% to be multi-family. Infill development such as being proposed by the zone change indicates a need for 335 multi-family units and vacant or partially vacant land of 1,202 units (Exhibit 87 & 88). Exhibit 89 indicates a need for 375 multi-family units between 2021 – 2026, 760 multi-family units between 2021 – 2031, 1,537 multi-family units between 2021 – 2041, and 3,626 multi-family units between 2021 – 2067. Finally, the analysis indicates a deficit of 1,101 dwelling units for the period of 2021 – 2041 (Exhibit 101).

Both analyses indicate a deficit of multi-family housing in McMinnville. The proposed zone change will assist in addressing the deficiency. Therefore, the Zone Change of the subject site is essential when addressing the public need for additional housing.

[…]

B. MCMINNVILLE COMPREHENSIVE PLAN

CHAPTER II: NATURAL RESOURCES

GOAL II 1: TO PRESERVE THE QUALITY OF THE AIR, WATER, AND LAND RESOURCES WITHIN THE PLANNING AREA.

LAND

Policies:

1.00 Urbanizable lands outside the city limits, but inside the Urban Growth Boundary, shall be retained, whenever possible, in agricultural use until such time as they are needed for urban development.

Response: The subject site is currently outside the city limits (an application for annexation has been submitted) but is within the Urban Growth Boundary. The subject property is 7.04 acres (gross) in size and is partially developed with Chegwyn Farm Neighborhood Park (area annexed in 2008). The balance of the site, approximately 3.17 acres (gross) and 2.86 acres net, is undeveloped. The site has not been retained for agricultural use. There is no conservation easement on the property.

2.00 The City of McMinnville shall continue to enforce appropriate development controls on lands with identified building constraints, including, but not limited to, excessive slope, limiting soil characteristics, and natural hazards.

Response: The subject site does not have any designated development constraints, limiting soil characteristics or natural hazards in the Comprehensive Plan or zoning regulations.

3.00 The City of McMinnville shall review any identified mineral and aggregate resource locations to determine the quality of the material, the likelihood that it will be extracted and the compatibility of the site with surrounding land uses. The City shall seek to resolve any conflicts between aggregate resource locations and surrounding land uses, and shall protect, whenever possible, mineral and aggregate resources from future encroachment by incompatible uses, especially residential uses.

Response: No designation exists for the subject property for mineral or aggregate resources according to City GIS data.

4.00 The City of McMinnville, in cooperation with the Oregon Department of Geologic and Mineral Industries, shall insure that aggregate sites are reclaimed after their usefulness has expired.

Response: No designation exists for the subject property for mineral or aggregate resources.

AIR

Policies:

5.00 – 7.00

Response: Policies 5.00 - 7.00 are not applicable because the proposal does not impact DEQ, and no air quality permit would be required, and no new major emissions would be generated from future residential (multi-family) development.

WATER

Policies:

8.00 The City of McMinnville shall continue to seek the retention of high water quality standards as defined by federal, state, and local water quality codes, for all the water resources within the planning area.

9.00 The City of McMinnville shall continue to designate appropriate lands within its corporate limits as "floodplain" to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.

10.00 The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality, the Mid-Willamette Valley Council of Governments, and other appropriate agencies and interests to maintain water quality and to

implement agreed upon programs for management of the water resources within the planning area.

11.00 ***The City of McMinnville shall cooperate with McMinnville Water and Light, the Bureau of Land Management, and Yamhill County to insure that the land use development actions allowed in and around the municipal watershed do not lessen the water quality of the municipal water system below acceptable federal, state, and local standards.***

Response:

8.00 - The subject property is not a water resource location.

9.00 – The site does not have a floodplain designation.

10.00 – The site can be served by McMinnville Water & Light for water service based on information provided at the pre-application meeting.

11.00 – The site is outside of the municipal water shed area in the coast range.

NOISE

Policies:

12.00 ***The City of McMinnville shall insure that the noise compatibility between different land uses is considered in future land use decisions and that noise control measures are required and instituted where necessary.***

Response: The subject site is proposed as R-4 for residential uses (multi-family) which would be compatible with surrounding residential uses to the north, south, and west, and the elementary school to the east. The development would need to comply with noise regulations in MMC 8.10.260.

CHAPTER III CULTURAL, HISTORICAL, AND EDUCATIONAL RESOURCES

GOAL III 1: ***TO PROVIDE CULTURAL AND SOCIAL SERVICES AND FACILITIES COMMENSURATE WITH THE NEEDS OF OUR EXPANDING POPULATION, PROPERLY LOCATED TO SERVICE THE COMMUNITY AND TO PROVIDE POSITIVE IMPACTS ON SURROUNDING AREAS.***

Response: The subject site is not identified as a cultural resource site.

HISTORIC PRESERVATION

GOAL III 2: ***TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.***

Policies:

15.00 – 17.01

Response: Policies 15.00 – 17.01 do not apply because the subject site does not contain historical, cultural, architectural, or archaeological sites, structures or objects of significance. Therefore, this chapter does not apply to the submitted Zone Change application.

GOAL III 3: INCREASE PUBLIC AWARENESS AND UNDERSTANDING OF McMINNVILLE'S HISTORY AND ITS HISTORIC PRESERVATION PROGRAM

Policies:

17.02 – 17.05

Response: Policies 17.02 – 17.05 do not apply because the subject site does not contain historical, cultural, architectural, or archaeological sites, structures or objects of significance. Therefore, this chapter does not apply to the submitted Zone Change application.

GOAL III 4: ENCOURAGE THE PRESERVATION AND REHABILITATION OF HISTORIC RESOURCES

Policies:

17.06 – 17.07

Response: Policies 17.06 – 17.07 do not apply because the subject site does not contain historical, cultural, architectural, or archaeological sites, structures or objects of significance. Therefore, this chapter does not apply to the submitted Zone Change application.

GOAL III 5: DOCUMENT AND PROTECT HISTORIC RESOURCES.

Policies:

17.08 – 17.13

Response: Policies 17.08 – 17.13 do not apply because the subject site does not contain historical, cultural, architectural, or archaeological sites, structures or objects of significance. Therefore, this chapter does not apply to the submitted Zone Change application.

GOAL III 6: INCREASE HERITAGE TOURISM

Policies:

17.14 Amplify the heritage tourism program for McMinnville.

Response: Policy 17.14 does not apply because the subject site does not contain historical, cultural, architectural, or archaeological sites, structures or objects of significance. Therefore, this chapter does not apply to the submitted Zone Change application.

EDUCATION

GOAL III 7: ***TO PROVIDE FOR THE EDUCATIONAL NEEDS OF McMINNVILLE THROUGH THE PROPER PLANNING, LOCATION, AND ACQUISITION OF SCHOOL SITES AND FACILITIES.***

Policies:

18.00 – 20.00

Response: Policies 18.00 – 20.00 do not apply because the application does not propose educational facilities. Existing educational facilities are provided within McMinnville by other providers, agencies or entities.

CHAPTER IV ECONOMY OF McMINNVILLE

GOAL IV 1: ***TO ENCOURAGE THE CONTINUED GROWTH AND DIVERSIFICATION OF McMINNVILLE'S ECONOMY IN ORDER TO ENHANCE THE GENERAL WELL-BEING OF THE COMMUNITY AND PROVIDE EMPLOYMENT OPPORTUNITIES FOR ITS CITIZENS.***

Response: The subject property would be developed for apartments on approximately 2.86 acres (net) of the 3.17-acre site. Residents would be obtaining goods and services from existing commercial operations within the city supporting the economy. Residents may also be locally employed by businesses supporting the local economy.

COMMERCIAL DEVELOPMENT

GOAL IV 2: ***TO ENCOURAGE THE CONTINUED GROWTH OF McMINNVILLE AS THE COMMERCIAL CENTER OF YAMHILL COUNTY IN ORDER TO PROVIDE EMPLOYMENT OPPORTUNITIES, GOODS, AND SERVICES FOR THE CITY AND COUNTY RESIDENTS.***

Policies:

21.00 – 21.05

Response: Policies 21.00 – 21.05 do not apply because the proposal is not to designate the subject property for commercial uses.

GOAL IV 3: ***TO ENSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE THROUGH UTILIZATION OF EXISTING COMMERCIALLY DESIGNATED LANDS, THROUGH APPROPRIATELY LOCATING FUTURE NEIGHBORHOOD-SERVING AND OTHER COMMERCIAL LANDS, AND DISCOURAGING STRIP DEVELOPMENT***

General Policies:

22.00 – 24.00

Location Policies:

24.50 – 28.00

Design Policies:

29.00 – 35.00

Response: Policies 22.00 – 35.00 do not apply because the proposal is not to designate the subject property for commercial uses. The proposed use is apartments (multi-family).

GOAL IV 4: TO PROMOTE THE DOWNTOWN AS A CULTURAL, ADMINISTRATIVE, SERVICE, AND RETAIL CENTER OF McMINNVILLE.

Downtown Development Policies:

36.00 – 46.03

Response: Policies 36.00 – 46.03 do not apply because the proposal is not to designate the subject property for commercial uses. The proposed use is apartments (multi-family).

INDUSTRIAL DEVELOPMENT

GOAL IV 5: TO CONTINUE THE GROWTH AND DIVERSIFICATION OF McMINNVILLE'S INDUSTRIAL BASE THROUGH THE PROVISION OF AN ADEQUATE AMOUNT OF PROPERLY DESIGNATED LANDS.

GOAL IV 6: TO INSURE INDUSTRIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USES, THAT IS APPROPRIATELY LOCATED IN RELATION TO SURROUNDING LAND USES, AND THAT MEETS NECESSARY ENVIRONMENTAL STANDARDS.

General Policies:

47.00 – 57.00

Response: Policies 47.00 – 57.00 do not apply because the proposal is not to designate the subject property for industrial uses. The proposed use is apartments (multi-family).

CHAPTER V HOUSING AND RESIDENTIAL DEVELOPMENT

GOAL V 1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.

General Housing Policies:

58.00 City land development ordinances shall provide opportunities for development of a variety of housing types and densities.

59.00 Opportunities for multiple dwelling and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the land development regulations of the City.

60.00 Attached single dwellings and common property ownership arrangements (condominiums) shall be allowed in McMinnville to encourage land-intensive, cost-effective, owner-occupied dwellings.

61.00 The City of McMinnville shall monitor the conversion of lands to residential use to insure that adequate opportunities for development of all housing types are assured. Annual reports on the housing development pattern, housing density and mix shall be prepared for city review.

Response:

58.00 - The requested R-4 zone would provide the most flexibility for development of the site. The 3.17 acres (gross) and 2.86 acres net being annexed would be for approximately 75 apartment units with a mix of one-bedroom (18), two-bedroom (39), and three-bedroom (18) units. The net density would be 26.22 per acre. The gross density would be 23.66 units per acre.

59.00 - The proposed R-4 zone for apartments would encourage lower cost rental housing verses owner occupied housing. The housing would be developed in accordance with adopted McMinnville development regulations.

60.00 - The application does not propose attached single-family dwellings or common property ownership (condominiums).

61.00 - The City has the responsibility to prepare the annual report on housing development pattern, density and mix. The proposed multi-family housing project would add to the mix of housing types offered in McMinnville.

ORS 197A.348 defines "Needed Housing" as:
"(1) As used in ORS 197A.350 and this section, "needed housing" means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes, as those terms are defined by the United States Department of Housing and Urban Development under 42 U.S.C. 1437a. "Needed housing" includes the following housing types:

(a) Attached and detached single-family housing, middle housing types as described in ORS 197A.420 and multiple family housing for both owner and renter occupancy;

(b) Government assisted housing;
(c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.493;

(d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions;
(e) Agriculture workforce housing; and

(f) Single room occupancies as defined in ORS 197A.430.

[...]"

The submitted Zone Change application addresses a needed housing type, multiple family, housing within the City of McMinnville. MMC 17.74.020. B. does not apply as noted above. Additionally based on the above criteria, restated "... the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to

(1) exclude needed housing;
(2) unnecessarily decrease densities; or
(3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.

The need for housing is further articulated with City analysis as discussed below.

The City's Land Needs Analysis (May 2001, incorporated by reference) base line forecast indicates that single-family and multi-family needs as 5,384 (Table 5-14) new dwelling units between 2000 and 2020. The demand for multi-family units is 1,209 (Table 5-15) in the period of 2000 – 2020. The Alternative Forecast indicates multi-family at 1,346 units (Table 5-24 & 5-26) in the period 2000 – 2020. The Alternative Forecast land need for R-4 is identified as 55 acres in the period 2000 – 2020. Table 5-29 identifies a land need of 778 units on 55 acres in the period 2000 – 2020. Table 6-2 identifies a dwelling unit need in R-4 of 588 units. Overall, the City at the time had a deficiency of 63.9 gross acres and 55.1 net acres of R-4 zoned land in the period 2000 – 2020.

The City of McMinnville Housing Needs Analysis (November 2023, incorporated by reference), which is under appeal. Figure 81 provide information on the historical density and mix from 200 – 2018. For Multi-family in the R-4 zone the unit mix is 37% and a net density of 19.1. The analysis further indicates that over the 20 year period based on population growth there will be a need for 4,657 new dwelling units. The recommended mix of units includes 33% to be multi-family. Infill development such as being proposed by the zone change indicates a need for 335 multi-family units and vacant or partially vacant land of 1,202 units (Exhibit 87 & 88). Exhibit 89 indicates a need for 375 multi-family units between 2021 – 2026, 760 multi-family units between 2021 – 2031, 1,537 multi-family units between 2021 – 2041, and 3,626 multi-family units between 2021 – 2067. Finally, the analysis indicates a deficit of 1,101 dwelling units for the period of 2021 – 2041 (Exhibit 101).

Both analyses indicate a deficit of multi-family housing in McMinnville. The proposed zone change will assist in addressing the deficiency. Therefore, the Zone Change of the subject site is essential when addressing the public need for additional housing.

Housing Rehabilitation Policies:

62.00 The maintenance, rehabilitation, and restoration of existing housing in residentially designated areas shall be encouraged to provide affordable housing.

63.00 The utilization of federal and state loan and grant programs, as well as private sector financing, shall be encouraged to rehabilitate substandard housing.

Response:

62.00 – The proposed Zone Change does not include rehabilitation, and restoration of existing housing as the development site is currently undeveloped and the policy does not apply.

63.00 – The proposed Zone Change to accommodate apartments is not a rehabilitation project and the policy does not apply.

Low-Cost Housing Policies:

64.00 The City of McMinnville shall work in cooperation with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate income families.

65.00 The City of McMinnville shall coordinate with the Mid-Willamette Valley Council of Governments to develop a "fair share" plan to allocate low-cost housing throughout the tri-county region.

66.00 The City of McMinnville shall continue to allow development of its fair share of the region's low-cost housing. The share accepted will be based on quantifiable studies which take into account the amount of the low-cost housing already in the community and the overall housing opportunities in the city and region.

67.00 Subsidized low-cost housing shall be dispersed throughout the McMinnville urban area. Dispersal plans shall be coordinated with appropriate agencies.

Response:

64.00 - The Zone Change to the R-4 zone would allow for an apartment (multi-family) housing project by a private development entity to address this housing need within the community. The housing would be market rate. The policy is not applicable.

65.00 – Not applicable because this is an issue between the City and Mid-Willamette Valley Council of Governments.

66.00 - The Zone Change is to allow an apartment (multi-family) housing project that would provide market rate housing. The policy is not applicable.

67.00 – The project would not be subsidized housing. The apartment (multi-family) housing would be market rate. The policy is not applicable.

GOAL V 2: TO PROMOTE A RESIDENTIAL DEVELOPMENT PATTERN THAT IS LAND INTENSIVE AND ENERGY-EFFICIENT, THAT PROVIDES FOR AN URBAN LEVEL OF PUBLIC AND PRIVATE SERVICES, AND THAT ALLOWS UNIQUE AND INNOVATIVE DEVELOPMENT TECHNIQUES TO BE EMPLOYED IN RESIDENTIAL DESIGNS.

Policies:

Response: Policies 71.06 – 71.08 do not apply because the requested zoning is not R-1 or R-2.

Response: Policies 69.00 – 70.00 do not apply because the proposal does not propose a new regulatory ordinance and does not propose changes to zoning and subdivision ordinances.

Response: Policies 71.06 – 71.08 do not apply because the requested zoning is not R-1 or R-2.

Response: Policies 71.11 – 71.13 do not apply because the R-5 (High Density, Multiple-Dwelling Residential Zone is not being requested.

68.00 The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.

Response:

68.00 - The proposed Zone Change to R-4 would allow a compact form of development for residential housing, specifically a multi-unit apartment complex on the 2.86-acre (net) site. Urban services are available as identified in this application packet, noted above, with public infrastructure and other services such as parks, public safety and education.

71.00 The City of McMinnville shall designate specific lands inside the urban growth boundary as residential to meet future projected housing needs. Lands so designated may be developed for a variety of housing types. All residential zoning classifications shall be allowed in areas designated as residential on the Comprehensive Plan Map.

Response: The subject site is identified as Residential on the Comprehensive Plan Map. An annexation application has been filed to bring the property into the city limits. The R-4 zone has been requested to accommodate an apartment (multi-family) housing project on 2.86 acres (net). As stated above all residential zoning classifications shall be allowed in areas designated as residential on the Comprehensive Plan Map. The application complies with the policy.

71.05 The City of McMinnville shall encourage annexations and rezoning which are consistent with the policies of the Comprehensive Plan so as to achieve a continuous five-year supply of buildable land planned and zoned for all needed housing types.

Response: ORS 197A.348 defines "Needed Housing" as:
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Both analyses indicate a deficit of multi-family housing in McMinnville. The proposed zone change will assist in addressing the deficiency. Therefore, the Zone Change of the subject site is essential when addressing the public need for additional housing.

71.09 Medium and Medium-High Density Residential (R-3 and R-4) - The majority of residential lands in McMinnville are planned to develop at medium density range (4 – 8 dwelling units per net acre). Medium density residential development uses include small lot single dwelling detached uses, single dwelling attached units, duplexes, triplexes, quadplexes, townhouses, and cottage clusters. High density residential development (8 – 30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments:

1. Areas that are not committed to low density development;

2. Areas that have direct access from collector or arterial streets; or a local collector street within 600' of a collector or arterial street;

3. Areas that are not subject to development limitations such as topography, flooding, or poor drainage;

4. Areas where the existing facilities have the capacity for additional development;

5. Areas within one-quarter mile of existing or planned public transportation. (Ord. 5098, December 8, 2020; Ord. 4961, January 8, 2013; Ord. 4796, October 14, 2003)

Response:

1. The subject site is not committed for low density development. The Comprehensive Plan Map identifies the property as Residential which allows a range of residential densities. The Applicant is requesting the R-4 zone.

2. NE McDonald Lane is classified as a Minor Collector roadway in the Transportation System Plan (TSP Exhibit 2-3, incorporated by reference). The subject site would have direct access to this roadway.

3. The subject site does not have limitations for topography, flooding (no flood plan designation) or poorly drained soils to accommodate the requested R-4 zone.

4. Existing public infrastructure facilities have the capacity to accommodate development in an R-4 zone. Sanitary Sewer is already accessible to the site. An existing 8" sanitary sewer line is located in NE McDonald Lane as depicted in Exhibit 10. The subject site can be connected to this existing line. There is an 8" sanitary sewer line located in NE Maloney Drive which could also be connected to.

   Stormwater is provided in NE McDonald Lane. A public storm line storm is located in NE McDonald Lane extending north from NE Grandhaven Street to the southeast corner of the subject property as a 10" line that transitions to a 12" line. A second storm line is located approximately midpoint on the property frontage of NE McDonald Lane and extends east through an easement at the Grandhaven Elementary School site. The line is 12" from NE Samson Street south to the midpoint of the subject property. There is a 12" storm line in NE Hembree Street (Exhibit 12).

Water is provided by a 10" cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. An 8" ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12" ductile iron line is located in NE Hembree Street (Exhibit 13).

NE McDonald Lane is already improved on its east side of the roadway. Frontage improvements would be provided along the subject site frontage to finish the roadway improvements to comply with the City's Minor Collector roadway cross-section.

5. The is no existing or planned transit improvements within one-quarter mile by Yamhill County Transit. Route 3 North Loop is just beyond the ¼ mile distance at the intersection of NE Burnett Road and NE Hembree Street.

71.10 The following factors should be used to define appropriate density ranges allowed through zoning in the medium density residential areas:

1. The density of development in areas historically zoned for medium and high density development;

2. The topography and natural features of the area and the degree of possible buffering from established low density residential areas;

3. The capacity of the services;

4. The distance to existing or planned public transit;

5. The distance to neighborhood or general commercial centers; and

6. The distance from public open space. (Ord. 4796, October 14, 2003)

Response:

1. The Neighborhood Areas (Exhibit 14) described under the Great Neighborhood Principles (187.10 – 187.50) below identify the different types of development and densities. The area is designated with R-1, R-2, R-3 and R-4 residential zones. The R-3 and R-4 zones are for Medium and High Density development. Within the Immediate Neighborhood Area the land north of the subject property is zoned R-4. Designating the subject site R-4 would be consistent with the land to the north.

2. Low density residential (R-2) areas are located to the west, southwest and east of the subject property. Directly to the south the area is zoned R-3 (Medium Density). Directly north the area is zoned R-4 (Medium-High Density) with The Bungalows at Chegwyn Village, The Bungalows at Chegwyn Village II, and Cottages at Chegwyn Village subdivisions. The site is generally flat. Buffers to low density areas would be achieved by existing fencing, and proposed landscaping. The physical apartment buildings on the site would range from approximately 20 feet to 24 feet from the existing low and medium density development and 13 feet from the R-4 zone development to the north.

3. NE McDonald Lane is designated a Minor Collector.

   An existing 8" sanitary sewer line is located in NE McDonald Lane as depicted in Exhibit 10. The

subject site can be connected to this existing line. There is an 8" sanitary sewer line located in NE Maloney Drive which could also be connected to. Exhibit 11 is a sanitary sewer analysis provided by Jacobs under contract with the City and paid for by the Applicant.

A public stormwater line is located in NE McDonald Lane extending north from NE Grandhaven Street to the southeast corner of the subject property as a 10" line that transitions to a 12" line. A second storm line is located approximately midpoint on the property frontage of NE McDonald Lane and extends east through an easement at the Grandhaven Elementary School site. The line is 12" from NE Samson Street south to the midpoint of the subject property. There is a 12" storm line in NE Hembree Street (Exhibit 12).

Water is provided by a 10" cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. An 8" ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12" ductile iron line is located in NE Hembree Street (Exhibit 13).

4. Transit is provided by Route 3 – North Loop at NE Burnett Road and NE Hembree Street which is approximately 1,381 feet following the transportation system from the subject site.

5. Commercial areas are located to the south along Highway 99W which is approximately ½ mile from the subject site along NE McDonald Lane at Highway 99W.

6. Chegwyn Farm Neighborhood Park is immediately west of the subject site.

Planned Development Policies:

Policies:

72.00 – 78.00

Response: Policies 72.00 – 78.00 do not apply because a request for a planned development is not proposed.

Residential Design Policies:

Policies:

79.00 The density allowed for residential developments shall be contingent on the zoning classification, the topographical features of the property, and the capacities and availability of public services including but not limited to sewer and water. Where densities are determined to be less than that allowed under the zoning classification, the allowed density shall be set through adopted clear and objective code standards enumerating the reason for the limitations, or shall be applied to the specific area through a planned development overlay. Densities greater than those allowed by the zoning classification may be allowed through the planned development process or where specifically provided in the zoning ordinance or by plan policy. (Ord. 4796, October 14, 2003)

80.00 In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever feasible.

81.00 Residential designs which incorporate pedestrian and bikeway paths to connect with activity areas such as schools, commercial facilities, parks, and other residential areas, shall be encouraged.

82.00 The layout of streets in residential areas shall be designed in a manner that preserves the development potential of adjacent properties if such properties are recognized for development on the McMinnville Comprehensive Plan Map.

83.00 The City of McMinnville shall review the design of residential developments to insure site orientation that preserves the potential for future utilization of solar energy.

Response:

79.00 – The 2.86 acre (net) site would be used for apartment (multi-family) housing. Within the 2.86 acres to be developed there will be 75 apartment units with a mix of one-bedroom, two-bedroom and three bed-room units. This equates to 26.22 dwelling units per acre, within the 8 – 30-unit range identified in Policy 71.08. Sanitary Sewer is immediately available in NE McDonald Lane and NE Maloney Drive.

80.00 – There are no distinctive natural features on the site. The site is generally flat.

81.00 – The Conceptual Site Plan (Exhibit 4) identifies a variety of internal pathways within the proposed project area. The pathways will connect to a new public sidewalk that will be constructed on the west side of NE McDonald Lane. Paths are also shown to stub to a new path on the south side of the site connecting to Chegwyn Farm Neighborhood Park located to the west. The City of McMinnville Parks, Recreation and Open Space Plan (June 2024) identifies a future Capital Improvement Project for a path that would connect Chegwyn Farms Neighborhood Park to Grandhaven Elementary School. The Applicant is requesting that the City compensate for the public path easement and improvements either with a reimbursement or Parks SDC Credit.

82.00 – No new streets are proposed in the Conceptual Site Plan layout. There would be street frontage improvements for NE McDonald Lane.

83.00 – The physical improvements on the site will be required to be reviewed by the City for compliance.

Low-Cost Housing Development Policies:

84.00 Multiple dwelling, low-cost housing (subsidized) shall be dispersed throughout the community by appropriate zoning to avoid inundating any one area with a concentration of this type of housing.

Response: The requested R-4 zone will provide apartment (multi-family) dwellings at market rate. The proposed project is not a subsidized housing project. The policy is not applicable.

Multiple Dwelling Development Policies:

Policies:

Response: Policy 88.00 does not apply because it was deleted.

86.00 Dispersal of new multi-dwelling housing development will be encouraged throughout the City in areas designated for residential and mixed-use development to encourage a variety of housing types throughout the community and to avoid an undue concentration of multi dwelling development in specific areas of the community leading to a segregation of multi dwelling development in McMinnville from residential neighborhoods. Dispersal policies will be consistent with the Great Neighborhood Principles.

In areas where there are the amenities, services, infrastructure and public facilities to support a higher density of multi-dwelling development, and the area is commensurate with a higher concentration of multi-dwelling development without creating an unintended segregation of multi-dwelling development, such as McMinnville's downtown, the area surrounding Linfield University and Neighborhood Activity Centers, a higher concentration of multi-dwelling development will be encouraged. (Ord. 5098, December 8, 2020)

87.00 Residential developments at densities beyond that normally allowed in the multiple-dwelling zone shall be allowed in the core area subject to review by the City. These developments will be encouraged for (but not limited to) the provision of housing for the elderly.

89.00 Zoning standards shall require that all multiple-dwelling housing developments provide landscaped grounds. (Ord. 4796, October 14, 2003)

90.00 Greater residential densities shall be encouraged to locate along major and minor arterials, within one-quarter mile from neighborhood and general commercial shopping centers or within neighborhood activity centers, and within a one-half mile wide corridor centered on existing or planned public transit routes. (Ord. 5098, December 8, 2020; Ord. 4840, January 11, 2006; Ord. 4796, October 14, 2003)

91.00 Multiple dwelling housing developments, including condominiums, but excluding campus living quarters, shall be required to access off of arterials or collectors or streets determined by the City to have sufficient traffic carrying capacities to accommodate the proposed development. (Ord. 4573, November 8, 1994)

92.00 High-density housing developments shall be encouraged to locate along existing or potential public transit routes.

92.01 High-density housing shall not be located in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use. (Ord. 4796, October 14, 2003)
92.02 High-density housing developments shall, as far as possible, locate within reasonable walking distance to shopping, schools, and parks, or have access, if possible, to public transportation. (Ord. 4796, October 14, 2003)

92.03 Housing developments for the elderly shall, as far as possible, locate near community centers, parks, and shopping areas, or where transportation services can be provided to enable access to these activity areas. (Ord. 4796, October 14, 2003)

Response:

86.00 - Designation of the property as R-4 would disperse housing throughout the city. North of the subject property existing development is zoned R-4. To the east property is zoned R-2 and contains Grandhaven Elementary School. To the south the land is zoned R-3. To the west land is zoned R-2. There are amenities in the immediate area with a public park (Chegwyn Farm Neighborhood Park), infrastructure is available to be extended to the site or is immediately adjacent to the site. Review of aerial photography for the area bounded by Highway 99, NE Baker Street and the UGB shows approximately 7 multi-family housing developments plus some senior housing development. The closest multi-family development to the subject site is approximately 832 feet (in a straight line) located at the intersection of NE Hembree Street and NE Burnett Road. Other multi-family developments are located on NE Evans Street, NE Baker Road, and NE 27th Street east of NE McDonald Lane. The balance of the housing is single-family units. Providing the R-4 zone for apartments would disperse this housing type in the residential area and further the City of McMinnville Great Neighborhood Principles.

87.00 – Future development would be at the allowed density established by the R-4 zone. The subject property is not located in the core area.

89.00 – Future development would provide for landscaped grounds meeting the open space and landscape percentage requirements in MMC Title 17.

90.00 – NE McDonald Lane is designated as a Minor Collector. NE Grandhaven Street located approximately 390 feet south of the subject property, is designated a Major Collector. The proposed project would be located adjacent to or in close proximity to Major and Minor collector roadways. No public transit is provided to the property. Arterial roadways are located 2,657 feet (1/2 mile) to the south at Hwy 99W.

91.00 – Access is proposed to be taken off NE McDonald Lane, a Minor Collector.

92.00 – No public transit is provided to the property by Yamhill County Transit. The closest transit is at NE Burnett Road and NE Hembree Street.

92.01 – The subject property is not located near a railroad line, heavy industrial uses or other nuisance areas.

92.02 – Walking to shopping, schools and parks is feasible for the property. Grandhaven Elementary School is located across the street from the subject property to the east. Rotary Nature Preserve at Tice Woods Park is located southwest of the property. Shopping is located along Highway 99W to the south, approximately 2,400 feet (1/2 mile).

92.03 – The proposed project is not proposed specifically for the elderly and is not applicable.

Manufactured Home Development Policies:

Policies:

93.00 – 98.00

Response: Policies 93.00 – 98.00 do not apply because a manufactured home development is not being proposed.

Urban Policies:

99.00 An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to:

1. Sanitary sewer collection and disposal lines. Adequate municipal waste treatment plant capacities must be available.

2. Storm sewer and drainage facilities (as required).

3. Streets within the development and providing access to the development, improved to city standards (as required).

4. Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light). (as amended by Ord. 4796, October 14, 2003)

Response:

1. An existing 8" sanitary sewer line is located in NE McDonald Lane as depicted in Exhibit 10. The subject site can be connected to this existing line. There is an 8" sanitary sewer line located in NE Maloney Drive which could also be connected to. Capacity exists in the wastewater treatment facility for development within the existing Urban Growth Boundary according to city staff.

2. A public storm line storm line is located in NE McDonald Lane extending north from NE Grandhaven Street to the southeast corner of the subject property as a 10" line that transitions to a 12" line. A second storm line is located approximately midpoint on the property frontage of NE McDonald Lane and extends east through an easement at the Grandhaven Elementary School site. The line is 12" from NE Samson Street south to the midpoint of the subject property. There is a 12" storm line in NE Hembree Street (Exhibit 12).

3. NE McDonald Lane is classified as a Minor Collector in the Transportation System Plan (Exhibit 2-3). The street provides access to the site. The roadway will need additional improvements along the property frontage which will be determined at the time physical site improvements are proposed.

4. Water is provided by a 10" cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. A 8" ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12" ductile iron line is located in NE Hembree Street (Exhibit 13).

Lot Sales Policy:

Policy:
99.10

Response: Policy 99.10 is not applicable because lots will not be made available for sale in the proposed development.

CHAPTER VI TRANSPORTATION SYSTEM

GOAL VI 1: ***TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.***

MASS TRANSPORTATION

Policies:

100.00 – 105.00

Response: Policies 100.00 – 105.00 do not apply because a mass transit facility is not proposed at the subject site.

TRANSPORTATION DISADVANTAGED

Policies:

106.00 – 107.00

Response: Policies 106.00 – 107.00 do not apply because they are City of McMinnville responsibilities to coordinate with providers for transportation disadvantaged individuals.

RAIL

Policies:

108.00 – 112.00

Response: Policies 108.00 – 112.00 do not apply because the proposed request is not related to rail facilities.

AIR

Policies:

113.00 – 116.00

Response: Policies 113.00 – 116.00 do not apply because the proposed request is not related to air transport facilities.

STREETS

Policies:

Response: Policies 123.00 – 125.00 are not applicable because the application does not require coordination with other governmental entities on maintenance of the road network and the site is not along Highway 99W.

117.00 ***The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.***

Response: The subject property is fronted by NE McDonald Lane which provides access to the site. NE Maloney Drive terminates at the south side of the property. The Applicant will provide a barrier and connect the sidewalks on NE Maloney to the required east/west public path connecting NE McDonald Lane to Chegwyn Farm Neighborhood Park. The McMinnville Transportation System Plan (2010, incorporated by reference) identifies the transportation system to provide access to parcels.

118.00 ***The City of McMinnville shall encourage development of roads that include the following design factors:***

1. ***Minimal adverse effects on, and advantageous utilization of, natural features of the land.***

2. ***Reduction in the amount of land necessary for streets with continuance of safety, maintenance, and convenience standards.***

3. ***Emphasis placed on existing and future needs of the area to be serviced. The function of the street and expected traffic volumes are important factors.***

4. ***Consideration given to Complete Streets, in consideration of all modes of transportation (public transit, private vehicle, bike, and foot paths).***

5. ***Connectivity of local residential streets shall be encouraged. Residential cul-de-sac streets shall be discouraged where opportunities for through streets exist***

Response: No new public roadways would be proposed by the development under the R-4 zone. Improvements would occur along the subject site's frontage with NE McDonald Lane in accordance with the Transportation System Plan, 2010 and city regulations.

119.00 ***The City of McMinnville shall encourage utilization of existing transportation corridors, wherever possible, before committing new lands.***

120.00 ***The City of McMinnville may require limited and/or shared access points along major and minor arterials, in order to facilitate safe access flows.***

121.00 ***The City of McMinnville shall discourage the direct access of small- scale residential developments onto major or minor arterial streets and major collector streets.***

Response:

119.00 – NE McDonald Lane is an existing transportation corridor. NE Maloney Drive is also an existing transportation corridor. No new roadways are proposed to be constructed, and the existing transportation system would be utilized.

120.00 – The subject site would have access off NE McDonald Lane at two locations to provide onsite circulation and to accommodate emergency services responses. This will provide safe access for the site. Access locations for emergency service have been discussed with the McMinnville Fire Department. No access to a major or minor arterial is proposed.

121.00 – No access to a major or minor arterial is proposed. NE McDonald Lane is classified as a Minor Collector (TSP Exhibit 2-3, incorporated by reference).

122.00: ***The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:***

1. Major, minor arterials.
–Access should be controlled, especially on heavy traffic-generating developments.

–Designs should minimize impacts on existing neighborhoods.

–Sufficient street rights-of-way should be obtained prior to development of adjacent lands.

–On-street parking should be limited wherever necessary.

–Landscaping should be required along public rights-of-way. (Ord.4922, February 23, 2010)

2. Major, minor collectors.

–Designs should minimize impacts on existing neighborhoods.

–Sufficient street rights-of-way should be obtained prior to development of adjacent lands.
–On-street parking should be limited wherever necessary.

–Landscaping should be required along public rights-of-way. (Ord.4922, February 23, 2010)

–As far as is practical, residential collector streets should be no further than 1,800 feet apart in order to facilitate a grid pattern of collector streets in residential areas.

3. Local Streets

–Designs should minimize through-traffic and serve local areas only.

–Street widths should be appropriate for the existing and future needs of the area.

–Off-street parking should be encouraged wherever possible.

–Landscaping should be encouraged along public rights-of- way.

Response:

122.00 - NE McDonald Lane is classified as a Minor Collector. The roadway exists and minimizes the impact in the broader neighborhood area. Right-of-way dedication is anticipated with street frontage improvements to meet the Minor Collector street cross section requirements. On-street parking will need to be evaluated for functional capability only for the property frontage. Landscaping will need to be accommodated either in a planter strip or behind a curb-side sidewalk depending on the city's desire for the street cross-section requirements. The roadway system within the area is established and is represented in the Transportation System Plan.

PARKING

Policies:

126.00 The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future developments and land use changes.

127.00 The City of McMinnville shall encourage the provision of off-street parking where possible, to better utilize existing and future roadways and rights-of-way as transportation routes.

128.00 The City of McMinnville shall continue to assist in the provision of parking spaces for the downtown area.

Response:

126.00 - As shown on the Conceptual Site Plan parking for the future development would be located on-site and not within the public right-of-way (Exhibit 4). Any parking allowed within NE McDonald Lane will need to be determined by the City of McMinnville.
127.00 – Development of the site will comply with city off-street parking standards.

128.00 – Not applicable because the site is not in the downtown area.

BIKE PATHS

Policies:

130.00 The City of McMinnville shall encourage implementation of the Bicycle System Plan that connects residential areas to activity areas such as the

downtown core, areas of work, schools, community facilities, and recreation facilities.

130.05 *In areas where bikeways are planned, the City may require that new development provide bikeway improvements such as widened streets, bike paths, or the elimination of on-street parking. At the minimum, new development shall be required to make provisions for the future elimination of on-street parking along streets where bikeways are planned so that bike lanes can be striped in the future. Bike lanes and bike paths in new developments shall be constructed to standards recommended in the bikeway plan.*

131.00 *The City of McMinnville shall encourage development of bicycle and footpaths in scenic and recreational areas as part of future parks and activities.*

132.00 *The City of McMinnville shall encourage development of subdivision designs that include bike and foot paths that interconnect neighborhoods and lead to schools, parks, and other activity areas. (Ord. 4922, February 23, 2010; Ord. 4260, August 2, 1983)*

Response:

130.00 – NE McDonald Lane is identified not to have a bike system improvement north of NE Grandhaven Street (TSP Exhibit 6-3, incorporated by reference).

130.05 - NE McDonald Lane is identified not to have a bike system improvement north of NE Grandhaven Street (TSP Exhibit 6-3, incorporated by reference).

131.00 – Not applicable because the property is not identified in a scenic or recreational area.

132.00 – Not applicable because a subdivision is not being proposed.

SYSTEM PLAN

132.23.00 *The McMinnville Transportation System Plan shall be updated as necessary to remain consistent with: (a) the city's land use plan; (b) regional and statewide plans; and (c) the applicable local, State, and federal law. (Ord. 4922, February 23, 2010)*

Response: Not applicable to the application. Updates to the TSP are the responsibility of the City of McMinnville.

COMPLETE STREETS

132.24.00 *The safety and convenience of all users of the transportation system including pedestrians, bicyclists, transit users, freight, and motor vehicle drivers shall be accommodated and balanced in all types of transportation and development projects and through all phases of a project so that even the most vulnerable McMinnville residents – children, elderly, and persons with disabilities – can travel safely within the public right-of-way. Examples of how the Compete Streets policy is implemented:*

1. *Design and construct right-of-way improvements in compliance with ADA accessibility guidelines (see below).*

2. *Incorporate features that create a pedestrian friendly environment, such as:*

   a. *Narrower traffic lanes;*

   b. *Median refuges and raised medians;*

   c. *Curb extensions ("bulb-outs");*

   d. *Count-down and audible pedestrian signals;*

   e. *Wider sidewalks;*

   f. *Bicycle lanes; and*

   g. *Street furniture, street trees, and landscaping*

3. *Improve pedestrian accommodation and safety at signalized intersections by:*

   a. *Using good geometric design to minimize crossing distances and increase visibility between pedestrians and motorists.*
   b. *Timing signals to minimize pedestrian delay and conflicts.*
   c. *Balancing competing needs of vehicular level of service and pedestrian safety. (Ord. 4922, February 23, 2010)*

Response: Improvements to NE McDonald Lane will be provided based on requirements from the City that implement the Complete Street policy as applicable to the identified roadway frontage.

MULTI-MODAL TRANSPORTATION SYSTEM

132.25.00 *The transportation system for the McMinnville planning area shall consist of an integrated network of facilities and services for a variety of motorized and non-motorized travel modes.*

Response: The McMinnville TSP identifies a multi-modal transportation system. NE McDonald Lane accommodates vehicles and pedestrians to implement the Plan. The Transportation Planning Analysis/Traffic Impact Analysis (TPR/TIA) in Exhibit 9 notes the multimodal system on the area for sidewalks and bike lanes.

CONNECTIVITY AND CIRCULATION

132.26.00 *The vehicle, pedestrian, transit, and bicycle circulation systems shall be designed to connect major activity centers in the McMinnville planning area, increase the overall accessibility of downtown and other centers, as well as provide access to neighborhood residential, shopping, and industrial areas, and McMinnville's parks and schools.*

132.26.05 ***New street connections, complete with appropriately planned pedestrian and bicycle features, shall be incorporated in all new developments consistent with the Local Street Connectivity map.***

Response:

132.26.00 – Streets in the immediate vicinity include NE McDonald Lane, NE Maloney Drive, NE Hembree Street and NE Grandhaven Street. These roadways are part of an overall comprehensive transportation system providing vehicle, pedestrian, transit, and bicycle circulation to activity centers and neighborhood areas.

132.26.05 – Not applicable because no new street connections are proposed.

SUPPORTIVE OF GENERAL LAND USE PLAN DESIGNATIONS AND DEVELOPMENT PATTERNS

132.27.00 ***The provision of transportation facilities and services shall reflect and support the land use designations and development patterns identified in the McMinnville Comprehensive Plan. The design and implementation of transportation facilities and services shall be based on serving current and future travel demand—both short-term and long-term planned uses.***

Response: NE McDonald Lane is a Minor Collector. NE Grandhaven is a Major Collector. These roadway designations support the Comprehensive Plan designation for Residential given to the location of the subject property. The Transportation Planning Analysis/Traffic Impact Analysis (TPR/TIA) in Exhibit 9 further notes the transportation facilities.

REGIONAL MOBILITY

132.28.00 ***A balanced system of transportation facilities and services shall be designed for the McMinnville planning area to accommodate the mobility needs of residents, businesses, and industry.***

Response: The McMinnville Transportation System Plan establishes a balanced system of transportation facilities and services. Development of the subject property will improve the abutting transportation system (NE McDonald Lane) to City requirements. The Transportation Planning Analysis/Traffic Impact Analysis (TPR/TIA) in Exhibit 9 analysis the impact the proposed development will have on the transportation system noting that the system maintains its operation capacity and function.

GROWTH MANAGEMENT

132.29.00 ***The construction of transportation facilities in the McMinnville planning area shall be timed to coincide with community needs, and shall be implemented so as to minimize impacts on existing development. Prioritization of improvements should consider the City's level of service standards.***

Response: The McMinnville Transportation System Plan establishes a transportation system. Development of the subject property will improve the abutting transportation system along the

property street frontage to City requirements. The Transportation Planning Analysis/Traffic Impact Analysis (TPR/TIA) in Exhibit 9 indicates that no mitigation is required on the system beyond the frontage improvements.

132.29.05 ***Off-site improvements to streets or the provision of enhanced pedestrian and bicycle facilities in the McMinnville planning area may be required as a condition of approval for land divisions or other development permits.***

Response: The McMinnville Transportation System Plan establishes a transportation system. Development of the subject property will improve the abutting transportation system along the property street frontage to City requirements. A pedestrian crossing is proposed on NE McDonald Lane to access Grandhaven Elementary Scholl. The TPR/TIA (Exhibit 9) recommends that the crossing be located north of the south access to the subject site for pedestrian safety. A pedestrian path is proposed on the south side of the subject site to provide access to Chegwyn Farm Neighborhood Park as shown on Exhibit 4 and in accordance with Resolution 2025-51 Annexation Agreement.

TRANSPORTATION SYSTEM AND ENERGY EFFICIENCY

132.30.00 ***The implementation of transportation system and transportation demand management measures, provision of enhanced transit service, and provision of bicycle and pedestrian facilities in the McMinnville planning area shall be embraced by policy as the first choice for accommodating travel demand and relieving congestion in a travel corridor, before street widening projects for additional travel lanes are undertaken.***

Response: Not applicable to the application because the City has the responsibility to address the issues through its Transportation System Plan.

132.30.05 ***The McMinnville Transportation System Plan shall promote alternative commute methods that decrease demand on the transportation system, options which also enhance energy efficiency such as using transit, telecommuting, carpooling, vanpooling, using flexible work schedules, walking, and bicycling. (Ord. 4922, February 23, 2010)***

Response: Not applicable to the application because the City has the responsibility to address the issues through its Transportation System Plan.

TRANSPORTATION SAFETY

132.31.00 ***The City of McMinnville shall make the design, construction, and operation of a safe transportation system for all modes of travel a high priority.***

Response: The McMinnville Transportation System Plan establishes a transportation system. Development of the subject property will improve the abutting transportation system along the property frontage to City requirements.

PUBLIC SAFETY

132.32.00 ***The safe, rapid movement of fire, medical, and police vehicles shall be an integral part of the design and operation of the McMinnville transportation system.***

Response: The abutting transportation system to the subject property and its connected nature to the balance of the overall transportation system provides for safe, rapid movement of fire, medical, and police vehicles to serve the subject property.

ACCESSIBILITY FOR PERSONS WITH DISABILITIES

132.33.00 ***The McMinnville transportation system shall be designed with consideration of the needs of persons with disabilities by meeting the requirements set forth in the Americans with Disabilities Act (ADA). (Ord. 4922, February 23, 2010)***

Response: The City of McMinnville has an adopted Transportation System Plan – 2010 that implements the policy.

ECONOMIC DEVELOPMENT

Response: Policies 132.34.00 – 132.34.05 do not apply because the proposal is not for a commercial activity.

LIVABILITY

132.35.00 ***Transportation facilities in the McMinnville planning area shall be, to the degree possible, designed and constructed to mitigate noise, energy consumption, and neighborhood disruption, and to encourage the use of public transit, bikeways, sidewalks, and walkways.***

Response: The City of McMinnville has an adopted Transportation System Plan that implements the policy.

HEALTH AND WELFARE

132.36.00 ***Through implementation of its Complete Streets policy and the TSP by enhancing its pedestrian and bicycle systems, the City of McMinnville will help encourage greater physical activity and improved health and welfare of its residents.***

Response: NE McDonald Lane supports modes of travel, encouraging greater physical activity for area residents.

TRANSPORTATION SUSTAINABILITY

132.37.00 ***Through implementation of the TSP and the Comprehensive Plan, the City of McMinnville will, to the extent possible, seek measures that simultaneously help reduce traffic congestion, pollution, crashes and***

consumer costs, while increasing mobility options for non-drivers, and encouraging a more efficient land use pattern.

Response: As indicated in the above narrative, the Applicant's proposal demonstrates adherence to the Transportation System Plan -2010 and Comprehensive Plan policies that support multi-modal transportation, safety goals, transportation sustainability, and connectivity to area businesses, residences, parks, open spaces, and recreation amenities.

AESTHETICS AND STREETSCAPING

132.38.00 ***Aesthetics and streetscaping shall be a part of the design of McMinnville's transportation system. Streetscaping, where appropriate and financially feasible, including public art, shall be included in the design of transportation facilities. Various streetscaping designs and materials shall be utilized to enhance the livability in the area of a transportation project. (Ord. 4922, February 23, 2010)***

Response: The City of McMinnville has an adopted Transportation System Plan - 2010 that implements the Policy.

INTERGOVERNMENTAL COORDINATION AND CONSISTENCY

Response: Policy 132.38.00 does not apply because no change to the Transportation System Plan is proposed.

GROWTH MANAGEMENT

132.40.00 ***Mobility standards will be used to evaluate the transportation impacts of long-term growth. The City should adopt the intersection mobility standards as noted in Chapter 2 of the Transportation System Plan. (Ord. 4922, February 23, 2010)***

Response: The McMinnville TSP, Chapter 2 has mobility standards to evaluate growth and intersection mobility. Exhibit 9 for the TPD/TIA analysis analyzes proposed development on the subject site for compliance with volume to capacity adopted levels.

132.40.05 ***Conditions of Approval–In accordance with the City's TSP and capital improvements plan (CIP), and based on the level of impact generated by a proposed development, conditions of approval applicable to a development application should include:***

1. Improvement of on-site transportation facilities,

2. Improvement of off-site transportation facilities (as conditions of development approval), including those that create safety concerns, or those that increase a facility's operations beyond the City's mobility standards; and

3. Transportation Demand Management strategies. (Ord. 4922, February 23, 2010)

Response: The development will comply with conditions of approval related to transportation improvements based on the impact generated and requirements within the TSP.

132.40.10 Multi-modal Improvements – To manage growth, improvements to transportation facilities may include both motorized and non-motorized facilities improvements, constructed in accordance with the City's minimum design standards. (Ord. 4922, February 23, 2010)

Response: NE McDonald Lane has a sidewalk north of NE Grandhaven Street on its east side. On the west side the sidewalk stops at the south property line of the subject site. Frontage improvements will be done along the property frontage to fill in the missing sidewalk segment. Bike lanes are not identified on NE McDonald Lane.

132.40.15 Transportation SDCs – The City should update its transportation systems development charge (SDC) to address growth-related traffic impacts.

Response: The City has the responsibility to administer its SDC program. The development will pay the appropriate Transportation SDC.

CIRCULATION

132.41.00 Residential Street Network – A safe and convenient network of residential streets should serve neighborhoods. When assessing the adequacy of local traffic circulation, the following considerations are of high priority:

1. ***Pedestrian circulation;***
2. ***Enhancement of emergency vehicle access;***
3. ***Reduction of emergency vehicle response times;***
4. ***Reduction of speeds in neighborhoods;, and***
5. ***Mitigation of other neighborhood concerns such as safety, noise, and aesthetics.***

Response: The City of McMinnville has an adopted Transportation System Plan that implements the Policy. Improvements to NE McDonald Lane will fill in missing sidewalk connections. A mid-block pedestrian crossing is also required per the Annexation Agreement that can assist in reducing traffic speeds.

132.41.05: Cul-de-sac streets in new development should only be allowed when connecting neighborhood streets are not feasible due to existing land uses, topography, or other natural and physical constraints.

Response: No cul-de-sac streets are proposed.

132.41.10 Limit Physical Barriers – The City should limit the placement of facilities or physical barriers (such as buildings, utilities, and surface water management facilities) to allow for the future construction of streets that

facilitate the establishment of a safe and efficient traffic circulation network. (Ord. 4922, February 23, 2010)

Response: No new buildings are proposed that would encumber the ability to improve the transportation system.

132.41.15 Establish Truck Routes – To support the efficient and safe movement of goods and freight, the City should establish and identify truck routes to the city's major destinations. Such routes should be located along arterial roadways and should avoid potential impacts on neighborhood streets. (Ord. 4922, February 23, 2010)

Response: The TSP - 2010, Chapter 8 (incorporated by reference) identifies designated truck routes. NE McDonald Lane and Grandhaven Street are not designated truck routes.

132.41.20 Modal Balance – The improvement of roadway circulation must not impair the safe and efficient movement of pedestrians and bicycle traffic. (Ord. 4922, February 23, 2010)

Response: The McMinnville TSP -2010 has the overall community circulation system for vehicle, pedestrian and bicycles. The system is designed for the efficient movement of pedestrians and bicycle traffic.

132.41.25 Consolidate Access – Efforts should be made to consolidate access points to properties along major arterial, minor arterial, and collector roadways. (Ord. 4922, February 23, 2010)

Response: NE McDonald Lane is a Minor Collector. There are no current driveway access to NE McDonald Lane from the site. Two new accesses are proposed to allow appropriate access and emergency services access.

132.41.30: Promote Street Connectivity – The City shall require street systems in subdivisions and development that promote street connectivity between neighborhoods.

Response: Extension of NE Maloney Drive is not proposed and is not required based on discussions with City staff.

STREET WIDTH – HUMAN SCALE

132.42.00 Generally, a major arterial street should not be widened beyond two through lanes in each direction with auxiliary turn lanes as appropriate. Minor arterials and collector streets should not be widened beyond one through lane in each direction with auxiliary left-turn lanes as appropriate. Major arterial streets with more than five lanes and minor arterial and collector streets with more than three lanes are perceived as beyond the scale that is appropriate for McMinnville. (Ord. 4922, February 23, 2010)

Response: NE McDonald Lane has two travel lanes, one in each direction.

NEIGHBORHOOD TRAFFIC MANAGEMENT

Response: Policies 132.43.00 - 132.42.05 do not apply because no new streets are proposed.

132.43.10 ***Limited Neighborhood Cut–Through Traffic – Local residential streets should be designed to prevent or discourage their use as shortcuts for through traffic. Local traffic control measures should be coordinated with the affected neighborhood.***

Response: No new streets are proposed that would allow for cut-through traffic.

ACCESS MANAGEMENT

132.44.00 ***The City should continue to coordinate with ODOT in the administration of jointly adopted plans to manage access and highway improvements as noted in Chapter 2 of the Transportation System Plan. (Ord. 4922, February 23, 2010)***

Response: Policy 132.44.00 does not apply because the subject property is not located on an ODOT facility.

IMPERVIOUS SURFACE AREA

132.45.00 ***Supplement Street Design Standards – McMinnville's standards should be supplemented to achieve reductions in impermeable surfaces, consistent with safety and operating standards. Innovative design and materials should be utilized to reduce impermeable surfaces.***

Response: The existing impervious surface with frontage improvements and right-of-way dedication for NE McDonald Lane is appropriate for existing and planned development using the roadway.

ENVIRONMENTAL PRESERVATION

Response: Policies 132.46.00 – 132.46.10 do not apply because the frontage streets are existing.

AESTHETICS

Response: Policy 132.47.00 does not apply because the city has existing street design standards.

SAFETY AND MAINTENANCE

132.48.00 ***Pavement Maintenance Plan Implementation – The City should develop and implement its pavement maintenance plan to best preserve the existing transportation infrastructure. (Ord. 4922, February 23, 2010)***

132.49.00 ***Routing System Inspection – The City should promote safety through continued and routine inspection and rehabilitation of existing signage, roadway striping, and street lighting; identifying and rectifying existing deficiencies as they are identified. (Ord. 4922, February 23, 2010)***

Response: Policies 132.47.00 – 132.49.00 do not apply because maintenance and inspections are the responsibility of the City.

SYSTEM INVENTORY

132.50.00 **System Inventory – The City shall inventory and map existing pedestrian facilities. Facility inventories and selected inventory updates should be performed every five years to determine the success or failure of meeting the Plan's pedestrian goal, objectives, and policies. The city has already partially met this policy objective having completed the walking inventory of all public streets as part of the TSP. (Ord. 4922, February 23, 2010)**

Response: Policy 132.50.00 does not apply because this is a City responsibility.

SYSTEMS DEVELOPMENT

132.51.00 ***Formalize New Sidewalk Construction Program – To complete the pedestrian facility network, the City will formalize a New Sidewalk Construction Program that reflects the City's funding resources. This program will give priority to the construction of missing sidewalks in already developed areas of the city that would provide improved access to schools, parks, shopping, and transit services. (Ord. 4922, February 23, 2010)***

Response: Not applicable to the proposed application as the policy is the responsibility of the City.

132.51.05 ***Ensuring Future Sidewalk Connections – All future development must include sidewalk and walkway construction as required by the McMinnville Zoning Ordinance and City Code and adopted City of McMinnville Design Standards. All road construction or renovation projects shall include sidewalks. The City will support, as resources are available, projects that would remove identified barriers to pedestrian travel or safety. (Ord. 4922, February 23, 2010)***

Response: The proposed project will construct the missing section of sidewalk on the west side of NE McDonald Lane as part of the frontage improvement. This will provide a continues sidewalk from NE Grandhaven Street to NE Samson Street.

132.51.10 ***Complete Connections with Crosswalks – All signalized intersections must have marked crosswalks. School crosswalks will be marked where crossing guards are provided. Subject to available funding, and where appropriate, marked crosswalks, along with safety enhancements (medians and curb extensions), shall be provided at unsignalized intersections and uncontrolled traffic locations in order to provide greater mobility in areas frequently traveled by persons with limited mobility. Marked crosswalks may also be installed at other high volume pedestrian locations without medians or curb extensions if a traffic study shows there would be a benefit to those pedestrians. (Ord. 4922, February 23, 2010)***

Response: The proposed site improvements will construct a mid-block pedestrian crossing that will allow students the ability to cross the street from the proposed development and provide access to Chegwyn Farm Neighborhood Park. Exhibit 9 TPR/TIA provides additional information on the proposed pedestrian crossing and pedestrian safety evaluation.

132.51.15 ***Connecting Shared-Use Paths – The City will continue to encourage the development of a connecting, shared-use path network, expanding facilities along parks and other rights-of-way. (Ord. 4922, February 23, 2010)***

Response: As part of the annexation process an Annexation Agreement has been entered into that requires an easement and construction of a shared use path between NE McDonald and Chegwyn Farm Neighborhood Park on the south side of the subject property. This will fulfill a path designation in the Parks, Recreation and Open Space Plan (2024).

AMERICANS WITH DISABILITIES ACT COMPLIANCE

132.52.00 ***Compliance with ADA Standards – The City shall comply with the requirements set forth in the Americans with Disabilities Act regarding the location and design of sidewalks and pedestrian facilities within the City's right-of-way. (Ord. 4922, February 23, 2010)***

Response: ADA compliance would occur with any roadway frontage improvements when the property is developed and the improvement plans reviewed by the City.

SYSTEMS MAINTENANCE

132.53.00 ***Maintaining Quality of Facilities – The City will establish standards for the maintenance and safety of pedestrian facilities. These standards should include the removal of hazards and obstacles to pedestrian travel, as well as maintenance of benches and landscaping. (Ord. 4922, February 23, 2010)***

Response: Policy 132.53.00 does not apply because it is a City responsibility.

PEDESTRIAN PROGRAMS

132.54.00 ***Promoting Walking for Health and Community Livability – The City will encourage efforts that inform and promote the health, economic, and environmental benefits of walking for the individual and McMinnville community. Walking for travel and recreation should be encouraged to achieve a more healthful environment that reduces pollution and noise to foster a more livable community. (Ord. 4922, February 23, 2010)***

Response: Does not apply because the policy applies to City activities. The subject site location will provide walking opportunities to park and commercial areas.

132.55.00 ***Safe Routes to School – The City shall work, where possible, with the McMinnville School District and neighborhood associations to maintain and improve its programs to evaluate the existing pedestrian access to***

local schools, estimate the current and potential use of walking as a travel mode, evaluate safety needs, and propose changes to increase the percentage of children and young adults safely using this mode. (Ord. 4922, February 23, 2010)

Response: Does not apply because coordination is the responsibility of the City and the McMinnville School District and neighborhood associations. Exhibit 4 shows a Conceptual Site Plan with a mid-block pedestrian crossing that will assist in providing safe access for students crossing NE McDonald Lane to reach Grandhaven Elementary School.

BICYCLE SYSTEM PLAN

132.56.00 Provide Bicycle Facilities on Arterials and some Collector Streets – To the extent possible, arterial and some collector streets undergoing overlays or reconstruction will either be re-striped with bicycle lanes or sharrow (bicycle/auto shared-lane) routes as designated on the Bicycle System Plan Map. Every effort will be made to retrofit existing arterials and selective collectors with bicycle lanes, as designated on the Bicycle System Plan Map. (Ord. 4922, February 23, 2010)

Response: NE McDonald Lane is a Minor Collector and is not a street designated for bicycle system improvements (TSP, Exhibit 6-3, incorporated by reference) north of NE Grandhaven Street.

132.56.05 Mitigation of On-street Parking Loss From Bicycle Projects – New bicycle facilities require the removal of on-street parking spaces on existing streets, parking facilities should be provided that mitigate this loss, to the extent practicable. (Ord. 4922, February 23, 2010)

Response: Not applicable because there are no designated or planned bicycle improvements north of NE Grandhaven Street (TSP, Exhibit 6-3, incorporated by reference).

132.56.10 Eliminate Barriers to Bicycle Travel – The City will actively pursue a comprehensive system of bicycle facilities through designing and constructing projects, as resources are available, and implementing standards and regulations designed to eliminate barriers to bicycle travel. As a result of this policy, new developments or major transportation projects will neither create new, nor maintain existing, barriers to bicycle travel. (Ord. 4922, February 23, 2010)

Response: Not applicable because there are no designated or planned bicycle improvements north of NE Grandhaven Street (TSP, Exhibit 6-3, incorporated by reference).

132.56.15 Bicycle Routes and Signage – As resources are available, the City will periodically consult with local bicyclists to review existing and proposed bicycle lanes, and identify improvements needed to make these routes function better for bicyclists. These routes shall be identified by signage on the routes and shown on updates of the bicycle route map. (Ord. 4922, February 23, 2010)

Response: Not applicable because there are no designated or planned bicycle improvements north of NE Grandhaven Street (TSP, Exhibit 6-3, incorporated by reference).

132.56.20 Complete the Major Bicycle System – A completed system of major bicycle facilities is one of the most important factors in encouraging bicycle travel. The City will work toward annually completing a minimum five percent addition to the bicycle system, as designated on the Bicycle System Plan Map, with priority given to projects that fill critical missing links in the bicycle system or address an identified safety hazard. (Ord. 4922, February 23, 2010)

Response: Not applicable because there are no designated or planned bicycle improvements north of NE Grandhaven Street (TSP, Exhibit 6-3, incorporated by reference).

132.56.25 Establish Minimum Standards for Bicycle Facility Maintenance – The City shall develop minimum standards that will keep bicycle facilities clean of debris, properly striped, and clearly marked and signed. (Ord. 4922, February 23, 2010)

Response: Not applicable because maintenance of bicycle facilities within the right-of-way is the responsibility of the City.

132.56.30 Zoning Ordinance Requirements for Bicycle Parking – The McMinnville Zoning Ordinance (Section 17.60.140) contains bicycle parking supply requirements and standards that require new developments to provide a minimum amount of bicycle parking, based on the needs of the specific zone or land use type. (Ord. 4922, February 23, 2010)

Response: Bicycle parking will be provided in compliance with the McMinnville Zoning Ordinance at the time of site review and development.

132.56.35 Bicycle Parking at Transit Facilities – The City will work with the Yamhill County Transit Authority (YCTA) to encourage the installation of public bicycle parking facilities at transit stations and other inter-modal facilities, and encourage the provision of bicycle racks on all public transit vehicles. (Ord. 4922, February 23, 2010)

Response: Not applicable because there is no transit facility in proximity or proposed on the subject property.

132.56.40 Target and Eliminate Key Behaviors that Lead to Bicycle Accidents – The City will encourage schools, safety organizations, and law enforcement agencies to provide information and instruction on bicycle safety issues that focus on the most important accident problems. (Ord. 4922, February 23, 2010)

Response: No applicable because the policy applies to the City and other organizations.

132.56.45 Safe Routes to School – The City will work with the McMinnville School District to: evaluate existing bicycle access to local schools and supporting

infrastructure (bicycle racks, lockers, etc.); estimate the current and potential use of bicycling as a travel mode; evaluate safety needs; and propose changes to increase the percentage of children and young adults safely using this mode. (Ord. 4922, February 23, 2010)

Response: Not applicable because the policy applies to the City and McMinnville School District.

TRANSIT SYSTEM PLAN

Response: Policies 132.57.00 – 132.57.20 do not apply because there is no transit provided on NE McDonald Lane. The closest transit route is at NE Burnett Road and NE Hembree Street.

TRANSPORTATION DEMAND MANAGEMENT PLAN

Response: Policies 132.58.00 – 132.58.20 do not apply because the Transportation Demand Management is the responsibility of the City to coordinate with Yamhill County and Yamhill Cuonty Transit.

FREIGHT MOBILITY, AIR, RAIL AND PIPELINE PLANS

Response: Policies 132.59.00 – 132.59.20 do not apply because the site is not related to truck routes, an airport, or railroad.

CAPITAL IMPROVEMENTS

Response: Policies 132.60.00, and 132.60.15 – 132.60.20 do not apply because motor fuel tax, Bike fundings and federal and state grants are not applicable to the development.

132.60.05 ***Systems Development Charge – The City should continue to consider the impacts of future growth on the McMinnville transportation system and determine what level of development charges should be collected by the City to mitigate impacts placed on area-wide transportation facilities by expected future development. (Ord. 4922, February 23, 2010)***

Response: The proposed development will pay the required SDCs to mitigate the impacts of the development.

132.60.10 ***Development Exactions – The City should require new developments to mitigate their impacts on the transportation system. (Ord. 4922, February 23, 2010)***

Response: The proposed development related to the Zonce Change anticipates dedicating right-of-way along NE McDonald Lane and constructing required transportation improvements required by the City.

PAVEMENT MANAGEMENT

Response: Policies 132.61.00 – 132.61.20 do not apply the policies relate to the identifying and obtaining funding sources for pavement management which is a City responsibility.

McMINNVILLE TSP IMPLEMENTATION

Response: Policies 132.62.10, 132.62.15, 132.62.25 do not apply because the project is not triggering a capital improvement, is not involved in seeking State or Federal funding, and is not updating the Transportation System Plan.

132.62.00 ***TSP as Legal Basis – The City of McMinnville shall use the McMinnville TSP as the legal basis and policy foundation for actions by decisionmakers, advisory bodies, staff, and citizens in transportation issues. The goals, objectives, policies, implementation strategies, principles, maps, and recommended projects shall be considered in all decision-making processes that impact or are impacted by the transportation system. (Ord. 4922, February 23, 2010)***

Response: The TSP - 2010 is being used to determine the functional classification of roadways and what improvements are necessary for the proposed application and future development.

132.62.05 ***TSP Policies – The City of McMinnville shall use the McMinnville TSP to:***

1. Describe the classification or function of all streets within the McMinnville planning area. Policies found in the Plan shall be used to develop connective local street circulation patterns.

2. Require new development to provide adequate accessibility, as defined by the McMinnville Zoning Ordinance, for all travel modes within a development and in coordination with existing and other proposed development. Street design standards in the McMinnville Zoning Ordinance are to be used to secure adequate public street and sidewalk facilities.

3. Identify measures and programs to be undertaken to enhance mobility for all travel modes.

4. Form the basis from which identified projects are placed into the State Transportation Improvement Program (STIP).

5. Establish funding and project construction priorities when preparing funding scenarios for measures. (Ord. 4922, February 23, 2010)

Response: NE McDonald Lane is classified as a Minor Collector, NE Grandhaven Street south of the subject site is designated as a Major Collector. The streets provide adequate accessibility for the proposed development site. The mobility to the site is established by the existing transportation system. There is no proposal to add a project to the STIP. The application does not propose priorities for preparing funding scenarios for measures. Exhibit 9 TPR/TSP analysis has additional details on the transportation system.

132.62.20 ***TSP Use in Review of Land Use Actions – The City of McMinnville shall consider and apply the goals, policies, planning principles, recommended projects, implementation strategies, and maps contained in McMinnville TSP in the review of land use actions and development applications. (Ord. 4922, February 23, 2010)***

Response: The TSP - 2010 is the goals, policies and planning principles for transportation improvements associated with the proposed application and the subsequent development application to construct the 75 units of multi-family. Exhibit 9 TPR/TSP analysis has additional details on the transportation system and the impacts of the proposed zone change indicating there is no functional classification change to the analyzed streets, no mitigation is required, and recommends the location of the mid-block pedestrian crossing on NE McDonald Lane.

CHAPTER VII COMMUNITY FACILITIES AND SERVICES

GOAL VII 1: ***TO PROVIDE NECESSARY PUBLIC AND PRIVATE FACILITIES AND UTILITIES AT LEVELS COMMENSURATE WITH URBAN DEVELOPMENT, EXTENDED IN A PHASED MANNER, AND PLANNED AND PROVIDED IN ADVANCE OF OR CONCURRENT WITH DEVELOPMENT, IN ORDER TO PROMOTE THE ORDERLY CONVERSION OF URBANIZABLE AND FUTURE URBANIZABLE LANDS TO URBAN LANDS WITHIN THE McMINNVILLE URBAN GROWTH BOUNDARY.***

PUBLIC ADMINISTRATIVE AND STORAGE FACILITIES

Response: Policies 133.00 – 135.00 do not apply because the proposal is not for city, county, state or federal offices or public storage and workshop facilities.

SANITARY SEWER SYSTEM

Policies:

Response: Policies 137.00 – 139.00 do not apply because long range planning is a City responsibility, the planning for a sewer system is a City responsibility, and extension of the sewer system is not proposed.

136.00 ***The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.***

140.00 ***The City of McMinnville shall continue to limit sewer service extensions to the areas within the urban growth boundary, except where service is granted to comply with state or federal laws. Areas outside the city limits, but within the urban growth boundary, shall be granted sewer service hook-ups only under policies adopted by the City.***

141.00 ***The City of McMinnville shall continue to separate storm and sanitary sewers where they are connected to reduce the inflow of storm sewer waters to the sewage treatment plant. Ongoing maintenance and***

improvements of the existing system shall also be undertaken to reduce infiltration of rain water into the system.

Response:

136.00 – Future development of the subject property would connect to the existing sanitary sewer system as required per city regulations.

140.00 – The requested Zone Change application would allow for connection to the existing sanitary sewer system to accommodate future development at urban densities.

141.00 – Site development would connect separate systems, one for sanitary sewer and the other to stormwater.

STORM DRAINAGE

Policies:

142.00 ***The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.***

143.00 ***The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.***

Response:

142.00 - Future development would connect to the existing stormwater system in NE McDonald Lane Exhibit 10.

143.00 – Does not apply because there is no natural drainage way on the property.

WATER SYSTEM

Policies:

144.00 ***The City of McMinnville, through McMinnville Water and Light, shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.***

145.00 ***The City of McMinnville, recognizing McMinnville Water and Light as the agency responsible for water system services, shall extend water services within the framework outlined below:***

1. ***Facilities are placed in locations and in such a manner as to insure compatibility with surrounding land uses.***

2. ***Extensions promote the development patterns and phasing envisioned in the McMinnville Comprehensive Plan.***

3. ***For urban level developments within McMinnville, sanitary sewers are extended or planned for extension at the proposed development densities by such time as the water services are to be utilized.***

4. ***Applicable policies for extending water services, as developed by the City Water and Light Commission, are adhered to.***

Response:

144.00 – Water is provided by a 10" cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. A 8" ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12" ductile iron line is located in NE Hembree Street (Exhibit 12).

145.00 - Water is provided by a 10" cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. A 8" ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12" ductile iron line is located in NE Hembree Street (Exhibit 12).

Policies 146.00 – 150.00 do not apply.

WATER AND SEWER – LAND DEVELOPMENT CRITERIA

Policies:

151.00 ***The City of McMinnville shall evaluate major land use decisions, including but not limited to urban growth boundary, comprehensive plan amendment, zone changes, and subdivisions using the criteria outlined below:***

1. ***Sufficient municipal water system supply, storage and distribution facilities, as determined by McMinnville Water and Light, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.***

2. ***Sufficient municipal sewage system facilities, as determined by the City Public Works Department, are available, or can be made available, to collect, treat, and dispose of maximum flows of effluents.***

3. ***Sufficient water and sewer system personnel and resources, as determined by McMinnville Water and Light and the City, respectively, are available, or can be made available, for the maintenance and operation of the water and sewer systems.***

4. ***Federal, state, and local water and waste water quality standards can be adhered to.***

5. ***Applicable policies of McMinnville Water and Light and the City relating to water and sewer systems, respectively, are adhered to.***

Response:

1. McMinnville Water & Light (MW&L) has indicated in communications they can serve the subject property.

2. Sewerage can be accommodated. An existing 8" sanitary sewer line is located in NE McDonald Lane. The subject site can be connected to this existing line. There is a 8" sanitary sewer line located in NE Maloney Drive which could also be connected to.

3. The City and MW&L have existing staff that can service the public infrastructure.

4. Federal, state and local water and wastewater quality standards will be adhered to.

5. Applicable policies of McMinnville Water and Light and the City relating to water and sewer systems, respectively, will be adhered to.

POLICE AND FIRE PROTECTION

Policies:

Response: Policy 154.00 does not apply because the McMinnville Fire District is responsible to plan for their facilities.

152.00 ***The City of McMinnville shall encourage the provision of adequate police and fire facilities and personnel to meet the needs of the community as it expands.***

153.00 ***The City of McMinnville shall continue coordination between the planning and fire departments in evaluating major land use decisions.***

155.00 ***The ability of existing police and fire facilities and services to meet the needs of new service areas and populations shall be a criterion used in evaluating annexations, subdivision proposals, and other major land use decisions.***

Response: 152.00 – 153.00 and 155.00 - It is anticipated that City of McMinnville police and fire services have the capacity to serve the proposed subject property.

SOLID WASTE

GOAL VII 2: ***TO PROVIDE FOR THE ORDERLY AND EFFICIENT MANAGEMENT OF SOLID WASTE IN AN ENVIRONMENTALLY ACCEPTABLE AND ECONOMICALLY FEASIBLE MANNER.***

Policies:

Response: Policies 156.00 – 158.00 do not apply because management of solid waste is a responsibility of the City.

PARKS AND RECREATION

GOAL VII 3: ***TO PROVIDE PARKS AND RECREATION FACILITIES, OPEN SPACES, AND SCENIC AREAS FOR THE USE AND ENJOYMENT OF ALL CITIZENS OF THE COMMUNITY.***

Policies:

Response: Policies 160.00 – 162.00, 163.05 – 167.00 and 170.00 – 170.06 do not apply because park improvements are a city function, recreational leisure activities are a city function, the school district and city coordination are not a responsibility of the development, the site is not designated as a park, the site is not within a flood plain, and the site is not identified as open space.

159.00 ***The City of McMinnville's Parks, Recreation, and Open Space Master Plan shall serve to identify future needs of the community, available resources, funding alternatives, and priority projects.***

163.00 ***The City of McMinnville shall continue to require land, or money in lieu of land, from new residential developments for the acquisition and/or development of parklands, natural areas, and open spaces.***

168.00 ***Distinctive natural features and areas shall be retained, wherever possible, in future urban developments.***

169.00 ***Drainage ways in the City shall be preserved, where possible, for natural areas and open spaces and to provide natural storm run-offs.***

170.05 ***For purposes of projecting future park and open space needs, the standards as contained in the adopted McMinnville Parks, Recreation, and Open Space Master Plan shall be used.***

Response: Chegwyn Farm Neighborhood Park is located on the west side of the proposed Zone Change application site.

159.00 - The subject site is not identified as future park land in the McMinnville Parks and Recreation Master Plan (June 2024). An existing park is developed to the west of the subject site with Chegwyn Farm Neighborhood Park.

163.00 – The Applicant acknowledges that a Park SDC fee will be required from the development to further the acquisition and/or development of parklands, natural areas, and open spaces.

168.00 – There are no inventoried distinctive material features on the subject property.

169.00 – There is no natural drainage way on the subject property.

170.05 -The McMinnville Parks, Recreation, and Open Space Master Plan does not identify the subject site as future park land.

CHAPTER VIII
ENERGY

GOAL VIII 1: ***TO PROVIDE ADEQUATE ENERGY SUPPLIES, AND THE SYSTEMS NECESSARY TO DISTRIBUTE THAT ENERGY, TO SERVICE THE COMMUNITY AS IT EXPANDS.***

ENERGY SUPPLY DISTRIBUTION

Policies:

Response: Policies 171.00 – 177.00 do not apply because energy supply and distribution are the responsibility of other entities such as MW&L, Northwest Natural and BPA.

ENERGY CONSERVATION

GOAL VIII 2: ***TO CONSERVE ALL FORMS OF ENERGY THROUGH UTILIZATION OF LAND USE PLANNING TOOLS.***

Policies:

Response: Policies 179.00 – 180.50 do not apply because it has adopted zoning regulations for design and has provisions for weatherization.

178.00 ***The City of McMinnville shall encourage a compact urban development pattern to provide for conservation of all forms of energy.***

Response: The anticipated development would be compact in form and follow required City development standard requirements.

CHAPTER IX URBANIZATION

GOAL IX 1: ***TO PROVIDE ADEQUATE LANDS TO SERVICE THE NEEDS OF THE PROJECTED POPULATION TO THE YEAR 2023, AND TO ENSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY MANNER TO URBAN USES.***

GOAL IX 2: ***TO ESTABLISH A LAND USE PLANNING FRAMEWORK FOR APPLICATION OF THE GOALS, POLICIES, AND PROPOSALS OF THE McMINNVILLE COMPREHENSIVE PLAN.***

URBAN GROWTH BOUNDARY

Policies:

Response: Policies 181.00 – 182.50 do not apply because the application is not to expand the Urban Growth Boundary.

GENERAL DEVELOPMENT PATTERN

Policies:

183.00 ***The City of McMinnville, with the cooperation of Yamhill County, shall establish three categories of lands within the Urban Growth Boundary. Future urbanizable lands are those lands outside the city limits, but inside the Urban Growth Boundary. These lands shall be retained in agricultural resource zones until converted to urbanizable lands by annexation to the City of McMinnville. Urbanizable lands are those lands within the city limits which are not yet developed at urban densities. Conversion of these lands to the urban classification shall involve fulfillment of the goals and policies of this plan, provision of urban services, and application of appropriate implementation ordinances and measures. Urban lands are those lands within the city limits developed at urban densities.***

Response: Per the Comprehensive Plan Map the subject property is designated Residential. The Residential designated land is considered urbanizable and may be developed at urban densities. The property currently has a LDR9000 (in Yamhill County) according to City of McMinnville GIS map data to R-4 (Medium, High Density, 5000 SF Lot Residential) within the City of McMinnville. Yamhill County GIS map data has no zoning designation for the east half of the site (Figure 2). County GIS data does not identify a Comprehensive Plan designation for the subject area. Additional information in the County GIS data table indicates the zone is "city", comp plan is "city", and unzoned is "city". Conversation with city staff indicates the east half of the site has a County zoning designation of EF80 but that cannot be confirmed based on City and County GIS mapping data. The Applicant is requesting the R-4 zone within the city.

184.00 ***The City of McMinnville shall establish a Comprehensive Plan Map designating allowed land uses within the McMinnville Urban Growth Boundary. Land uses allowed under the specific designations shall be set in Volume I of the McMinnville Comprehensive Plan, Chapter IX.***

Response: Per the Comprehensive Plan Map the subject property is designated Residential.

184.50 ***The City shall establish the following Comprehensive Plan Map Designations, which will relate to the zoning map, as follows. The zoning map classifications are identified in the zoning ordinance.***

Residential – This designation covers all the zoning designations from R-1 through R-5, and any additional zones that may be created for residential uses.
[…]

Response: Per the Comprehensive Plan Map the subject property is designated Residential.

LAND USE DEVELOPMENT TOOLS

Response: Policies 185.00 – 186.00 do not apply because an Urban Growth Boundary has already been established and the site is not in a planned development overlay.

187.00 ***The City of McMinnville shall adopt additional implementation ordinances and measures to carry out the goals and policies of the McMinnville Comprehensive Plan. These shall include, but not be limited to, the Zoning Ordinance and Map, Annexation Ordinance, and Mobile Home Development Ordinance.***

Response: The City of McMinnville has an adopted Zoning Ordinance and Annexation regulations in the Municipal Code.

GREAT NEIGHBORHOOD PRINCIPLES

Policies:

187.10 ***The City of McMinnville shall establish Great Neighborhood Principles to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles will ensure that all developed places include characteristics and elements that create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value, whether that place is a completely new development or a redevelopment or infill project within an existing built area.***

Response: The City if McMinnville established the Great Neighborhood Principals in 2019 to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The principles are supported by the McMinnville Zoning Ordinance (incorporated by reference), and more specifically by the standards in MMC 17.11, 17.21, 17.57, 17.60, 17.61, 17.72 and 17.74 (incorporated by reference). The proposed Zone Change ensures that the site when developed creates a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value by bringing multi-family dwellings into a neighborhood area that is predominantly detached single-family dwellings. The Conceptual Site Plan (Exhibit 4) indicates how the Zone Change would set the stage for a multi-family development that would be livable by its design in accordance with MMC Title 17.

187.20 ***The Great Neighborhood Principles shall encompass a wide range of characteristics and elements, but those characteristics and elements will not function independently. The Great Neighborhood Principles shall be applied together as an integrated and assembled approach to neighborhood design and development to create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood, and to create a neighborhood that supports today's technology and infrastructure, and can accommodate future technology and infrastructure.***

Response: The proposed Zone Change responds to 187.10 – 187.50 balancing the five policies together to address neighborhood design to create livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood. Infrastructure can be accessed from NE McDonald Lane.

187.30 ***The Great Neighborhood Principles shall be applied in all areas of the city to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens.***

Response: The neighborhood as defined for the Zone Change is described in two geographies. The Immediate Neighborhood Area is the area bounded by NE Burnett Road and NE Grandhaven Street on the south, the Urban Growth Boundary (UGB) on the west and north, and NE Newby Street on the east. Within this geography lands are zoned R-1, R-2, R-3, R-4, and F-P. There are also unincorporated areas that have not been annexed into the city limits. Exhibit 14 shows the boundary of the Immediate Neighborhood Area. To the north and northwest of the subject site the area is zoned R-4 and developed with Autumn Ridge Subdivision Phase 1 - 3, The Bungalows at Chegwyn Village 1 - 3, The Cottages at Chegwyn Village 1 - 2, and individual dwellings on existing lots or on partitioned lots. To the northeast and east is Grandhaven Elementary school and undeveloped school district property that is zoned R-2. Immediately south of the subject site the area is zoned R-3 and developed with Maloney First Addition Subdivision. To the southwest and west of the subject site the area is zoned R-2, R-3 and R-1 and developed with Witt Addition Subdivision and Heather Manor manufactured home park.

The Larger Neighborhood Area is bounded on the south by Highway 99W, to the east by the UGB, the north by the UGB and the west by NE Baker Street, Baker Creek Road and the UGB (Exhibit 13). The zoning and development pattern in the larger neighborhood consists of R-1, R-2, R-3, R-4, C-3 and F-P. There are also unincorporated areas that have not been annexed to the city limits. The larger neighborhood area is predominantly developed except for areas outside of the city limits but within the UGB. There are some infill development opportunities as well.

As noted above, the Immediate Neighborhood Area and Larger Neighborhood Area are part of the broader McMinnville area and the Great Neighborhood Principles apply to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens and not for the exclusion of certain development types.

187.40 ***The Great Neighborhood Principles shall guide long range planning efforts including, but not limited to, master plans, small area plans, and annexation requests. The Great Neighborhood Principles shall also guide applicable current land use and development applications.***

Response: The proposed Zone Change is not a master plan or small area plan. The Zone Change does have a parallel Annexation application that is being processed by the City. Following the Zone Change and annexation of the subject site to the city limits development of the site will require a development application responding to the McMinnville Zoning Ordinance (incorporated by reference), and more specifically by the standards in MMC 17.11, 17.21, 17.57, 17.60, 17.61, 17.72 and 17.74. Per the City's Zone Change process one of the identified residential zones can be applied to the subject property. The R-4 zone has been requested, which is the same as the zoning for the residential area to the north and northwest of the subject site as shown on Exhibit 14.

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.

Response: The subject site does not have designated watercourses, sensitive lands, steep slopes, wetlands, wooded areas or landmark trees. The Immediate Neighborhood Area to the north, east and south are developed with residential dwellings and an elementary school. The land to the west is developed with Chegwyn Farm Neighborhood Park. Within the described Immediate Neighborhood Area noted above there are watercourses, steep slopes, wetlands and wooded areas. These natural features are located in the general area of NE Baker Street/NW Baker Road and the associated drainage of Baker Creek. These features are not abutting the subject site and are approximately 1,453 feet or more away from the subject site.

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.

Response: Chegwyn Farm Neighborhood Park is located to the immediate west side of the subject site and is a public park. Existing development within the Immediate Neighborhood Area has streets that are oriented north/south or east/west. There are no city listed scenic corridors. Based on the orientation of dwellings their views are either to abutting development property or public streets. Dwellings along NE McDonald Lane have views to the elementary school, or if north of the site to undeveloped land owned by the McMinnville School District. Some residential dwellings have views to Chegwyn Farm Neighborhood Park from their backyards. There are no identified significant natural areas adjacent to the subject site. On the western edge of the Immediate Neighborhood Area along NE Baker Street/NW Baker Road there is the Baker Creek drainage with flood plan, open spaces and wetlands but is more than 1,453 feet west of the subject property.

3. Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.

a. Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.

b. Central parks and plazas shall be used to create public gathering spaces where appropriate.

c. Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.

Response: The developed Chegwyn Farm Neighborhood Park is located to the immediate west side of the subject site and is a public park within the described Immediate Neighborhood Area. Rotary Nature Preserve at Tice Woods is located to the west, outside of the lager described neighborhood area on NE Baker Street.

The subject site location is outside of the central park area noted in the McMinnville Parks, Recreation and Open Space Plan - 2024 (incorporated by reference) as noted on Map 5-1.

Review of the McMinnville Parks, Recreation and Open Space Plan - 2024 plan does not identify additional future park land within the Immediate Neighborhood Area or Larger Neighborhood Area described above as noted on Map 5-1.

4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.

a. ***Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.***

b. ***Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).***

Response: The proposed Zone Change incorporates connections to an existing pedestrian network. In the Immediate Neighborhood Area, the existing developments have provided sidewalks. With development of the subject site a missing segment of public sidewalk would be added on the west side of NE McDonald Lane filling in a gap in the pedestrian system. Additionally, per the Annexation Agreement (Resolution No. 2025-51) an easement would be provided to connect NE McDonald Lane to Chegwyn Farm Neighborhood Park with a 10-foot-wide path. This path would connect to a pedestrian crossing of NE McDonald Lane to connect with Grandhaven Elementary School. Chegwyn Farms Neighborhood Park has internal pathways.

Pedestrian connections are provided on NE McDonald Lane to the commercial areas located on Highway 99W. A pedestrian crossing is required by Resolution No. 2025-51 that would connect the subject site to Grandhaven Elementary School. An easement would be provided to connect NE McDonald Lane to Chegwyn Farms Neighborhood Park with a 10-foot-wide path. A pedestrian connection would be provided on NE Maloney Drive to the easement with the 10-foot path for connectivity.

Within the Immediate Neighborhood Area it has pedestrian connectivity and this connectivity extends to the Larger Neighborhood Area. The pedestrian system furthers the system identified in the City of McMinnville Transportation System Plan – 2010 (incorporated by reference).

5. Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.

a. ***Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.***

b. Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.

Response: The proposed Zone Change furthers the bicycle system in the Immediate Neighborhood and Larger Neighborhood Area. Within the Immediate Neighborhood Area, the bike system occurs as shared with the streets. In the City of McMinnville Transportation System Plan – 2010 (incorporated by refence) Grandhaven Street and NE Burnett Road are identified as sharrow streets. In the Larger Neighborhood Area, the City of McMinnville Transportation System Plan – 2010 identifies Grandhaven Street and NE Burnett Road as sharrow streets, NE 27th Street as having sharrows, NE McDonald Lan south of Grandhaven Street with sharrows, and NE Evans Street south of NE 27th Street has having sharrows. NE Baker Street is identified as a Complete Street.

Bike connections to commercial areas are identified as a sharrow system on NE McDonald Lane.

Overall, the Immediate Neighborhood Area and Larger Neighborhood Area have a planned bike friendly system. Improvement of the subject property frontage for NE McDonald Lane will enhance the overall bike friendly system.

6. Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.

a. Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.

b. Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.

Response: NE McDonald Lane is classified as a Minor Collector street. The west side on NE McDonald Lane will be improved by widening the street and will have a sidewalk, planter strip, street trees and street lighting. NE Maloney Drive will not be extended and remain as a dead-end street with pedestrian connections to the new east/west pedestrian path. These improvements will connect to the existing street network within the Immediate Neighborhood and Larger Neighborhood Areas providing an integrated system. A mid-bock pedestrian crossing will be constructed as required by Resolution No. 2025-51 to provide pedestrian crossing safety to Grandhaven Elementary School. The City of McMinnville Transportation System Plan – 2010 (incorporated by reference) identifies the functional classification of all McMinnville streets. NE McDonald Lane will be a shared roadway for bikes with vehicles as identified in the Transportation System Plan (incorporated by reference).

7. Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.

a. ***To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.***

b. ***Design practices should strive for best practices and not minimum practices.***

Response: The proposed Zone Change integrates the subject site into the overall accessibility of both the Immediate Neighborhood Area and the Larger Neighborhood Area. NE McDonald Lane will be improved by development of the multi-family project with a widened street, allows bicycles, incorporates a new sidewalk, provides a new pedestrian connection between NE McDonald Land and Chegwyn Farm Neighborhood Park, and would provide a mid-block pedestrian crossing to Grandhaven Elementary School, which all improvements will need to meet accessibility requirements.

The design of required improvements both on-site and off-site will comply with best design practices and will be reviewed by the City of McMinnville. The improvements will enhance Immediate Neighborhood Area and the Larger Neighborhood Area.

8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.

a. ***The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.***

b. ***Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle oriented uses in less prominent locations.***

c. ***Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).***

Response: The proposed Zone Change site is requesting the R-4 zone which would allow multi-family development. Within the Immediate Neighborhood Area, the size, form, and proportionality of development is predominantly 1 and 2-story single-family dwellings with the addition of Grandhaven Elementary School with a portion extending above one-story. Within the Larger Neighborhood Area, the existing residential development consists of 1 and 2-story single-family dwellings, 1, 2 and 3-story apartment and senior living facilities and 1 – 2 story commercial buildings along Highway 99W. Multi-story apartments and senior living facilities in the Larger Neighborhood Area are adjacent to existing 1 and 2-story single family dwellings. Examples of locations are on NE Baker Street and NE 27th Street.

The Conceptual Site Plan for the subject site begins to identify some of the design elements. Buildings are pulled up to NE McDonald Lane while meeting setback requirements. Buildings are also oriented to Chegwyn Farm Neighborhood Park. Parking is located interior to the site to diminish its visual appearance.

The conceptual design of the multi-family development is at a human scale with 3-story walk up units, balconies, building articulation, street trees along NE McDonald Lane, landscaping and open space with the site, and lighted public areas within the site. The final design would be reviewed by the City for compliance with requirements in MMC Title 17 (incorporated by reference).

The overall design concept as is relates to MMC Title 17 requirements is in alignment to create a human scale design to advance the Great Neighborhood Principles.

9. Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.

a. ***Neighborhood destinations including, but not limited to, neighborhood serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.***

b. ***Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.***

c. ***Neighborhoods are designed such that owning a vehicle can be optional.***

Response: The Zone Change application as it relates to the Immediate Neighborhood Area is directly across the street from Grandhaven Elementary School which will allow students a short walk for educational activities and not require vehicular travel. The subject site is immediately adjacent to Chegwyn Farm Neighborhood Park providing access for the developments residents by walking with no vehicular travel. Commercial services are accessible by NE McDonald Lane for activities along Highway 99W which is ½ mile to the south of the subject site.

Existing commercial services are provided within the Larger Neighborhood Area along Highway 99W to the south of the subject site. There are no commercial services within the Immediate Neighborhood Area.

The proposed Zone Change would provide the opportunity to have residential development that is within walking distance to an elementary school, neighborhood park and commercial services, reducing the need for a vehicle for shorter daily needs. The proposal would be in alignment with and builds on other R-4 zoned lands, and those that are developed as multi-family in the Larger Neighborhood Area for a mix of activities.

10.Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.

a. ***Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.***

Response: The subject site is not adjacent to a rural area. Existing development within the Immediate Neighborhood Area abuts rural areas to the north outside of the UGB and to the west outside the UGB. There are existing transitions that occur at the northern and western edges of the Immediate Neighborhood Area. The Larger Neighborhood Area has existing transitions to rural areas that are outside the UGB.

11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.

a. ***A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.***

Response: The proposed Zone Change would provide for a multi-family housing development at market rates. The Immediate Neighborhood Area is a mix of residential development within the R-1, R-2, R-3 and R-4 zones. Based on the development type there is a mix of housing forms and types for different income levels. The McMinnville Parks, Recreation and Open Space Plan – 2024 has data that shows income levels (Figure 4-2) indicating within the Immediate Neighborhood Area incomes range from $81,000 - $109,000. Within the Larger Neighborhood Area, the incomes levels range from $33,716 to $109,000.

Zillow was used to identify active rental listings and evaluate price ranges in the area surrounding of the proposed project. Zillow's map indicates that within a one-mile radius of the site, only nine rental listings are currently available. These consist of two single-family homes, two duplex units, and five apartment units. Advertised rents range from $1,475+ to $2,790 per month. Notably, there are no rental listings at all within a quarter-mile of the property, highlighting the scarcity of nearby rental options.



Zillow Rental listings

Type	Bd	Bth	sqft	Rent	Distance
Home	4	3	1,758	$2,790	0.4 miles
Home	3	2	1,300	$2,500	0.4 miles
Duplex	3	1	1,000	$1,900	0.9 miles
Apartment	2	1	865	$1,785	0.6 miles
Apartment	2	2	1,000	$1,700	0.5 miles
Duplex	2	1	944	$1,695	0.9 miles
Apartment	2	1	865	$1,675	0.6 miles
Apartment	2	1	942	$1,590+	0.8 miles
Apartment	1	1	704	$1,475+	0.8 miles

The two closest available rentals are single-family homes located nearly half a mile from the site, priced at $2,500 and $2,700 per month. This aligns with the housing stock in the immediate neighborhood, which is predominantly composed of owner-occupied single-family homes. Zillow's estimated rental values for surrounding properties range from $2,300 to $3,000 per month (see below), further underscoring the high cost barrier for renters who wish to live near the park and school.





You must look nearly a full mile away to find a rental unit priced under $2,000 per month.

The proposed Parkview Apartment Living development would introduce 75 new rentals priced at or well below $2,000 per month. This represents a meaningful increase in accessible housing options and would broaden the resident pool that can enjoy proximity to the park and elementary school.

Park View Apartments Estimates

Bd	Bth	sqft	Rent
1	1	750	$1,450
2	2	950	$1,750
3	2	1,100	$2,000

Typical rental qualification standards require applicants to earn approximately 2.5 to 3.0 times the monthly rent in gross income. Income data presented above indicates the following:

- Immediate Neighborhood Area: $81,000–$109,000 annual income
- Larger Neighborhood Area: $33,716–$109,000 annual income

Given current rental pricing near the site, a household would need at least $75,000—and more realistically around $90,000—per year to rent in the Immediate Neighborhood Area. In contrast, Parkview Apartment Living's estimated rents would allow an individual or household earning approximately $43,500 per year (representative of incomes in the Larger Neighborhood Area) to live in this neighborhood.

The proposed development would introduce a much-needed housing option for families and individuals who are priced out of purchasing a detached single-family home, based on income levels typical within the Larger Neighborhood Area. By adding rental opportunities in a part of McMinnville where they are currently scarce, the project directly enhances local housing affordability. Its introduction would not only meet significant unmet rental demand but also strengthen economic and social diversity within the community.

12.Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

a. Neighborhoods shall have several different housing types.

b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

Response: The Immediate Neighborhood is a mix of detached single-family dwellings at varying densities. The Larger Neighborhood Area is a mix of detached single-family dwellings and multi-family dwellings at varying densities. Designation of the subject site as R-4 for a multi-family dwelling project within the Immediate Neighborhood Area will integrate a new housing type. The Zone Change would build upon the multi-family development type that exists within the Lager Neighborhood Area creating a mix of different housing types.

Within the Immediate Neighborhood Area, the housing types that are similar provide a variety of building form and design. Within the Larger Neighborhood Area, the housing types that are similar provide a variety of building form and design.

13.Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:

a. Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.

b. Opportunities for public art provided in private and public spaces.

c. Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.

Response: The property subject to the requested Zone Change will be constructed to current land use and building code requirements that address energy efficiency.

The proposed development does not have art integrated into the design.

The proposed Zone Change and development of a multi-family project would provide bike racks, landscaping, off-street paved parking, streetlights, fencing and other required design elements in conformance with Resolution No. 2025-51 and MMC Title 17 requirements. The site improvements would enhance the Immediate Neighborhood Area and Larger Neighborhood Area elements and features.

UGB EXPANSION AREA PLANNING PROCESS

Response: Policies 187.60.00 - 187.610 do not apply because the proposed application is not to expand the Urban Growth Boundary.

FRAMEWORK PLANS

Response: Policies 187.70.00 – 187.70.30 do not apply because the proposed application is not to expand the Urban Growth Boundary

AREA PLANNING

Response: Policies 187.80.00 – 187.80.30 do not apply because the proposed application is not to expand the Urban Growth Boundary.

MASTER PLANNING

Response: Policies 187.90.00 – 187.90.40 do not apply because the proposed application is not to create a Master Plan for an area greater than 10 acres in size.

NEIGHBORHOOD ACTIVITY CENTERS

Goal: ***NEIGHBORHOOD ACTIVITY CENTERS PROVIDE SHOPPING, SERVICES, RECREATION, HIGH-DENSITY HOUSING, OFFICE AND INSTITUTIONAL FACILITIES NEEDED TO SUPPORT A SURROUNDING NEIGHBORHOOD OR URBAN AREA.***

Policies:

Response: Policies 187.95.00 – 187.95.02 do not apply because the development concept is not for a neighborhood activity center.

Neighborhood Activity Center Locational Criteria Policies:

Response: Policies 187.95.03 – 187.95.04 do not apply.

Neighborhood Activity Center Site Area and Development Size and Intensity

Response: Policies 187.95.05 – 187.95.07 do not apply.

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.***

GOAL X 2: ***TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.***

GOAL X 3: ***TO PERIODICALLY REVIEW AND AMEND THE McMINNVILLE COMPREHENSIVE PLAN TO REFLECT CHANGES IN COMMUNITY CIRCUMSTANCES, IN CITIZEN DESIRES, AND IN THE STATEWIDE GOALS.***

Policies:

Response: Policies 189.00 – 196.00 do not apply because the application is not to amend the Comprehensive Plan, the Committee for Citizen Involvement is a City function along with advisory positions and youth positions, making technical information available to citizens is a city function, and allocating human, financial and is a city function.

188.00 ***The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.***

Response: A Neighborhood Meeting was conducted on November 25, 2025, to allow for public input. Additional public input opportunities are provided through Planning Commission and City Council public hearings.

C. OREGON STATEWIDE PLANNING GOALS

Goal 1:Citizen Involvement

Summary: Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

Response: The requested land use action is to change the Zoning designation for the site from LDR9000 (in Yamhill County) according to City of McMinnville GIS map data to R-4 (Medium, High Density, 5000 SF Lot Residential) within the City of McMinnville. Yamhill County GIS map data has no zoning designation for the east half of the site (Figure 2). County GIS data does not identify a Comprehensive Plan designation for the subject area. Additional information in the County GIS data table indicates the zone is “city”, comp plan is “city”, and unzoned is “city”. Conversation with city staff indicates the east half of the site has a County zoning designation of EF80 but that cannot be confirmed based on City and County GIS mapping data. The Applicant is requesting the R-4 zone within the city. As required, citizens will have the opportunity to comment on the proposed Zone Change at public hearings before the Planning Commission and review or public hearing before the City Council.

Goal 2:Land Use Planning

Summary: Goal 2 outlines the basic procedures of Oregon's statewide planning program. It says that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information"; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

Response: As discussed throughout this Applicant’s Narrative, the subject site is included in McMinnville’s UGB and is designated Residential in the Comprehensive Plan. The subject site was selected for inclusion in the city limits is based on a number of locational factors including its access to the local street system, the ability to provide orderly and economic provision of public facilities and services, and compatibility with adjacent residential uses.

As discussed above, the proposed Zone Change will help meet the City’s identified housing needs. The proposed zone change to R-4 is consistent with existing R-4 designations to the north of the site. As required, the Applicant’s Narrative addresses how the proposed Zone Change meets applicable goals and policies of the City of McMinnville Comprehensive Plan. This proposal does not require an exception to any Statewide Planning Goals.

Goal 3:Agricultural Lands

Summary: Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.

Response: The subject site is currently located within the City of McMinnville Urban Growth Boundary. The parcel is currently under Yamhill County jurisdiction and is zoned "City". The subject property is not being used for agricultural activities. The Goal is not applicable.

Goal 4:Forest Lands

Summary: This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."

Response: The subject property is not designated forest lands and does not have an active forest operation. The Goal is not applicable.

Goal 5:Open Spaces, Scenic and Historic Areas and Natural Resources

Summary: Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it.

Response: The subject site does not contain any designated open spaces, scenic, or historic areas.

Goal 6:Air, Water and Land Resources Quality

Summary: This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

Response: If the proposed zoning designation is approved, specific site development plans will be submitted for building permit review. The permitting process will ensure compliance with local, state, and federal air, water, and land resource quality standards.

Goal 7:Areas Subject To Natural Disasters and Hazards

Summary: Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there.

Response: No natural hazard areas have been identified on the subject property that would be required to respond to applicable regulations.

Goal 8:Recreation Needs

Summary: This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expedited siting of destination resorts.

Response: The McMinnville Parks and Recreation Plan (2024) does not identify park facilities on the subject site. Chegwyn Farm Neighborhood Park is located immediately adjacent to the subject property to the west.

Goal 9:Economic Development

Summary: Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

Response: The 2.86 acre (net) subject site is currently designated Residential on the City's Comprehensive Plan Map. Currently the subject property is located within the UGB and outside the city limits of McMinnville. Since this proposal does not involve existing commercial or industrial lands, the proposed Zone Change is consistent with Goal 9.

Goal 10: Housing

Summary: This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

Response: The City's Land Needs Analysis (May 2001) base line forecast indicates that single-family and multi-family needs as 5,384 (Table 5-14) new dwelling units between 2000 and 2020. The demand for multi-family units is 1,209 (Table 5-15) in the period of 2000 – 2020. The Alternative Forecast indicates multi-family at 1,346 units (Table 5-24 & 5-26) in the period 2000 – 2020. The Alternative Forecast land need for R-4 is identified as 55 acres in the period 2000 – 2020. Table 5-29 identifies a land need of 778 units on 55 acres in the period 2000 – 2020. Table 6-2 identifies a dwelling unit need in R-4 of 588 units. Overall the City at the time had a deficiency of 63.9 gross acres and 55.1 net acres of R-4 zoned land in the period 2000 – 2020.

The City of McMinnville Housing Needs Analysis (November 2023), which is under appeal. Figure 81 provide information on the historical density and mix from 200 – 2018. For Multi-family in the R-4 zone the unit mix is 37% and a net density of 19.1. The analysis further indicates that over the 20 year period based on population growth there will be a need for 4,657 new dwelling units. The recommended mix of units includes 33% to be multi-family. Infill development such as being proposed by the zone change indicates a need for 335 multi-family units and vacant or partially vacant land of 1,202 units (Exhibit 87 & 88). Exhibit 89 indicates a need for 375 multi-family units between 2021 – 2026, 760 multi-family units between 2021 – 2031, 1,537 multi-family units between 2021 – 2041, and 3,626 multi-family units between 2021 – 2067. Finally, the analysis indicates a deficit of 1,101 dwelling units for the period of 2021 – 2041 (Exhibit 101).

Both analyses indicate a deficit of multi-family housing in McMinnville. The proposed zone change will assist in addressing the deficiency. Therefore, the Zone Map Amendment of the subject site is essential when addressing the public need for additional housing.

> ***Goal 11: Public Facilities and Services***
>
> ***Summary: Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that public services should to be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.***

Response: The needed public utilities are located in the vicinity of the site and can be extended or connected to when the subject property is developed. An existing 8" sanitary sewer line is located in NE McDonald Lane (Exhibit 10).

A public storm line storm is located in NE McDonald Lane extending north from NE Grandhaven Street to the southeast corner of the subject property as a 10" line that transitions to a 12" line. A second storm line is located approximately midpoint on the property frontage of NE McDonald Lane and extends east through an easement at the Grandhaven Elementary School site. The line is 12" from NE Samson Street south to the midpoint of the subject property. There is a 12" storm line in NE Hembree Street (Exhibit 12).

Water is provided by a 10" cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. A 8" ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12" ductile iron line is located in NE Hembree Street (Exhibit 13).

Electrical and communication services can be provided by connecting to existing lines. With annexation of the property, the subject site will also have access to City fire and police services. Therefore, the proposed map amendment complies with Goal 11.

> ***Goal 12: Transportation***
>
> ***Summary: The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged."***

Response: The transportation system is existing along the subject property frontage and surrounding area. Improvements will need to be made at the time of development to meet City standards along the property frontage.

As part of a Zone Change OAR 660-012-0060 requires that for a zone change an evaluation must occur if the change would significantly affect an existing or planned transportation facility. Exhibit 9, Transportation Impact Analysis (TIA), includes the Transportation Planning Rule (TPR) Analysis. The reasonable worst case development scenario is the subject site going from R-1 (Low Density) to the proposed R-4 (Medium-High Density) zone designation. The analysis indicates that AM Peak Trips between R-1 and R-4 is 28 net new trips, PM Peak Trips would be 34 net new trips and Weekday Trips would be 229 net new trips. This increase is well below the OHP threshold of 400 daily trips for determination of a significant effect. The conclusion in the TIA for the TPR analysis states "It can be concluded that the proposed zone change will not have a significant impact and would cause "no further degradation" to the surrounding transportation system. No additional

TPR analysis is required." Additional details of the traffic generation, impacts and mitigation are outlined in Exhibit 9.

Goal 13: Energy

Summary: Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

Response: This proposed Zone Change does not significantly affect Goal 13. A discussion of energy conservation is provided under Goal 14 below.

Goal 14: Urbanization

Summary: This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is converted to an urban use.

Land Need

Establishment and change of urban growth boundaries shall be based on the following:

(1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and

Response: The City's Land Needs Analysis (May 2001) base line forecast indicates that single-family and multi-family needs as 5,384 (Table 5-14) new dwelling units between 2000 and 2020. The demand for multi-family units is 1,209 (Table 5-15) in the period of 2000 – 2020. The Alternative Forecast indicates multi-family at 1,346 units (Table 5-24 & 5-26) in the period 2000 – 2020. The Alternative Forecast land need for R-4 is identified as 55 acres in the period 2000 – 2020. Table 5-29 identifies a land need of 778 units on 55 acres in the period 2000 – 2020. Table 6-2 identifies a dwelling unit need in R-4 of 588 units. Overall, the City at the time had a deficiency of 63.9 gross acres and 55.1 net acres of R-4 zoned land in the period 2000 – 2020.

The City of McMinnville Housing Needs Analysis (November 2023), which is under appeal. Figure 81 provide information on the historical density and mix from 200 – 2018. For Multi-family in the R-4 zone the unit mix is 37% and a net density of 19.1. The analysis further indicates that over the 20 year period based on population growth there will be a need for 4,657 new dwelling units. The recommended mix of units includes 33% to be multi-family. Infill development such as being proposed by the zone change indicates a need for 335 multi-family units and vacant or partially vacant land of 1,202 units (Exhibit 87 & 88). Exhibit 89 indicates a need for 375 multi-family units between 2021 – 2026, 760 multi-family units between 2021 – 2031, 1,537 multi-family units between 2021 – 2041, and 3,626 multi-family units between 2021 – 2067. Finally, the analysis indicates a deficit of 1,101 dwelling units for the period of 2021 – 2041 (Exhibit 101).

Both analyses indicate a deficit of multi-family housing in McMinnville. The proposed zone change will assist in addressing the deficiency. Therefore, the Zone Map Amendment of the subject site is essential when addressing the public need for additional housing.

> ***(2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2).***

Response: The subject property is designated as Residential on the City of McMinnville Comprehensive Plan Map. As discussed above, there is a documented need to develop additional housing to meet the needs of the projected population. The proposed zone change will help meet this need for additional housing.

> ***Boundary Location***
>
> ***The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298 and with consideration of the following factors:***
>
> ***(1) Efficient accommodation of identified land needs;***

Response: The Applicant is not proposing changes to the existing urban growth boundary, therefore these factors do not apply.

D. RESOLUTION NO. 2025-51 - ANNEXATION AGREEMENT

Response: An Annexation Agreement has been entered into (Exhibit 2). The conditions in the agreement has a Comprehensive Plan/Zoning section that submittal of a land use application for a Zone Map Amendment to occur. An application packet has been submitted to fulfill the requirement. Another section relates to Development with eight subsections listed as a – h. The conditions are development related and not applicable to the requested Zone Change.

IV. SUMMARY AND CONCLUSIONS

Based on the above findings, the Applicant has demonstrated compliance with applicable sections of the City of McMinnville Municipal City Code, McMinnville Comprehensive Plan, Oregon Statewide Planning Goals, and Resolution 2025-01. Therefore, the Applicant requests that the Zone Change be approved.

EXHIBIT 1
ZONE CHANGE APPLICATION

Planning Department
231 NE Fifth Street ○ McMinnville, OR 97128
(503) 434-7311 Office ○ (503) 474-4955 Fax
www.mcminnvilleoregon.gov

Office Use Only:
File No.
Date Received
Fee
Receipt No.
Received by

Comprehensive Plan Map Amendment/ Zone Change Application

Applicant Information

Applicant is: ☐ Property Owner ☐ Contract Buyer ☒ Option Holder ☐ Agent ☐ Other

Applicant Name MAC MULTI LLC (Cory Redding) Phone (503) 581-4488

Contact Name Phone
(If different than above)

Address 2837 22nd St SE

City, State, Zip Salem, OR 97302

Contact Email credding@cdredding.com

Property Owner Information

Property Owner Name Yamhill Soil & Water Conservation District Phone (503) 472-6403
(If different than above)

Contact Name Andy Bleckinger, Executive Director Phone (503) 479-8643

Address 2200 SW 2nd Street

City, State, Zip McMinnville, OR 97128

Contact Email andy@yamhillswcd.org

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address No site address - undeveloped

Assessor Map No. R4 - 4 - 09CD- 100 Total Site Area 3.17 acres inc ROW

Subdivision N/A Block N/A Lot N/A

Comprehensive Plan Designation Residential Zoning Designation City (per Yamhill County)

This request is for a:

☐ ***Comprehensive Plan Amendment*** ☒ ***Zone Change***

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property. The project would include a multi-family development consisting of 75 dwelling units on the area to being annexed. The request is for the R-4 zone.

   See Zone Change Narrative for a complete description.

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2).

   See Zone Change Narrative for a complete description.

3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay. N/A

4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation. N/A

5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely.
   See Zone Change Narrative for a complete description.

6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request.
   See Zone Change Narrative for a complete description.

7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use.

See Zone Change Narrative for a complete description.

8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

See Zone Change Narrative for a complete description.

In addition to this completed application, the applicant must provide the following:

- ☒ *A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to* ***an electronic copy*** *with the submittal.*
- ☒ *A legal description of the parcel(s), preferably taken from the deed.*
- ☒ Compliance of Neighborhood Meeting Requirements.
- ☒ *Payment of the applicable review fee, which can be found on the Planning Department web page.*

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

Applicant's Signature — Date: 11/25/2025

Property Owner's Signature — Date: 11/25/2025

Legal Description For:
Proposed Annexation Tract

A tract of land situated in the southwest one-quarter of Section 9, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at a point on the north line of that property described in Instrument No. 200807718, Yamhill County Deed Records, said point bears South 89°52'36" East 410.55 feet from the northwest corner of said property; and running thence:
South 89°52'36" East 325.49 feet along the north line of said property to the northeast corner thereof, said point being on the centerline of McDonald Lane;
thence South 00°00'41" West 424.32 feet along said centerline to the southeast corner of said property;
thence leaving said centerline, North 89°53'13" West 326.29 feet along the south line of said property;
thence leaving said south line, North 00°07'11" East 424.38 feet to the Point of Beginning, containing 3.17 acres of land, more or less.

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone, referenced to NAD83 (2011), Epoch 2010.00.

EXHIBIT 2
RESOLUTION NO. 2025-51 ANNEXATION AGREEMENT

RESOLUTION NO. 2025 - 51

A Resolution authorizing the Interim City Manager to sign an Annexation Agreement with Yamhill Soil and Water Conservation District (property owner) and MAC Multi LLC (buyer), for the future annexation of Tax Lot R4409CD00100.

RECITALS:

WHEREAS, on December 8, 2020, the McMinnville City Council adopted Ordinance No. 5098 adopting the *McMinnville Growth Management and Urbanization Plan*; and

WHEREAS, on July 21, 2021, city staff hosted a work session with the McMinnville City Council to review draft amendments to the McMinnville City Code to bring the City's governing codes in compliance with state laws and the *McMinnville Growth Management and Urbanization Plan* relative to annexations; and

WHEREAS, on September 16, 2021, the Planning Commission held a duly noticed public hearing to consider the proposed amendments and the Planning Commission recommended approval of the proposed amendments; and

WHEREAS, on October 26, 2021, the City Council, being fully informed about said request, found that the requested amendments conformed to the applicable Comprehensive Plan goals and policies, as well as the McMinnville Municipal Code based on the material submitted by the Planning Department and the findings of fact and conclusionary findings for approval, adopting Ordinance No. 5106; and

WHEREAS, on March 4, 2025, Yamhill Soil and Water Conservation District and MAC Multi LLC applied for the annexation of their property (Tax Lot R4409CD00100) to be annexed into the City of McMinnville; and

WHEREAS, the City leadership team comprised of staff members from Planning, Engineering, Parks and Recreation, and the City Attorney, as well as staff members from McMinnville Water and Light and the McMinnville Fire District reviewed the annexation application and drafted an annexation agreement for the McMinnville City Council and the property owners.

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

1. That the City Council would like to enter into an agreement with Yamhill Soil and Water Conservation District and MAC Multi LLC for the annexation of their property into the City of McMinnville (Tax Lot R4409CD00100).
2. That the City Manager is authorized to sign the attached Annexation Agreement **(Exhibit A)** on behalf of the City of McMinnville.
3. This Resolution will take effect immediately upon passage.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 14th day of October, 2025 by the following votes:

Ayes: Chenoweth, Payne, Geary, Cunningham, Tucholsky, Peralta

Nays: _____

Approved this 14th day of October 2025.

_____
MAYOR

Approved as to form:

Tyler C. Yeoman-Millette
Acting City Attorney

Attest:

Claudia Cisneros
City Recorder

EXHIBITS:

A. Annexation Agreement with Yamhill Soil and Water Conservation District and MAC Multi LLC for Tax Lot R4409CD00100.

After Recording Return To:

City of McMinnville
220 NE Second Street
McMinnville, OR 97128

ANNEXATION AGREEMENT

This Annexation Agreement is made and entered into this ____ day of _____, _____, by and between the City of McMinnville, Oregon, an Oregon municipal corporation (hereinafter "City") and Yamhill Soil and Water Conservation District (hereinafter "Owner"), and Cory Redding, MAC Multi LLC (hereinafter "Buyer").

W I T N E S S E T H

WHEREAS, Owner is the record owner of the property legally described on Exhibit 1 attached hereto and incorporated herein (hereinafter referred to as the "Property"); and

WHEREAS, Buyer has the property under contract to purchase to develop a multi-dwelling development; and

WHEREAS, the Property is within the City's urban growth boundary, contiguous to the currently existing City limits, and is proposed to be annexed to the City; and

WHEREAS, Owner desires to have the Property annexed to the City; and

WHEREAS, Owner will submit a petition for annexation and provide the City with all required consents for annexation; and

WHEREAS, the City is willing to consider annexation of the Property on the terms and conditions, and subject to the provisions, of this Agreement; and

WHEREAS, the City will apply urban zoning upon the successful completion and approval of a land use application for a Zone Map Amendment; and

WHEREAS, the City and Owner desire to enter into this Agreement to regulate the annexation, zoning, use and development of the Property; and

WHEREAS, should a property owner who chooses not to execute the Annexation Agreement, refuses to grant a right-of-way and/or easement across his or her property in accordance with the City's Public Facilities Plans, the City may institute condemnation proceedings to effectuate such right-of-way and/or easement, or modify the Public Facilities Plans to bypass the property, in order to accommodate the orderly construction of the public infrastructure; and

WHEREAS, Council will consider this annexation agreement on October 14, 2025.

NOW, THEREFORE, in consideration of the representations, promises and mutual covenants contained herein, the City and Owner agree as follows:

1. **RECITALS:** The foregoing recitals are incorporated herein as is fully set forth in this Section.

2. **ANNEXATION**

a. City agrees that it will initiate an ordinance annexing the Property into the City once the following conditions are met:

1. All required consents have been received by the City. (See McMinnville Municipal Code (MMC) 16.20.020 for a list of required consents.)

2. A signed Annexation Agreement has been received by the City.

3. The Owner has received a final unappealed land-use approval for city zoning on the property.

b. This agreement is void if the Property is not annexed to the City of McMinnville within five years after the effective date of this Agreement and after the City's receipt of all required consents.

c. Owner may terminate this Agreement by serving written notice to the City no less than 60 days prior to the effective date of the termination. The notice must be received by the City at least 60 days prior to the public hearings for council consideration of the annexation. If the City receives such notice, this Agreement terminates as of the effective date of the notice. After the annexation ordinance is adopted by the City, this Agreement may only be terminated or amended by written consent of the Owner and City. Pursuant to this Agreement, the City agrees that an annexation ordinance will be considered by the McMinnville City Council; however, the City cannot guarantee that the annexation ordinance will be adopted by the City Council.

3. **COMPREHENSIVE PLAN/ZONING**: Prior to the development and annexation of the property, the Owner is required to complete a land-use application for a zoning map amendment for the property in compliance with the McMinnville Comprehensive Plan and McMinnville Zoning Ordinance. Upon successful annexation and a Zone Map Amendment adoption, the City will apply the Zoning designation identified in the land-use application to the property.

4. **DEVELOPMENT:** Owner agrees as follows:

a. Owner shall waive and shall not assert any claim against the City that may now exist or that may accrue through the date of annexation of the Property that it may claim due to its ownership of the Property. This includes any claim arising out of any land use regulation or under Measure 37 (ORS 197.352), Measure 49, and Measure 56 (ORS 227.186).

b. Owner agrees that any development of the property will comply with the City's Zoning Ordinance as it exists now or is later amended. In addition, the development of the Property shall comply with the applicable approved land-use decisions for the property and will incorporate and follow the City's Great Neighborhood Principles as found in the McMinnville Comprehensive Plan and McMinnville Zoning Ordinance as applicable. The Community Development Director or Hearings Body shall determine the applicability of the Great Neighborhood Principles to the subject property as necessary. All development must also comply with federal, state and city regulations.

c. Owner agrees that it will, without any cost to the City, dedicate the necessary rights-of-way or easements for all Planned Improvements identified in the City's Public Facilities Plan and that will be necessary for the development of the property. The Public Facilities Plan includes the Wastewater Conveyance Plan, Water Master Plan, Transportation System Plan, and Parks and Recreation Plan.

All public rights-of-way to be dedicated shall be free and clear of all encumbrances or other restrictions that may interfere with their intended public use.

d. Required frontage improvements will include up to a half street improvement and restriping along NE McDonald Lane and minor improvements to permanently terminate NE Maloney Drive. Right-of-way dedication, any necessary easement vacations, and frontage improvements are subject to review and approval by the City Engineer.

e. Owner agrees to construct a pedestrian mid-block crossing on NE McDonald Lane between NE Grandhaven Street and NE Samson Street. Design and location to be reviewed and approved by the City Engineer and will need to include the installation or replacement of the receiving ramp on the east side of NE McDonald Lane.

f. Owner/Buyer agrees to provide connectivity from the pedestrian crossing at NE McDonald Lane with the stubbed out path on the south end of Chegwyn Park by dedicating a twenty (20) foot public utility easement (PUE) to the City and constructing a ten (10) foot concrete path within the PUE. The path should avoid vehicular/parking lot crossings and conflicts, and the two remaining five (5) feet of buffer on either side of the concrete path within the PUE shall be planted, irrigated and maintained.

This pedestrian path should also provide connectivity to the existing sidewalks along NE Maloney Drive and a connection to the mid-block crossing on NE McDonald Drive required in Section 4(d) of this Agreement.

Path will be subject to design review and approval of the City Engineer.

Owner/Buyer agrees to construct a four to six (6) foot tall fence on the subject site between the Chegwyn Park and the development, with the only opening being twenty (20) feet wide at the path entrance. The fence must be constructed in a way that provides a physical barrier but allows clear visibility through the fence,

such as a vertical bar fence. This will be subject to the approval of the Parks and Recreation Director.

g. Owner shall remove all water rights from Property, unless partial use is otherwise approved by the McMinnville City Council.

h. Owner agrees to not remonstrate against the formation of a local improvement district or reimbursement district created for the purpose of funding public improvements that will serve the Property. This waiver applies to the Property until all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City. When all of the necessary improvements are completed and accepted by the City, the remonstrance for the local improvement district is terminated.

5. AMENDMENT: This Agreement and any exhibits attached hereto may be amended only by the mutual written consent of both parties.

6. SEVERABILITY: If any provision, covenant or portion of this Agreement or its application to any person, entity, property or portion of property is held invalid, or if any ordinance or resolution adopted pursuant to this Agreement or its application to any person, entity, property or portion of property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement or other ordinances or resolutions passed pursuant hereto, and to that end, all provisions, covenants, and portions of this Agreement and of the ordinances and resolutions adopted pursuant hereto are declared to be severable.

7. NO WAIVER OF RIGHT TO ENFORCE AGREEMENT: Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

8. ENTIRE AGREEMENT: This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the parties relating to the subject matter hereof. The parties shall have no obligations other than specifically stated in this Agreement except those of general applicability.

9. SURVIVAL: The provisions contained in this Agreement shall survive the annexation of the property and shall not be merged or expunged by the annexation of the property or any part thereof to the City.

10. SUCCESSORS AND ASSIGNS: This Agreement shall run with the land described on Exhibit B and inure to the benefit of, and be binding upon, the successors in title of the Owners and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities.

11. **TERM OF AGREEMENT**: This Agreement shall be binding upon the parties and their respective successors and assigns for the full statutory term of twenty (20) years, commencing as of the date of this Agreement unless superseded by Section 2.b of this Agreement.

12. **ENFORCEMENT:** Owner agrees that if it fails to perform as required under this Agreement, the City Council may, at the City Council's option, refuse to process any development application submitted for the Property or include as conditions of approval any requirement of this Agreement. Owner hereby waives any claim regarding such conditions of approval, whether to LUBA or to any state or federal court.

13. **ATTORNEY FEES:** In any proceeding to enforce, apply or interpret this Agreement, each party shall bear its own attorneys' fees and costs.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the date first above written.

CITY

_____
Adam Garvin, Interim City Manager
City of McMinnville

OWNER

_____
Barbara Boyer, Chair of YSWCD
Yamhill Soil and Water Conservation District

BUYER

_____
Cory Redding, MAC Multi LLC

_____

Claudia Cisneros, City Recorder

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me this ____ day of _____, _____ by Adam Garvin, Interim City Manager, on behalf of the City of McMinnville, who acknowledged that he had authority to sign on behalf of the City of McMinnville and this instrument to be the City's voluntary act and deed.

_____
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me this ____ day of _____, _____ by Barbara Boyer, owner of the property at R4409CD00100, who acknowledged this instrument to be his/her voluntary act and deed.

_____
Notary Public for Oregon

EXHIBIT 1:

Legal Description of the Property to Be Annexed:

A tract of land situated in the southwest one-quarter of Section 9, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at a point on the north line of that property described in Instrument No. 200807718, Yamhill County Deed Records, said point bears South 89°52'36" East 410.55 feet from the northwest corner of said property; and running thence:

South 89°52'36" East 325.49 feet along the north line of said property to the northeast corner thereof, said point being on the centerline of McDonald Lane;

thence South 00°00'41" West 424.32 feet along said centerline to the southeast corner of said property;

thence leaving said centerline, North 89°53'13" West 326.29 feet along the south line of said property;

thence leaving said south line, North 00°07'11" East 424.38 feet to the Point of Beginning, containing 3.17 acres of land, more or less.

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone, referenced to NAD83 (2011), Epoch 2010.00.

EXHIBIT 2:

Maps of Subject Site:

Aerial of Subject Site:



Comprehensive Plan Designation of Subject Site:



Vicinity Map:



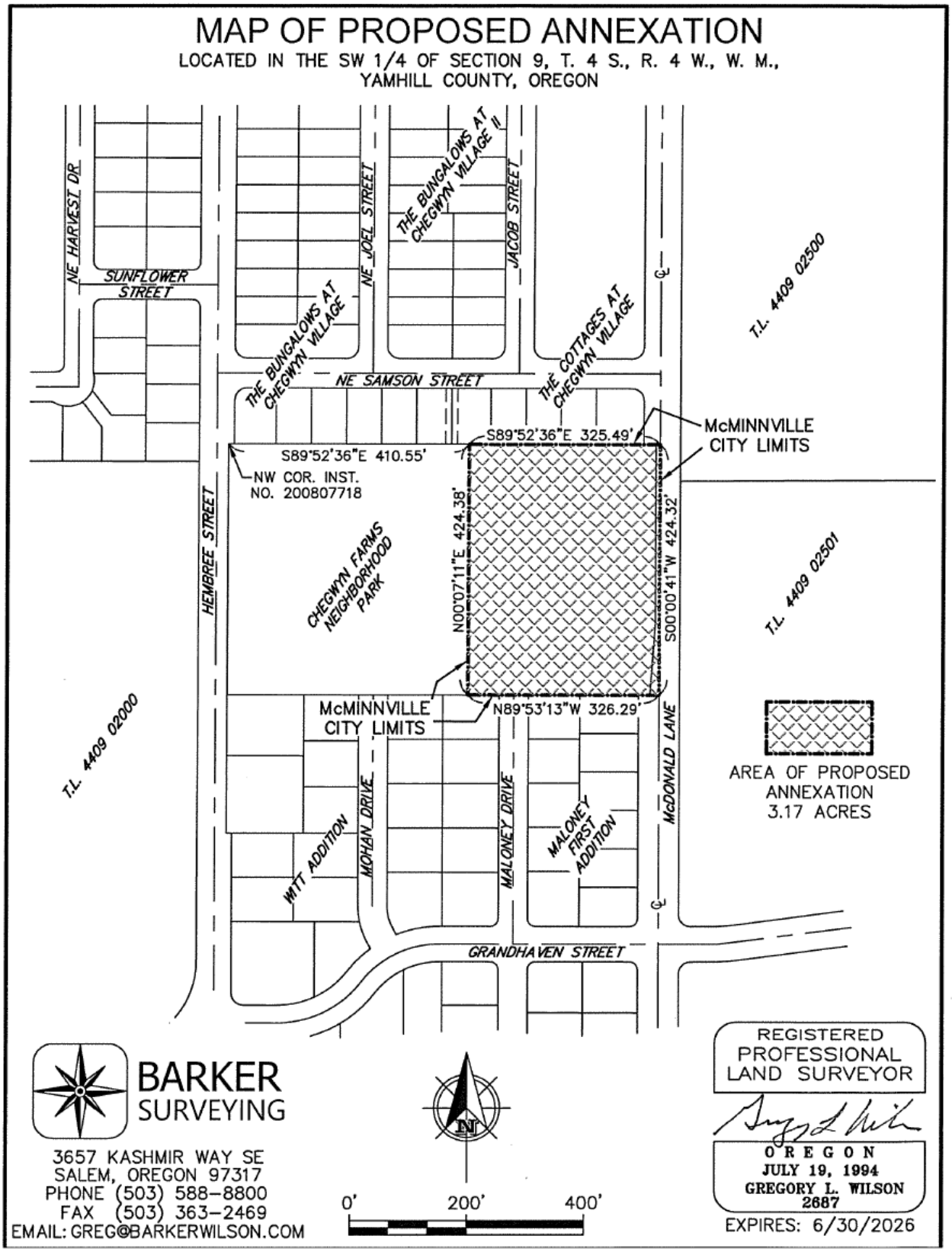

MAP OF PROPOSED ANNEXATION
LOCATED IN THE SW 1/4 OF SECTION 9, T. 4 S., R. 4 W., W. M.,
YAMHILL COUNTY, OREGON
NE HARVEST DR
SUNFLOWER STREET
NE JOEL STREET
THE BUNGALOWS AT CHEGWYN VILLAGE II
JACOB STREET
THE BUNGALOWS AT CHEGWYN VILLAGE
THE COTTAGES AT CHEGWYN VILLAGE
NE SAMSON STREET
T.L. 4409 02500
McMINNVILLE CITY LIMITS
S89°52'36"E 325.49'
S89°52'36"E 410.55'
NW COR. INST. NO. 200807718
HEMBREE STREET
CHEGWYN FARMS NEIGHBORHOOD PARK
N00°07'11"E 424.38'
S00°00'41"W 424.32'
T.L. 4409 02501
T.L. 4409 02000
McMINNVILLE CITY LIMITS
N89°53'13"W 326.29'
McDONALD LANE
AREA OF PROPOSED ANNEXATION
3.17 ACRES
MOHAN DRIVE
MALONEY DRIVE
MITT ADDITION
MALONEY FIRST ADDITION
GRANDHAVEN STREET
BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: GREG@BARKERWILSON.COM
0'
200'
400'
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687
EXPIRES: 6/30/2026

EXHIBIT 3:

Proposed Development Plan of Subject Site:

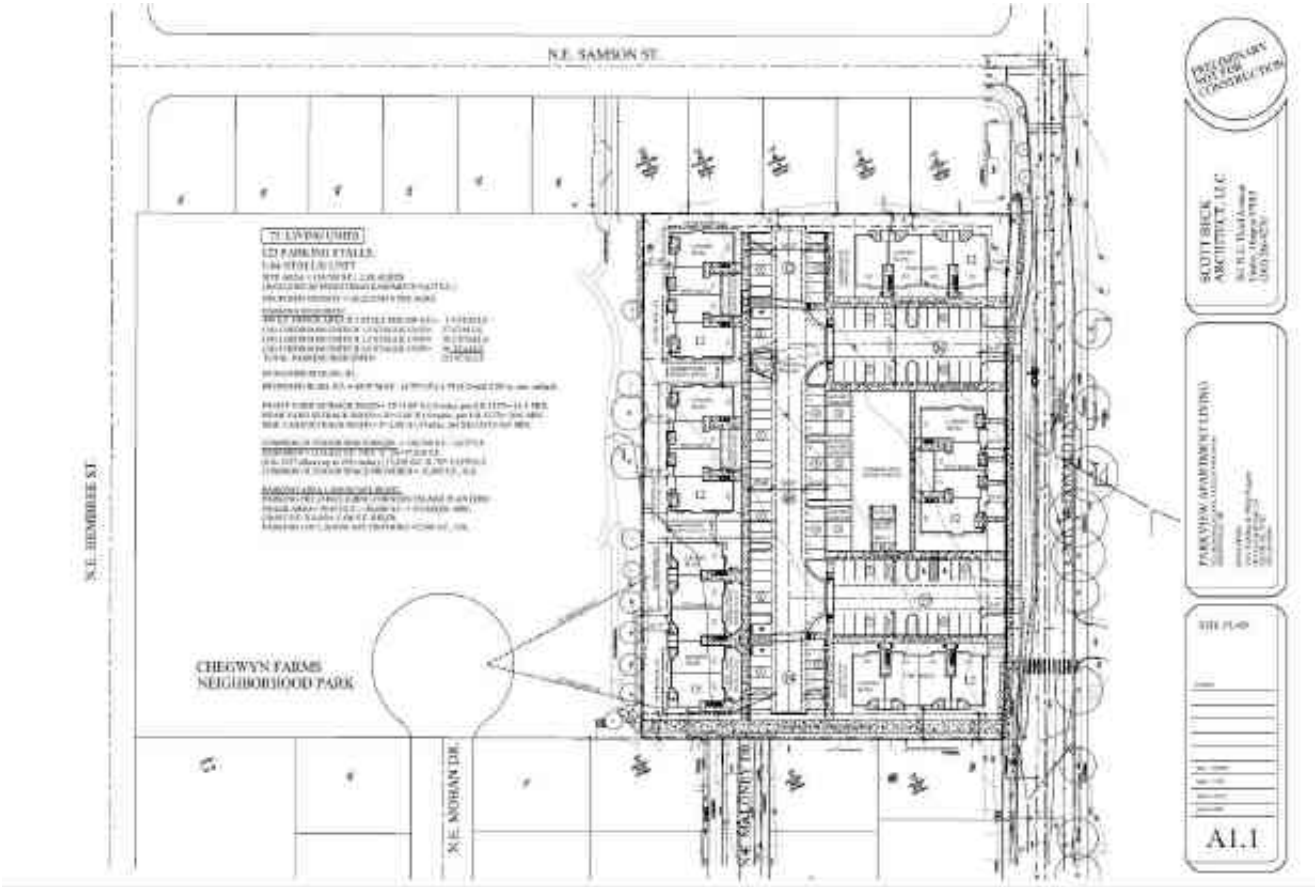


EXHIBIT A to Resolution No. 2025-51

OFFICIAL YAMHILL COUNTY RECORDS
KERI HINTON, COUNTY CLERK

202512039

After Recording Return To:

City of McMinnville
220 NE Second Street
McMinnville, OR 97128

00699260202500120390110116

$157.00

12/05/2025 03:55:14 PM

DMR-CONDMR Cnt=1 Pgs=11 Stn=1061 MORRISONK
$56.00 $10.00 $20.00 $11.00 $80.00

ANNEXATION AGREEMENT

This Annexation Agreement is made and entered into this 24 day of November, 2025 by and between the City of McMinnville, Oregon, an Oregon municipal corporation (hereinafter "City") and Yamhill Soil and Water Conservation District (hereinafter "Owner"), and Cory Redding, MAC Multi LLC (hereinafter "Buyer").

W I T N E S S E T H

WHEREAS, Owner is the record owner of the property legally described on Exhibit 1 attached hereto and incorporated herein (hereinafter referred to as the "Property"); and

WHEREAS, Buyer has the property under contract to purchase to develop a multi-dwelling development; and

WHEREAS, the Property is within the City's urban growth boundary, contiguous to the currently existing City limits, and is proposed to be annexed to the City; and

WHEREAS, Owner desires to have the Property annexed to the City; and

WHEREAS, Owner will submit a petition for annexation and provide the City with all required consents for annexation; and

WHEREAS, the City is willing to consider annexation of the Property on the terms and conditions, and subject to the provisions, of this Agreement; and

WHEREAS, the City will apply urban zoning upon the successful completion and approval of a land use application for a Zone Map Amendment; and

WHEREAS, the City and Owner desire to enter into this Agreement to regulate the annexation, zoning, use and development of the Property; and

WHEREAS, should a property owner who chooses not to execute the Annexation Agreement, refuses to grant a right-of-way and/or easement across his or her property in accordance with the City's Public Facilities Plans, the City may institute condemnation proceedings to effectuate such right-of-way and/or easement, or modify the Public Facilities Plans to bypass the property, in order to accommodate the orderly construction of the public infrastructure; and

WHEREAS, Council will consider this annexation agreement on October 14, 2025.

NOW, THEREFORE, in consideration of the representations, promises and mutual covenants contained herein, the City and Owner agree as follows:

1. **RECITALS:** The foregoing recitals are incorporated herein as is fully set forth in this Section.

2. **ANNEXATION**

a. City agrees that it will initiate an ordinance annexing the Property into the City once the following conditions are met:

   1. All required consents have been received by the City. (See McMinnville Municipal Code (MMC) 16.20.020 for a list of required consents.)

   2. A signed Annexation Agreement has been received by the City.

   3. The Owner has received a final unappealed land-use approval for city zoning on the property.

b. This agreement is void if the Property is not annexed to the City of McMinnville within five years after the effective date of this Agreement and after the City's receipt of all required consents.

c. Owner may terminate this Agreement by serving written notice to the City no less than 60 days prior to the effective date of the termination. The notice must be received by the City at least 60 days prior to the public hearings for council consideration of the annexation. If the City receives such notice, this Agreement terminates as of the effective date of the notice. After the annexation ordinance is adopted by the City, this Agreement may only be terminated or amended by written consent of the Owner and City. Pursuant to this Agreement, the City agrees that an annexation ordinance will be considered by the McMinnville City Council; however, the City cannot guarantee that the annexation ordinance will be adopted by the City Council.

3. **COMPREHENSIVE PLAN/ZONING**: Prior to the development and annexation of the property, the Owner is required to complete a land-use application for a zoning map amendment for the property in compliance with the McMinnville Comprehensive Plan and McMinnville Zoning Ordinance. Upon successful annexation and a Zone Map Amendment adoption, the City will apply the Zoning designation identified in the land-use application to the property.

4. **DEVELOPMENT:** Owner agrees as follows:

a. Owner shall waive and shall not assert any claim against the City that may now exist or that may accrue through the date of annexation of the Property that it may claim due to its ownership of the Property. This includes any claim arising out of any land use regulation or under Measure 37 (ORS 197.352), Measure 49, and Measure 56 (ORS 227.186).

b. Owner agrees that any development of the property will comply with the City's Zoning Ordinance as it exists now or is later amended. In addition, the development of the Property shall comply with the applicable approved land-use decisions for the property and will incorporate and follow the City's Great Neighborhood Principles as found in the McMinnville Comprehensive Plan and McMinnville Zoning Ordinance as applicable. The Community Development Director or Hearings Body shall determine the applicability of the Great Neighborhood Principles to the subject property as necessary. All development must also comply with federal, state and city regulations.

c. Owner agrees that it will, without any cost to the City, dedicate the necessary rights-of-way or easements for all Planned Improvements identified in the City's Public Facilities Plan and that will be necessary for the development of the property. The Public Facilities Plan includes the Wastewater Conveyance Plan, Water Master Plan, Transportation System Plan, and Parks and Recreation Plan.

All public rights-of-way to be dedicated shall be free and clear of all encumbrances or other restrictions that may interfere with their intended public use.

d. Required frontage improvements will include up to a half street improvement and restriping along NE McDonald Lane and minor improvements to permanently terminate NE Maloney Drive. Right-of-way dedication, any necessary easement vacations, and frontage improvements are subject to review and approval by the City Engineer.

e. Owner agrees to construct a pedestrian mid-block crossing on NE McDonald Lane between NE Grandhaven Street and NE Samson Street. Design and location to be reviewed and approved by the City Engineer and will need to include the installation or replacement of the receiving ramp on the east side of NE McDonald Lane.

f. Owner/Buyer agrees to provide connectivity from the pedestrian crossing at NE McDonald Lane with the stubbed out path on the south end of Chegwyn Park by dedicating a twenty (20) foot public utility easement (PUE) to the City and constructing a ten (10) foot concrete path within the PUE. The path should avoid vehicular/parking lot crossings and conflicts, and the two remaining five (5) feet of buffer on either side of the concrete path within the PUE shall be planted, irrigated and maintained.

This pedestrian path should also provide connectivity to the existing sidewalks along NE Maloney Drive and a connection to the mid-block crossing on NE McDonald Drive required in Section 4(d) of this Agreement.

Path will be subject to design review and approval of the City Engineer.

Owner/Buyer agrees to construct a four to six (6) foot tall fence on the subject site between the Chegwyn Park and the development, with the only opening being twenty (20) feet wide at the path entrance. The fence must be constructed in a way that provides a physical barrier but allows clear visibility through the fence,

such as a vertical bar fence. This will be subject to the approval of the Parks and Recreation Director.

g. Owner shall remove all water rights from Property, unless partial use is otherwise approved by the McMinnville City Council.

h. Owner agrees to not remonstrate against the formation of a local improvement district or reimbursement district created for the purpose of funding public improvements that will serve the Property. This waiver applies to the Property until all utility service and all required infrastructure that will service or benefit the Property is completed and accepted by City. When all of the necessary improvements are completed and accepted by the City, the remonstrance for the local improvement district is terminated.

5. AMENDMENT: This Agreement and any exhibits attached hereto may be amended only by the mutual written consent of both parties.

6. SEVERABILITY: If any provision, covenant or portion of this Agreement or its application to any person, entity, property or portion of property is held invalid, or if any ordinance or resolution adopted pursuant to this Agreement or its application to any person, entity, property or portion of property is held invalid, such invalidity shall not affect the application or validity of any other provisions, covenants or portions of this Agreement or other ordinances or resolutions passed pursuant hereto, and to that end, all provisions, covenants, and portions of this Agreement and of the ordinances and resolutions adopted pursuant hereto are declared to be severable.

7. NO WAIVER OF RIGHT TO ENFORCE AGREEMENT: Failure of any party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of any party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

8. ENTIRE AGREEMENT: This Agreement supersedes all prior agreements, negotiations and exhibits and is a full integration of the entire agreement of the parties relating to the subject matter hereof. The parties shall have no obligations other than specifically stated in this Agreement except those of general applicability.

9. SURVIVAL: The provisions contained in this Agreement shall survive the annexation of the property and shall not be merged or expunged by the annexation of the property or any part thereof to the City.

10. SUCCESSORS AND ASSIGNS: This Agreement shall run with the land described on Exhibit B and inure to the benefit of, and be binding upon, the successors in title of the Owners and their respective successors, grantees, lessees, and assigns, and upon successor corporate authorities of the City and successor municipalities.

11. **TERM OF AGREEMENT**: This Agreement shall be binding upon the parties and their respective successors and assigns for the full statutory term of twenty (20) years, commencing as of the date of this Agreement unless superseded by Section 2.b of this Agreement.

12. **ENFORCEMENT:** Owner agrees that if it fails to perform as required under this Agreement, the City Council may, at the City Council's option, refuse to process any development application submitted for the Property or include as conditions of approval any requirement of this Agreement. Owner hereby waives any claim regarding such conditions of approval, whether to LUBA or to any state or federal court.

13. **ATTORNEY FEES:** In any proceeding to enforce, apply or interpret this Agreement, each party shall bear its own attorneys' fees and costs.

IN WITNESS WHEREOF the parties hereto have executed this Agreement on the date first above written.

CITY

Adam Garvin, Interim City Manager
City of McMinnville

OWNER

Barbara Boyer, Chair of YSWCD
Yamhill Soil and Water Conservation District

BUYER

Cory Redding, MAC Multi LLC

Claudia Cisneros

Claudia Cisneros, City Recorder

SEE ATTACHED NOTARIAL CERTIFICATE

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me this 4th day of November, 2025 by Adam Garvin, Interim City Manager, on behalf of the City of McMinnville, who acknowledged that he had authority to sign on behalf of the City of McMinnville and this instrument to be the City's voluntary act and deed.

OFFICIAL STAMP
CLAUDIA CISNEROS
NOTARY PUBLIC - OREGON
COMMISSION NO. 1031977
MY COMMISSION EXPIRES JANUARY 5, 2027

Claudia Cisneros
Notary Public for Oregon

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me this 24th day of November, 2025 by Barbara Boyer, owner of the property at R4409CD00100, who acknowledged this instrument to be his/her voluntary act and deed.

OFFICIAL STAMP
PEGGY LYNN HOWD
NOTARY PUBLIC - OREGON
COMMISSION NO. 1020150
MY COMMISSION EXPIRES JANUARY 05, 2026

Howd
Notary Public for Oregon

EXHIBIT 1:

Legal Description of the Property to Be Annexed:

A tract of land situated in the southwest one-quarter of Section 9, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at a point on the north line of that property described in Instrument No. 200807718, Yamhill County Deed Records, said point bears South 89°52'36" East 410.55 feet from the northwest corner of said property; and running thence:

South 89°52'36" East 325.49 feet along the north line of said property to the northeast corner thereof, said point being on the centerline of McDonald Lane;

thence South 00°00'41" West 424.32 feet along said centerline to the southeast corner of said property;

thence leaving said centerline, North 89°53'13" West 326.29 feet along the south line of said property;

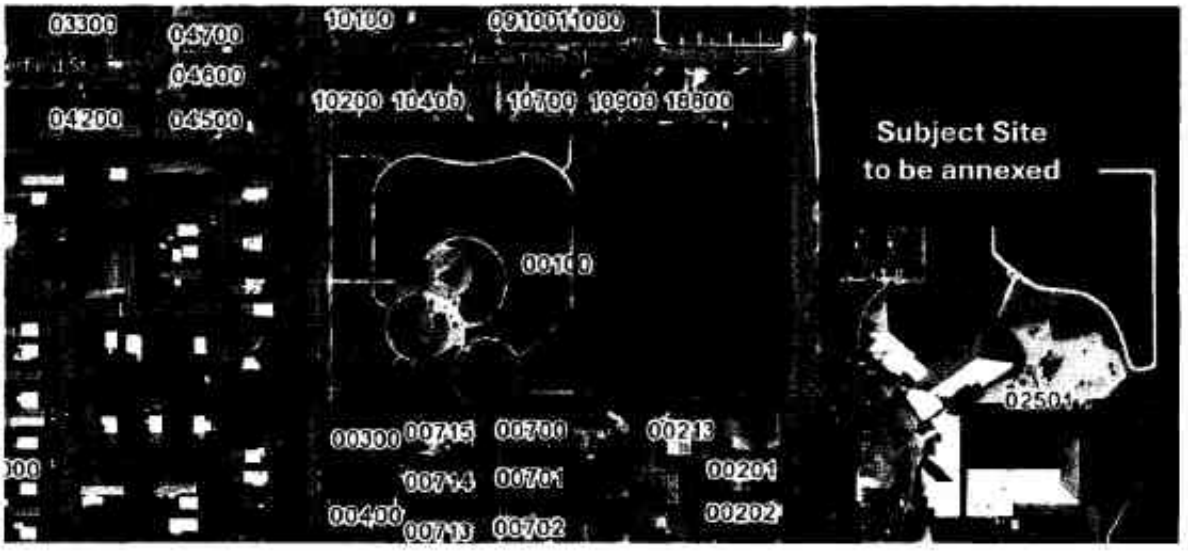
thence leaving said south line, North 00°07'11" East 424.38 feet to the Point of Beginning, containing 3.17 acres of land, more or less.

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone, referenced to NAD83 (2011), Epoch 2010.00.

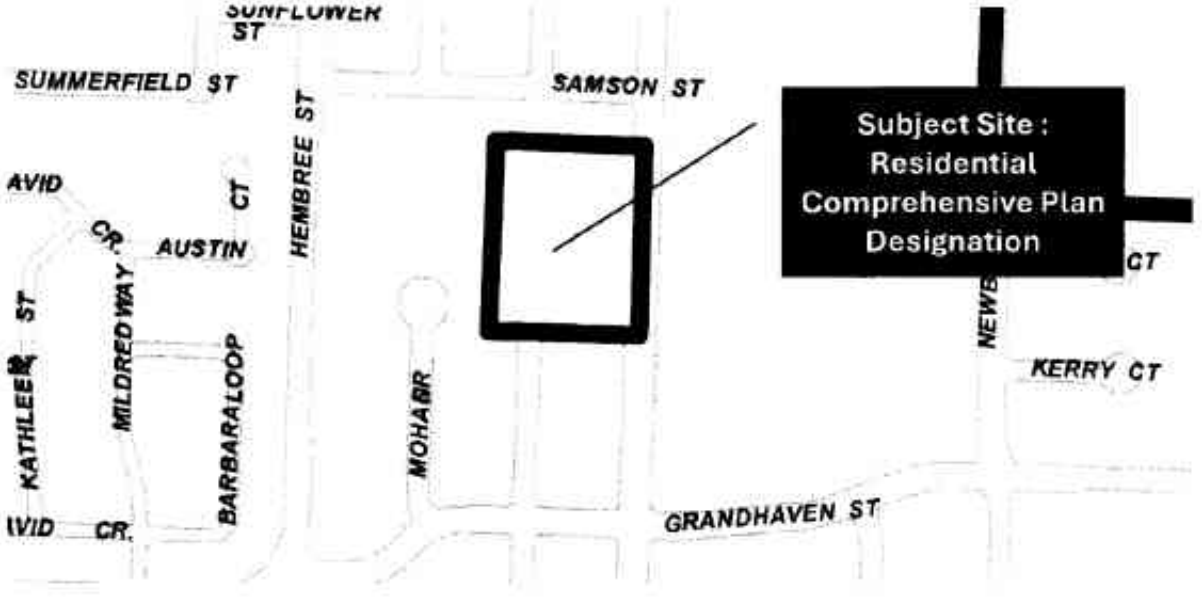
EXHIBIT 2:

Maps of Subject Site:

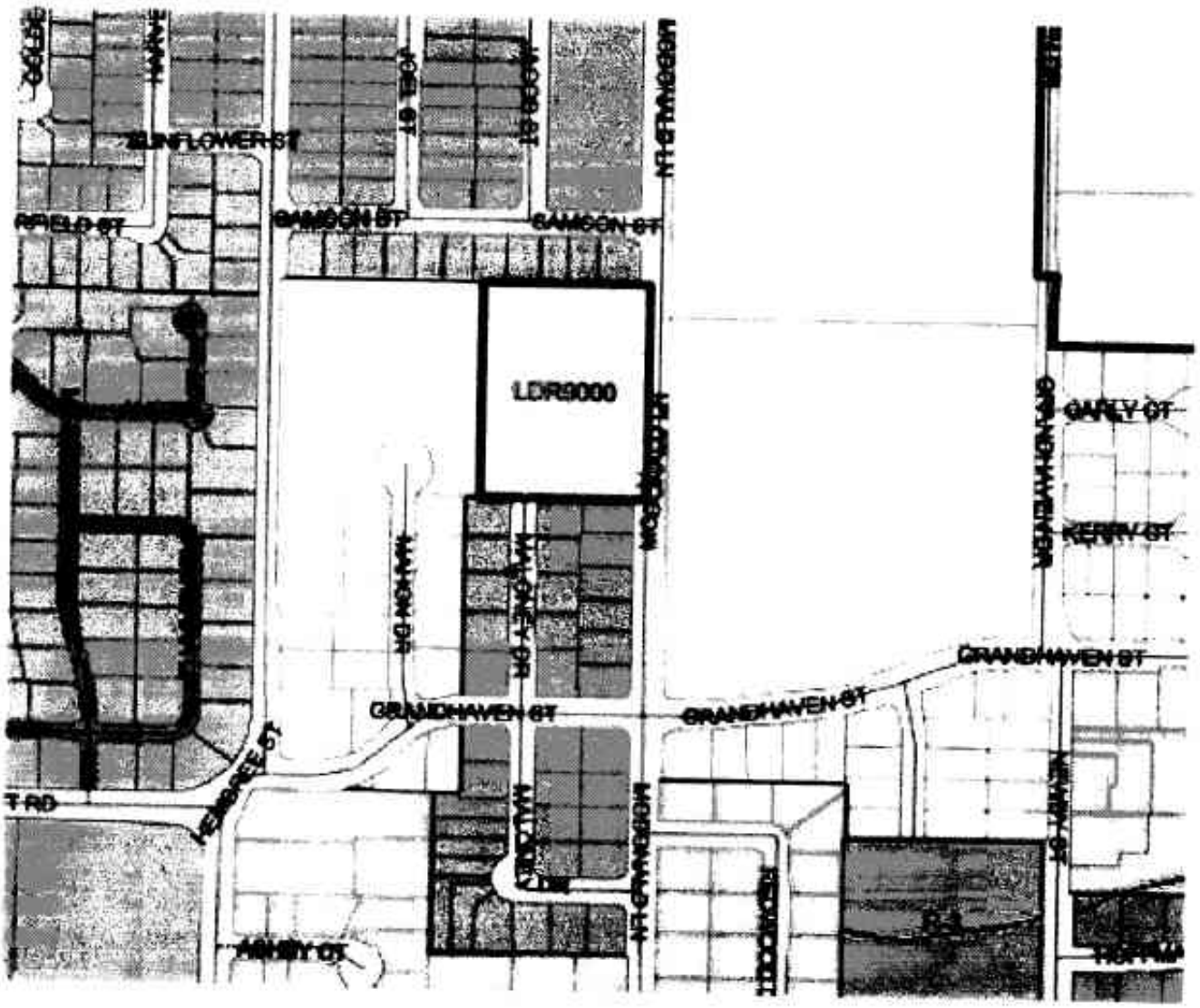
Aerial of Subject Site:



Comprehensive Plan Designation of Subject Site:



Vicinity Map:



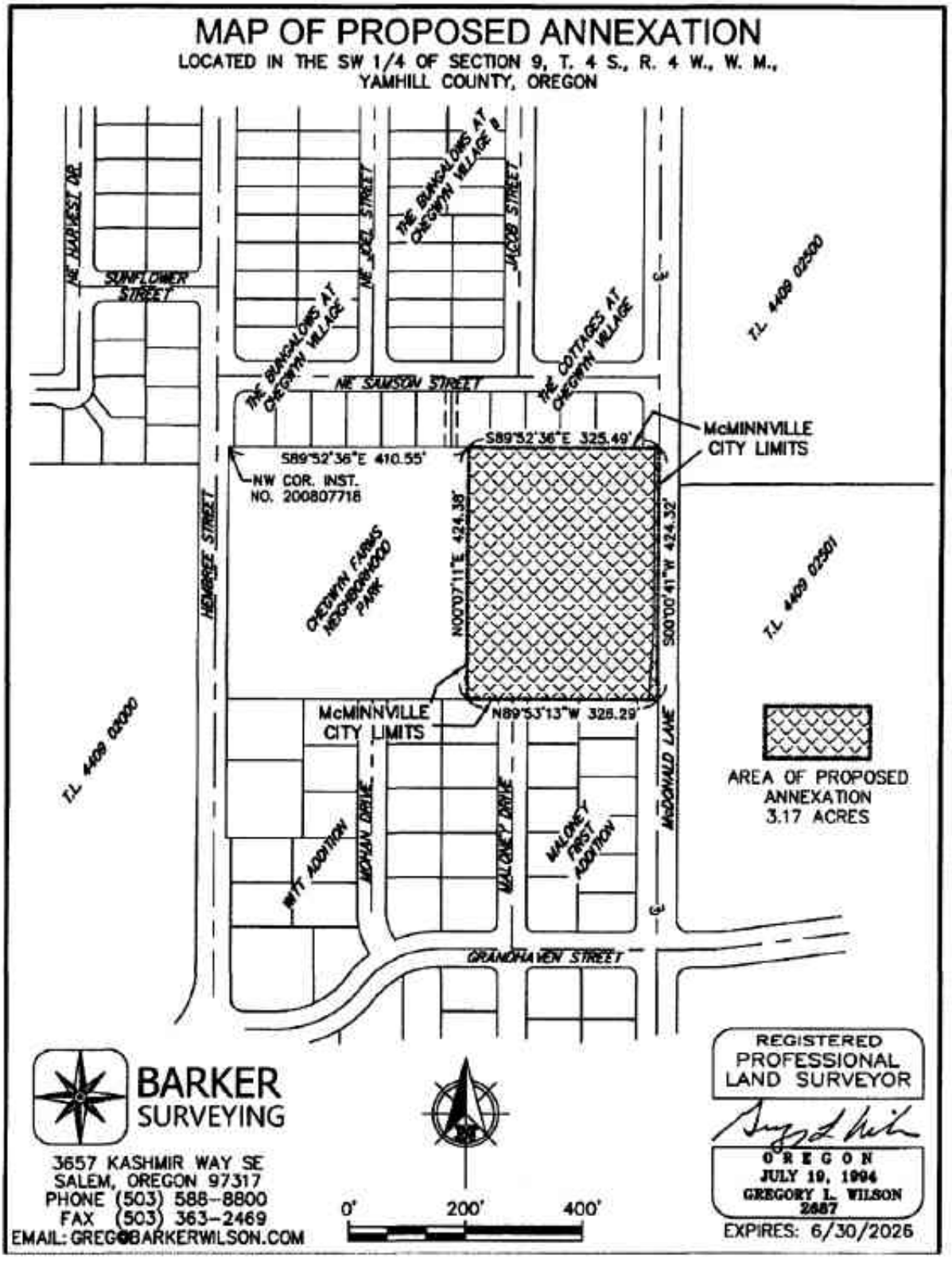

MAP OF PROPOSED ANNEXATION
LOCATED IN THE SW 1/4 OF SECTION 9, T. 4 S., R. 4 W., W. M.,
YAMHILL COUNTY, OREGON
NE HARVEST DR.
SUNFLOWER STREET
THE BUNGALOWS AT CHEGWYN VILLAGE
NE JOEL STREET
THE BUNGALOWS AT CHEGWYN VILLAGE
JACOB STREET
THE COTTAGES AT CHEGWYN VILLAGE
T.L. 4409 02500
NE SAMSON STREET
S89°52'36"E 325.49'
McMINNVILLE CITY LIMITS
S89°52'36"E 410.55'
NW COR. INST. NO. 200807718
HEMBREE STREET
CHEGWYN FARMS NEIGHBORHOOD PARK
N00°07'11"E 424.38'
S00°00'41"W 424.32'
T.L. 4409 02501
T.L. 4409 02000
McMINNVILLE CITY LIMITS
N89°53'13"W 326.29'
McDONALD LANE
AREA OF PROPOSED ANNEXATION
3.17 ACRES
WITT ADDITION
MOHAN DRIVE
MALONEY DRIVE
MALONEY FIRST ADDITION
GRANDHAVEN STREET
BARKER SURVEYING
3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: GREG@BARKERWILSON.COM
0'
200'
400'
REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 19, 1994
GREGORY L. WILSON
2687
EXPIRES: 6/30/2026

EXHIBIT 3:

Proposed Development Plan of Subject Site:

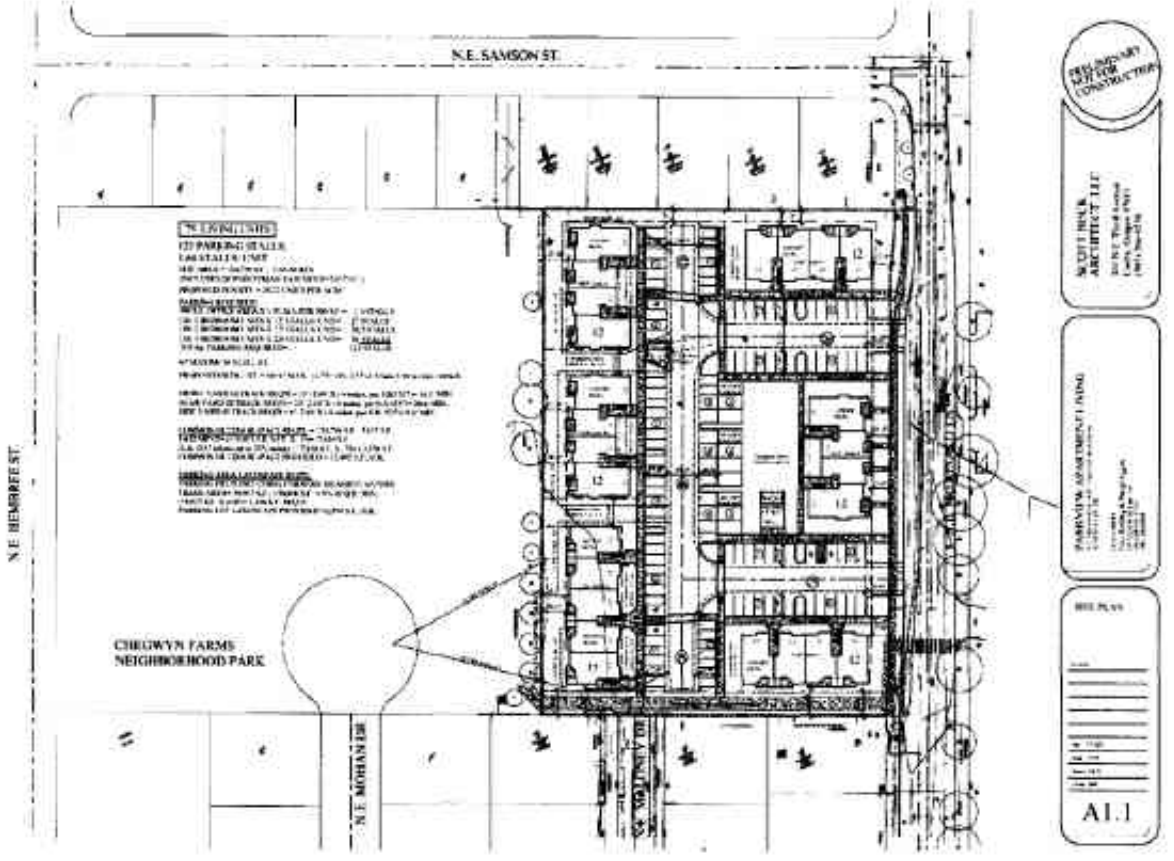


EXHIBIT 3
TITLE REPORT

Fidelity National Title

Preliminary Report

Fidelity National Title - Oregon

File No.: 45142403592

Introducing LiveLOOK

LiveLOOK title document delivery system is designed to provide 24/7 real-time access to all information related to a title insurance transaction.

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Effortless, Efficient, Compliant, and Accessible

Fidelity National Title
Company of Oregon

PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein Fidelity National Title Company of Oregon hereby reports that it is prepared to issue, or cause to be issued, as of the specified date, a policy or policies of title insurance describing the land and the estate or interest hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage of said policy or policies are set forth in Exhibit One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby.

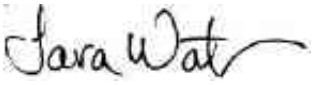
The policy(s) of title insurance to be issued hereunder will be policy(s) of Fidelity National Title Insurance Company, a/an Florida corporation.

Please read the exceptions shown or referred to herein and the Exceptions and Exclusions set forth in Exhibit One of this report carefully. The Exceptions and Exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

This preliminary report is for the exclusive use of the parties to the contemplated transaction, and the Company does not have any liability to any third parties nor any liability until the full premium is paid and a policy is issued. Until all necessary documents are placed of record, the Company reserves the right to amend or supplement this preliminary report.

Countersigned



Tara Waterman

Fidelity National Title
Company of Oregon

900 SW 5th Avenue, Portland, OR 97204
(503)222-2424 FAX (503)227-2274

PRELIMINARY REPORT

ESCROW OFFICER: Lori Medak
Lori.Medak@fnf.com
503-222-2424

ORDER NO.: 45142403592
Supplement 1: Eff Date/Buyer/Sale Price

TITLE OFFICER: Deborah Clark

TO: Fidelity National Title Company of Oregon
900 SW 5th Avenue
Portland, OR 97204

ESCROW LICENSE NO.: 901000243
OWNER/SELLER: Yamhill Soil and Water Conservation District
BUYER/BORROWER: Cory Redding and Philip Higgins and/or assigns
PROPERTY ADDRESS: 3210 NE Hembree Street, McMinnville, OR 97128

EFFECTIVE DATE: September 19, 2024, 08:00 AM

1. THE POLICY AND ENDORSEMENTS TO BE ISSUED AND THE RELATED CHARGES ARE:

	AMOUNT	PREMIUM
ALTA Owner's Policy 2021 **Owner's Standard**	$ 1,300,000.00	$ 2,550.00
OTIRO Endorsement No. 110		$ 0.00
ALTA Loan Policy 2021 **Extended Lender's** **Proposed Insured:**	$ TBD	$ TBD
Government Lien Search		$ 25.00

2. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee

3. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Yamhill Soil and Water Conservation District

4. THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE CITY OF MCMINNVILLE, COUNTY OF YAMHILL, STATE OF OREGON, AND IS DESCRIBED AS FOLLOWS:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

Legal Description

A tract of land in Section 9, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Beginning at the intersection of the East margin of a 40 foot wide road with the North line of Parcel 1 of Yamhill County Partition Plat 93-56, said intersection being North 20.00 feet, South 89°39' East 103.76 feet and North 605.18 feet from the Northeast corner of the John G. Baker Donation Land Claim No. 48; thence North 424.40 feet along said East margin to an iron rod; thence East 735.95 feet to an iron rod on the West line of GRANDHAVEN SUBDIVISION; thence South 00°06'32" East 424.40 feet along the West line of GRANDHAVEN SUBDIVISION to the Northeast corner of MALONEY'S FIRST ADDITION; thence West 736.75 feet along the North lines of MALONEY'S FIRST ADDITION, WITT ADDITION and Partition Plat 93-56 to the Point of Beginning.

EXCEPTING THEREFROM those portions conveyed to the City of McMinnville for street and roadway purposes by deed recorded January 19, 2010, as Instrument No. 201000868, Deed and Mortgage Records.

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of McMinnville for a perpetual right of way for roadway, pedestrian and public utility purposes, by deed recorded February 28, 2018, as Instrument No. 201802870, Deed and Mortgage Records.

AS OF THE DATE OF THIS REPORT, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN THE POLICY FORM WOULD BE AS FOLLOWS:

GENERAL EXCEPTIONS:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.

3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.

4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.

5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

SPECIFIC ITEMS AND EXCEPTIONS:

6. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 125162
Tax Code No.: 40.0 (Split Code)
Map No.: R4409CD 00100

7. The subject property is under public, charitable, fraternal, or religious organization ownership and is exempt from ad valorem taxation. Any change in ownership prior to delivery of the assessment roll may result in tax liability.

Tax Account No.: 642892
Tax Code No.: 40.2 (Split Code)
Map No.: R4409CD 00100

8. City Liens, if any, in favor of the City of McMinnville. None found as of September 25, 2024.

9. Rights of the public to any portion of the Land lying within the area commonly known as streets, roads and highways.

10. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:	Percy Chegwyn and Winifred Chegwyn
Purpose:	Road purposes
Recording Date:	June 26, 1951
Recording No:	Book 162, Page 36
Affects:	East 20 feet

11. Easement(s) for the purpose(s) shown below and rights incidental thereto as reserved in a document;

Reserved by:	C. K. Knickerbocker and Usona H. Knickerbocker
Purpose:	Road purposes
Recording Date:	March 23, 1955
Recording No:	Book 176, Page 408
Affects:	East 20 feet

12. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to:	United States of America
Purpose:	Electric power transmission
Recording Date:	February 23, 1965
Recording No:	Film Volume 43, Page 515
Affects:	Reference is hereby made to said document for full particulars

13. Existing leases and tenancies, if any, and any interests that may appear upon examination of such leases.

14. The following are required when a principal to the proposed transaction is an instrumentality of the state, such as a municipality, a county or other governmental body:

- Certification, with supporting documentation, that the board or other governing authority of the governmental body has approved the transaction in accordance with applicable practices, procedures, rules, ordinances and statutes.
- Certification that a named person or persons, identified by name and position, are authorized to act on behalf of the governmental body in the proposed transaction.
- Verification of the current legal name and good standing of the governmental body when it is a local governmental body other than a city or county.

15. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

16. Facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

17. Any lien or right to a lien for services, labor, material, equipment rental or workers compensation heretofore or hereafter furnished, imposed by law and not shown by the public records.

To remove this item, the Company will require an affidavit and indemnity on a form supplied by the Company.

18. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.

ADDITIONAL REQUIREMENTS/NOTES:

A. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, processing, manufacture, sale, dispensing or use of marijuana and psilocybin, the Company is not able to close or insure any transaction involving Land associated with these activities.

B. Recording Charge (Per Document) is the following:

County	First Page	Each Additional Page
Yamhill	$81.00	$5.00

Note: When possible the company will record electronically. An additional charge may be applied.

Note: Please send any documents for recording to the following address:
Portland Title Group
Attn: Recorder
1455 W. Broadway, Suite 1450
Portland, OR. 97201

Please email your release to the following email address: or-ttc-yamhillrecording@ticortitle.com

C. In addition to the standard policy exceptions, the exceptions enumerated above shall appear on the final ALTA Policy unless removed prior to issuance.

D. Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.

E. Note: There are no matters against the party(ies) shown below which would appear as exceptions to coverage in a title insurance product:

Parties: Cory Redding and Philip Higgins

F. THE FOLLOWING NOTICE IS REQUIRED BY STATE LAW: YOU WILL BE REVIEWING, APPROVING AND SIGNING IMPORTANT DOCUMENTS AT CLOSING. LEGAL CONSEQUENCES FOLLOW FROM THE SELECTION AND USE OF THESE DOCUMENTS. YOU MAY CONSULT AN ATTORNEY ABOUT THESE DOCUMENTS. YOU SHOULD CONSULT AN ATTORNEY IF YOU HAVE QUESTIONS OR CONCERNS ABOUT THE TRANSACTION OR ABOUT THE DOCUMENTS. IF YOU WISH TO REVIEW TRANSACTION DOCUMENTS THAT YOU HAVE NOT SEEN, PLEASE CONTACT THE ESCROW AGENT.

G. Note: This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances or acreage shown thereon.

H. NOTE: IMPORTANT INFORMATION REGARDING PROPERTY TAX PAYMENTS

Fiscal Year:	July 1st through June 30th
Taxes become a lien on real property, but are not yet payable:	July 1st
Taxes become certified and payable (approximately on this date):	October 15th
First one third payment of taxes is due:	November 15th
Second one third payment of taxes is due:	February 15th
Final payment of taxes is due:	May 15th

Discounts: If two thirds are paid by November 15th, a 2% discount will apply.
If the full amount of the taxes are paid by November 15th, a 3% discount will apply.

Interest: Interest accrues as of the 15th of each month based on any amount that is unpaid by the due date. No interest is charged if the minimum amount is paid according to the above mentioned payment schedule.

I. Note: If an Owner's Title Insurance Policy is requested, the State of Oregon requires every ALTA Owner's Policy (07-01-2021) to include the OTIRO 110 Endorsement as a supplement to the definition of Insured in said Owner's Policy's Conditions to confirm coverage is the same for an Oregon Registered Domestic Partner as it is for a Spouse.

EXHIBIT ONE

2021 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions, or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection.
   b. any governmental forfeiture, police, regulatory, or national security power.
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed, or agreed to by the Insured Claimant;
   b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or Consumer Protection Law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
   a. fraudulent conveyance or fraudulent transfer;
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extend the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any reason not stated in the Covered Risk 13.b
7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
8. Any lien on the Title for real estate taxes or assessments imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2021 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (07-01-2021)
EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
      i. the occupancy, use, or enjoyment of the Land;
      ii. the character, dimensions or location of any improvement on the Land;
      iii. the subdivision of land; or
      iv. environmental remediation or protection;
   b. any governmental forfeiture, police, regulatory, or national security power
   c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.

   Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
3. Any defect, lien, encumbrance, adverse claim, or other matter:
   a. created, suffered, assumed or agreed to by the Insured Claimant;
   b. not known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   c. resulting in no loss or damage to the Insured Claimant;
   d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
   e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
   a. fraudulent conveyance or fraudulent transfer, or
   b. voidable transfer under the Uniform Voidable Transactions Act; or
   c. preferential transfer:
      i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      ii. for any other reason not stated in Covered Risk 9.b.
5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
6. Any lien on the Title for real estate taxes or assessments imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

EXHIBIT ONE

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions or location of any improvement erected on the land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed or agreed to by the Insured Claimant;
   (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with the applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in the Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses that arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning) restricting, regulating, prohibiting or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions or location of any improvement erected on the land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed or agreed to by the Insured Claimant;
   (b) not known to the Company, not recorded in the Public Records at Date of Policy, but known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in the Covered Risk 9 of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage.

SCHEDULE B - GENERAL EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Facts, rights, interests or claims which are not shown by the Public Records but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
3. Easements, or claims of easement, not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof, water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien for services, labor or material heretofore or hereafter furnished, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, imposed by law and not shown by the Public Records.

WIRE SAFE | Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
http://www.fbi.gov

Internet Crime Complaint Center:
http://www.ic3.gov

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FIDELITY NATIONAL FINANCIAL
PRIVACY NOTICE

Effective July 1, 2024

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (*e.g.*, name, address, phone number, email address);
- demographic information (*e.g.*, date of birth, gender, marital status);
- identity information (*e.g.* Social Security Number, driver's license, passport, or other government ID number);
- financial account information (*e.g.* loan or bank account information);
- biometric data (*e.g.* fingerprints, retina or iris scans, voiceprints, or other unique biological characteristics, and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To prevent and detect fraud;
- To maintain the security of our systems, tools, accounts, and applications;
- To verify and authenticate identities and credentials;
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginquiries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes. For additional information about your Oregon consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Texas Residents: For additional information about your Texas consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

We may disclose the categories of Personal Information and Browsing information listed above to the following categories of third parties:

- FNF affiliates and subsidiaries;
- Non-affiliated third parties, with your consent;
- Business in connection with the sale or other disposition of all or part of the FNF business and/or assets;
- Service providers;
- Law endorsement or authorities in connection with an investigation, or in response to a subpoena or court order.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's Privacy Inquiry Website or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

BARGAIN AND SALE DEED

KNOW ALL MEN BY THESE PRESENTS, that **Percy Charles Chegwyn** hereinafter referred to as **"GRANTOR,"** for the consideration hereinafter stated, does hereby GRANT, BARGAIN, SELL and CONVEY unto **Yamhill Soil and Water Conservation District (YSWCD)** hereinafter referred to as "GRANTEE," and unto Grantee's heirs, successors and assigns, all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Yamhill, State of Oregon, described as follows, to-wit:

A tract of land in Section 9, Township 4 South, Range 4 West, Yamhill County, Oregon, Yamhill County Deed Records, being more particularly described as follows:

Beginning at the intersection of the east margin of a 40' wide road with the north line of Parcel 1 of Yamhill County Partition Plat 93-56, said intersection being North 20.00 feet, South 89°39' East 103.76 feet and North 605.18 feet from the Northeast corner of the John G. Baker Donation Land Claim #48; thence North 424.40 feet along said east margin to an iron rod; thence East 735.95 feet to an iron rod on the west line of GRANDHAVEN SUBDIVISION; thence South 00°06'32" East 424.40 feet along the west line of GRANDHAVEN SUBDIVISION to the northeast corner of MALONEY'S FIRST ADDITION; thence West 736.75 feet along the north lines of MALONEY'S FIRST ADDITION, WITT ADDITION and Partition Plat 93-56 to the point of beginning.

SUBJECT TO: All liens, encumbrances, easements and restrictions of record.

To have and to hold the same unto the said Grantee and Grantee's heirs, successors and assigns forever.

The true and actual consideration for this transfer stated in terms of dollars is none, however the actual consideration consists of or includes other property or value given or promised which is the whole consideration.

AFTER RECORDING RETURN TO:
TIM STIEBER
2200 SW SECOND ST
MCMINNVILLE, OR 97128

Until a change is requested, all tax statements shall be sent to the following address:
No change results from this transfer.

OFFICIAL YAMHILL COUNTY RECORDS
JAN COLEMAN, COUNTY CLERK

00299417200800077180040048

$41.00

200807718 3:22:14 PM 5/02/2008

DMR-DDMR Cnt=1 Stn=3 SUSIE
$20.00 $10.00 $11.00

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930 AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 197.352.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 2nd day of May, 2008.

Percy Charles Chegwyn

Percy Charles Chegwyn

STATE OF OREGON)
) ss.
County of Yamhill)

This Bargain and Sale Deed was acknowledged before me on the 2ND day of MAY, 2008, by **Percy Charles Chegwyn** who acknowledged the foregoing to be his voluntary act and deed.

Before me:

OFFICIAL SEAL
LINDA M WILLIAMS
NOTARY PUBLIC-OREGON
COMMISSION NO. 400564
MY COMMISSION EXPIRES JANUARY 14, 2010

Linda M. Williams

NOTARY PUBLIC FOR OREGON
My Commission Expires: 1/14/2010

Matt Dunckel & Assoc.
Land Surveyors
3765 Riverside Drive
McMinnville, OR 97128
Phone: 503-472-7904
Fax: 503-472-0367
E-Mail: matt@dunckelassoc.com

Date: 21 Dec. 2007

CHEGWYN – Legal Description of TL 100 (6.97 Ac.)

A tract of land in Section 9, Township 4 South, Range 4 West, Yamhill County, Oregon, Yamhill County Deed Records, being more particularly described as follows:

Beginning at the intersection of the east margin of a 40' wide road with the north line of Parcel 1 of Yamhill County Partition Plat 93-56, said intersection being North 20.00 feet, South 89°39' East 103.76 feet and North 605.18 feet from the Northeast corner of the John G. Baker Donation Land Claim #48; thence North 424.40 feet along said east margin to an iron rod; thence East 735.95 feet to an iron rod on the west line of GRANDHAVEN SUBDIVISION; thence South 00°06'32" East 424.40 feet along the west line of GRANDHAVEN SUBDIVISION to the northeast corner of MALONEY'S FIRST ADDITION; thence West 736.75 feet along the north lines of MALONEY'S FIRST ADDITION, WITT ADDITION and Partition Plat 93-56 to the point of beginning.

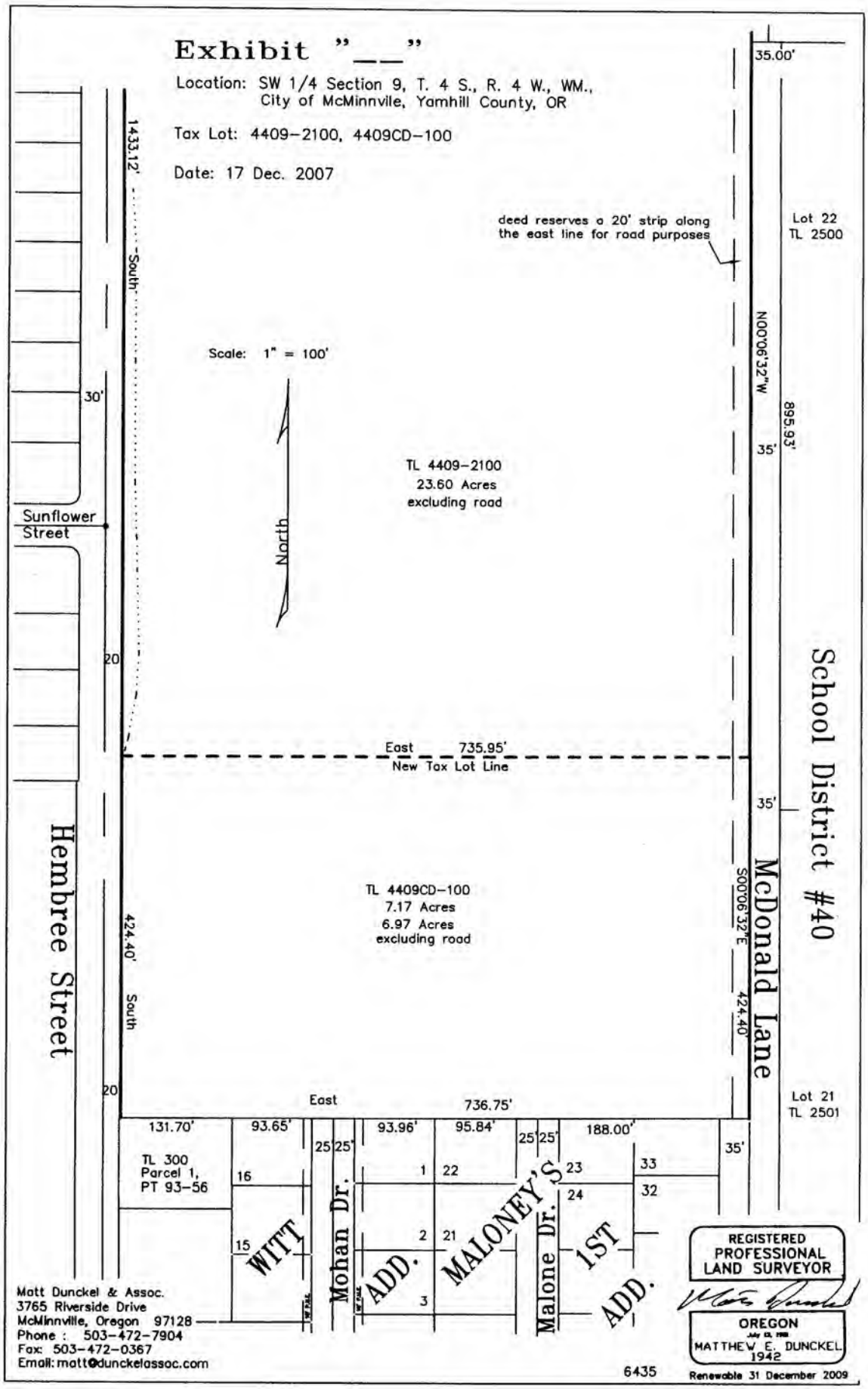
3/4

Exhibit "__"

Location: SW 1/4 Section 9, T. 4 S., R. 4 W., WM.,
City of McMinnvile, Yamhill County, OR

Tax Lot: 4409-2100, 4409CD-100

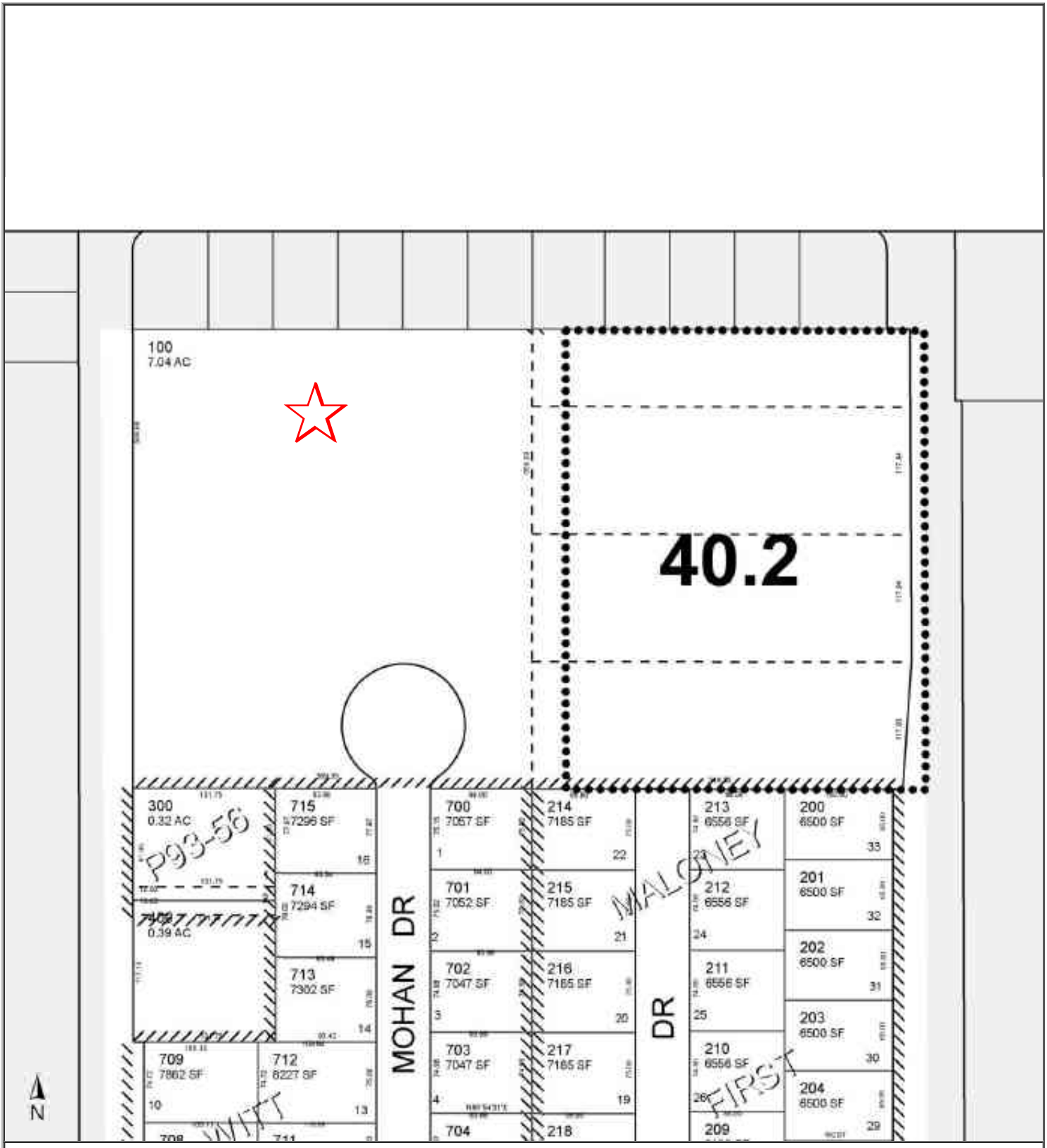
Date: 17 Dec. 2007



Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone : 503-472-7904
Fax: 503-472-0367
Email: matt@dunckelassoc.com

6435

4/4



ParcelID: 125162

Tax Account #: R4409CD00100

3210 NE Hembree St, McMinnville OR 97128

This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Yamhill County, Oregon
"In the heart of the Willamette Valley"
535 NE 5th Street
McMinnville, OR 97128
503-434-7521

Property Account Summary

5/2/2024

Click image above for more information

Account Number	125162	Property Address	3210 NE HEMBREE ST , MCMINNVILLE, OR 97128

General Information

Alternate Property #	R4409CD 00100
Property Description	See Metes & Bounds
Property Category	Land &/or Buildings
Status	Active, Locally Assessed
Tax Code Area	40.0
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	

Property Characteristics

Neighborhood	Misc Exempt
Land Class Category	940 Exempt City Vacant
Account Acres	3.1300
Change Property Ratio	Exempt

Parties

Role	Name
Owner	YAMHILL SOIL AND WATER CONSERVATION DIST

Related Properties

Split Code 642892

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Assessed Value AVR	$700,874	$680,460	$660,641	$641,399	$563,400
Exempt Value EAR	$700,874	$680,460	$660,641	$641,399	$563,400
Taxable Value TVR					
Real Market Land MKLTL	$1,295,507	$1,295,507	$1,137,051	$841,911	$563,400
Real Market Buildings MKITL					
Real Market Total MKTTL	$1,295,507	$1,295,507	$1,137,051	$841,911	$563,400
M5 Market Land MKLND	$1,295,507	$1,295,507	$1,137,051	$841,911	$563,400
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP					
M50 MAV MAVMK	$700,874	$680,460	$660,641	$641,399	$641,399
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUse Portion) SAVL					

Active Exemptions

307.090-Water Districts

Tax Balance

No Available Tax Charges Information for this Property at the Moment.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2023

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Receipts Found					

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
05/02/2008	05/02/2008	2008-07718	$0.00	140995		X	No
12/28/2007	12/28/2007	2007-27176	$0.00	139616		X	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

Printable Version

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Version 4.0.3.0

Yamhill County, Oregon
"In the heart of the Willamette Valley"
535 NE 5th Street
McMinnville, OR 97128
503-434-7521

Property Account Summary

5/2/2024

Click image above for more information

Account Number	642892	Property Address	3210 NE HEMBREE ST , MCMINNVILLE, OR 97128

General Information

Alternate Property #	R4409CD 00100
Property Description	See Metes & Bounds
Property Category	Land &/or Buildings
Status	Active, Host Other Property, Locally Assessed, Use Assessed
Tax Code Area	40.2
Remarks	POTENTIAL ADDITIONAL TAX LIABILITY

Tax Rate

Description	Rate
Total Rate	

Property Characteristics

Neighborhood	Misc Exempt
Land Class Category	940 Exempt City Vacant
Account Acres	3.9100
Change Property Ratio	Exempt

Parties

Role	Name
Owner	YAMHILL SOIL AND WATER CONSERVATION DIST

Related Properties

125162 is Split Code this property

Property Values

Value Type	Tax Year 2023	Tax Year 2022	Tax Year 2021	Tax Year 2020	Tax Year 2019
Assessed Value AVR	$792,133	$769,061	$746,661	$724,914	$703,800
Exempt Value EAR	$792,133	$769,061	$746,661	$724,914	$703,800
Taxable Value TVR					
Real Market Land MKLTL	$1,618,349	$1,618,349	$1,420,406	$1,051,716	$703,800
Real Market Buildings MKITL					
Real Market Total MKTTL	$1,618,349	$1,618,349	$1,420,406	$1,051,716	$703,800
M5 Market Land MKLND	$1,618,349	$1,618,349	$1,420,406	$1,051,716	$703,800
M5 Limit SAV M5SAV					
M5 Market Buildings MKIMP					
M50 MAV MAVMK	$792,133	$769,061	$746,661	$724,914	$712,027
Assessed Value Exception					
Market Value Exception					
SA Land (MAVUse Portion) SAVL					

Active Exemptions

307.090-Water Districts

Tax Balance

No Available Tax Charges Information for this Property at the Moment.

Installments Payable/Paid for Tax Year(Enter 4-digit Year, then Click-Here): 2023

Receipts

Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
No Receipts Found					

Sales History

Sale Date	Entry Date	Recording Number	Sale Amount	Excise Number	Deed Type	Transfer Type	Other Parcels
05/02/2008	05/02/2008	2008-07718	$0.00	140995		M	No
12/28/2007	12/28/2007	2007-27176	$0.00	139616		M	No

Property Details

Living Area Sq Ft	Manf Struct Size	Year Built	Improvement Grade	Stories	Bedrooms	Full Baths	Half Baths

Printable Version

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Version 4.0.3.0

VOL 162 PAGE 86

KNOW ALL MEN BY THESE PRESENTS, That PERCY CHEGWYN and WINIFRED CHEGWYN, husband and wife

in consideration of * * * * * * * * * * * * Ten and no/100 * * * * * * * * * * * *Dollars,

to them paid by PERCY CHARLES CHEGWYN, a single man

do hereby grant, bargain, sell and convey unto said PERCY CHARLES CHEGWYN, a single man

his *heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the*

County of Yamhill *and State of Oregon, bounded and described as follows, to-wit:*

The following parcels of land in the James T. Hembree Donation Land Claim No. 46, in Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County Oregon, described as follows:

PARCEL 1: Beginning on the East line of the County Road 103.98 feet East and 624.55 feet North of the Northeast corner of the John G. Baker Donation Land Claim No. 48; thence North along the East line of said County Road 589.68 feet; thence East 369.35 feet; thence South 589.68 feet; thence West 369.35 feet to the place of beginning. Reserving 20 feet off the East side of said premises for road purposes.

PARCEL 2: Beginning on the East line of the County Road 103.98 feet East and 1214.32 feet North of the Northeast corner of the John G. Baker Donation Land Claim No. 48; thence North along the East line of said County Road 589.68 feet; thence East 738.7 feet; thence South 589.68 feet; thence West 738.7 feet to place of beginning. Reserving 20 feet off the East side of said premeses for road purposes.

PARCEL 3: Beginning on the East line of the County Road 103.98 feet East and 1,804 feet North of the Northeast corner of the John G. Baker Donation Land Claim No. 48; thence North along the East line of said County Road 589.68 feet; thence East 738.7 feet; thence South 589.68 feet; thence West 738.7 feet to place of Beginning. Reserving 20 feet off the East side of the above described premises for road purposes.

PARCEL 4: Beginning at a point on the West line of a 40 foot roadway 1607.68 feet East and 1314.36 feet North of the Northeast corner of the John G. Baker Donation Land Claim; thence West 382.5 feet; thence North 113.88 feet; thence East 382.5 feet to the West line of said 40 foot roadway; thence South along West line of said roadway 113.88 feet to the place of beginning. - - - - - - -

Subject, however, to a mortgage executed by Percy Chegwyn and Winifred Chegwyn, husband and wife, to the Federal Land Bank of Spokane, dated April 3, 1951 and recorded May 21, 1951 in Book 128, Page ____, Mortgage Records, Instrument #28791, given to secure the payment of a note for $5800.00, dated April 3, 1951, with interest thereon.

TO HAVE AND TO HOLD, the above described and granted premises unto the said

PERCY CHARLES CHEGWYN, a single man

his *heirs and assigns forever.*

IN WITNESS WHEREOF, We *the grantor s above named hereunto set our*

hand s and seal this 26th *day of* June *A. D. 1951*

EXECUTED IN THE PRESENCE OF

Percy Chegwyn (SEAL)

Winifred Chegwyn (SEAL)

(SEAL)

(SEAL)

DOCUMENTARY

STATE OF OREGON,
County of Yamhill } ss.

BE IT REMEMBERED, That on this 26th day of June 19 51,
before me, the undersigned, a Notary Public
in and for said County and State, personally appeared the within named
PERCY CHEGWYN and WINIFRED CHEGWYN, husband and wife
who are known to me to be
the identical individual s described in and who executed the within instrument and acknowledged to me
that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and
seal the day and year last above written.

Notary Public for Oregon.

My Commission Expires November 20, 1951

NOTARY PUBLIC
STATE OF OREGON

29160

DEED

Bargain and Sale

PERCY CHEGWYN and WINIFRED CHEGWYN, husband and wife,

TO

PERCY CHARLES CHEGWYN,

a single man

STATE OF OREGON,
County of Yamhill } ss.
I certify that the within instrument was received for record on the 26 day of June A.D. 1951, at 3:32 o'clock P.M., and recorded in book 162 on page 36, Record of Deeds of said County.
WITNESS my hand and seal of County affixed.
Fee $1.00 Evelyn Lynch, County Clerk.
By Winifred L. Strickland Deputy.

Percy Chegwyn
Rt 2 Box 342
McMinnville, Ore.

FORM No. 3—WARRANTY DEED.

Vol. 170 Page 103

KNOW ALL MEN BY THESE PRESENTS, That C. K. Knickerbocker and Usona H. Knickerbocker, husband and wife, - - - - - - - - - - - -

in consideration of TEN - *Dollars,*

to them paid by Percy Charles Chegwyn

do hereby grant, bargain, sell and convey unto said Percy Charles Chegwyn

heirs and assigns, all the following real property, with the tenements, hereditaments and appurtenances, situated in the County of Yamhill *and State of Oregon, bounded and described as follows, to-wit:*

PARCEL 1: The NORTH one-tenth of the following real property, a part of the James T. Hembree Donation Land Claim #46 in Township 4 South, Range 4 west of the Willamette Meridian in Yamhill County, Oregon:

Beginning at a point on the West line of a 40 foot roadway at the South East corner of tract conveyed to Robert A.MacNab and wife Deed recorded June 30, 1936 in Book 111, Page 417, Deed Records, said point is also 1607.68 feet East and 1200.48 feet North of the North West corner of the John G. Baker Donation Land Claim #48 in said Township and Range; thence West 382.5 feet; thence North 1138.82 feet; thence East 382.5 feet to the West line of said 40 foot road; thence South along West line of road 1138.82 feet to the place of beginning.

PARCEL 2: The EAST 1/2 acre of the following described real property:

Part of the James T. Hembree Donation Land Claim #46 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, described as follows: Beginning at a point 40 feet East of the North East corner of the tract conveyed to Lula A. Fuller by Deed dated November 17, 1938 in Book 114, Page 585, Deed Records, said point also being 1647.68 feet East and 2339.30 feet North of the North West corner of John G. Baker Donation Land Claim #48 in said Township and Range; thence West 805 feet; thence North 141.95 feet; thence South 8° 10' East 805.1 feet to an iron pipe; thence South 0° 5 East to the place of beginning.

PARCEL 3: Part of the James T. Hembree Donation Land Claim Claim #46 in Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon, described as follows:

Beginning at a point 842.68 feet East and 1214.23 feet North of the North East corner of the John G. Baker Donation Land Claim #48 in said Township and Range; thence South 117.93 feet; thence West 369.35 feet; thence North 117.93 feet; thence East 369.35 feet to the place of beginning. Reserving 20 feet off the East end of the above described premises for road purposes.

PARCEL 4: Part of the James T. Hembree Donation Land Claim #46 in Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at a point 842.68 feet East and 1096.30 feet North of the North East corner of the John G. Baker Donation Land Claim #48 in said Township and Range; thence South 117.94 feet; thence West 369.35 feet; thence North 117.94 feet; thence East 369.35 feet to the place of beginning. Reserving 20 feet off of the East end of the above described premises for road purposes.

PARCEL 5: Being a part of the Donation Land Claim of James T. Hembree and wife, Notification #1215, Claim #46 in Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon, said part being more particularly described as follows, to-wit:

Beginning at a point 842.68 feet East and 860.42 feet North of the Northeast corner of the John G. Baker Donation Land Claim #48 in said Township and Range, and running thence South 117.94 feet; thence West 369.35 feet; thence North 117.94 feet; thence East 369.35 feet to the place of beginning. Reserving 20 feet off the East end of said premises for road purposes.

PARCEL 6: Being a part of the Donation Land Claim of James T. Hembree and wife, Notification #1215, Claim #46 in Township 4 South, Range 4 West of the Willamette Meridian, in Yamhill County, Oregon, said part being more particularly described as follows, to-wit:

Beginning at a point 842.68 feet East and 742.48 feet North of the Northeast corner of the John G. Baker Donation Land Claim #48 in said Township and Range, and running thence South 117.93 feet; thence West 369.35 feet; thence North 117.93 feet; thence East 369.35 feet to the place of beginning.

Reserving 20 feet off the East end of the above premises for road purposes.

To Have and to Hold the above described and granted premises unto the said Percy Charles Cherwyn

heirs and assigns forever.

And C. K. Knickerbocker and Usona H. Knickerbocker, *the grantor S above named do covenant to and with the above named grantee heirs and assigns that* they are *lawfully seized in fee simple of the above granted premises, that the above granted premises are free from all encumbrances,*

and that they *will and* their *heirs, executors and administrators, shall warrant and forever defend the above granted premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever,*

Witness our *hands and seals this* 21st *day of* March, *19* 55.

Executed in the Presence of

E. G. Stevens

C. K. Knickerbocker (SEAL)

Usona H. Knickerbocker (SEAL)

(SEAL)

(SEAL)

DOCUMENTARY
UNITED STATES INTERNAL REVENUE
2.20 TWO DOLLARS AND TWENTY CENTS

VOL 176 PAGE 411

STATE OF OREGON,
County of Multnomah } ss.

BE IT REMEMBERED, That on this 21st day of March, 1955, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named C. K. Knickerbocker and Usona H. Knickerbocker, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

R G Stassens
Notary Public for Oregon.

My Commission expires Sept. 19, 1958

NOTARY PUBLIC

43044

WARRANTY DEED
(FORM No. 3)

TO

STATE OF OREGON,
County of Gamhill } ss.

I certify that the within instrument was received for record on the 23 day of Mar. 1955 at 2:30 o'clock P. M., and recorded in book on page Record of Deeds of said County.

Witness my hand and seal of County affixed.

Jack Hauler
County Clerk—Recorder.
By Lucille Lane
Deputy.

STEVENS-NESS LAW PUB. CO., PORTLAND

C. K. Knickerbocker
2135 N. Delaware
Avenue
Portland, Oregon

Tract No. WCT-R-10
WCT-R-12
WCT-R-12AE

VOL 43 PAGE 515

TRANSMISSION LINE EASEMENT

The GRANTOR, PERCY CHARLES CHEGWYN, a single man, for and in consideration of the sum of THREE THOUSAND FOUR HUNDRED NINETY-NINE DOLLARS ($3,499.00), in hand paid by the UNITED STATES OF AMERICA, receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys to the UNITED STATES OF AMERICA and its assigns, a perpetual easement and right to enter and erect, maintain, repair, rebuild, operate, and patrol one or more lines of electric power transmission structures and appurtenant signal lines, including the right to erect such poles, transmission structures, wires, cables, and appurtenances as are necessary thereto, in, over, upon, and across the following-described parcels of land in the County of Yamhill, in the State of Oregon, to-wit:



Tracts No. WCT-R-10 and 12

3.85
1 F S





That portion of a strip of land 60 feet in width which lies within the east half of that part of the James T. Hembree Donation Land Claim No. 46, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon, described as beginning at a point 111.81 feet North and 1938.30 feet West of the northwest corner of the Madison Malone Donation Land Claim No. 49, said Township and Range; thence S. 0° 30' E. 311.23 feet to a stake; thence East 719 feet; thence North 285.53 feet to a stake; thence N. 89° 16' W. 145.09 feet to a stake; thence North 16.50 feet to the southwest corner of the F. W. Wallace land; thence N. 89° 16' W. 573.33 feet to the point of beginning; and that portion of said strip which lies within those parts of the said James T. Hembree Donation Land Claim No. 46 described as beginning at a point 40 feet East of the northeast corner of a tract of land described in Volume 111 of Deeds, page 154, records of said county, said point of beginning also being 1647.68 feet East of a point 2339.30 feet North of the northeast corner of the John G. Baker Donation Land Claim No. 48; thence West 805 feet; thence North 141.95 feet; thence S. 89° 10' E. 805.1 feet to an iron pipe; thence South 130.25 feet to the point of beginning; also beginning in the east line of the county road 103.98 feet East of a point 2393.68 feet North of the northeast corner of said DLC No. 48; thence along said east line North 98.40 feet to the northwest corner of the Stout-Burdett lands; thence S. 89° 10' E. 738.8 feet; thence South 87.66 feet; thence West 738.7 feet to the point of beginning. The boundaries of said 60-foot strip lie 30 feet from, on each side of, and parallel with the survey line of the United States of America for its Bonneville Power Administration's Walnut City Tap to the Keeler-McMinnville transmission line as now located and staked on the ground over, across, upon, or adjacent to the above-described property, which survey line is particularly described as follows:

Beginning at a point in the west line of the Joseph R. Young Donation Land Claim No. 68, Township 4 South, Range 4 West, Willamette Meridian, S. 2° 52' 00" W. 477.9 feet from the northwest corner of said DLC No. 68, which point is designated as survey station 51+77.0; thence N. 87° 20' 00" W. 2691.8 feet to a point in the east line of the James T. Hembree Donation Land Claim No. 46, said Township and Range, N. 1° 00' 50" E. 72.7 feet from the northwest corner of the Madison Malone Donation Land Claim No. 49, said Township and Range, which point is designated as survey station 78+68.8; thence N. 87° 20' 00" W. 1121.2 feet to survey station 89+90.0; thence N. 84° 15' 30" W. 299.4 feet to survey station 92+89.4; thence N. 87° 19' 00" W. 1977.8 feet to survey station 112+67.2; thence N. 2° 34' 40" W.

1932.8 feet to survey station 132+00.0; thence N. 88° 43' 40" W. 649.7 feet to a point in the west line of the James T. Hembree Donation Land Claim No. 46, said Township and Range, N. 3° 32' 30" E. 2.7 feet from the northeast corner of the George W. Burnett Donation Land Claim No. 66, said Township and Range, which point is designated as survey station 138+49.7.

Tract No. WCT-R-12AE

Also the right in perpetuity to construct, maintain, improve and replace one anchor with guys extending in a southerly direction from the angle structure at survey station 112+67.2 in the James T. Hembree Donation Land Claim No. 46, Township 4 South, Range 4 West, Willamette Meridian, Yamhill County, Oregon; said anchor to extend not more than 30 feet outside the right of way for the Walnut City Tap to Keeler-McMinnville transmission line;

together with the present and future right to clear said right of way and keep the same clear of brush, timber, structures, and fire hazards, provided that fire hazards shall not be interpreted to include any growing crops other than trees.

The above-stated consideration includes payment in full for all of the buildings on said right of way, including fixtures usually included in dwellings, but not including the henhouse, size 16.3 x 24.6 x 8, which must be removed from said right of way by the Grantor, at his expense, by February 6, 1965.

Orchard trees may remain on the right of way except where they interfere with structure locations, and provided they are kept topped, by the owner, to a height not to exceed eighteen feet. Any trees exceeding the limitation may be removed by the United States of America without further compensation, by giving ninety days written notice to the owner thereof of its intention.

TO HAVE AND TO HOLD said easement and rights unto the UNITED STATES OF AMERICA and its assigns, forever.

Except as hereinabove expressly provided, the Grantor covenants to and with the UNITED STATES OF AMERICA and its assigns that the title to all brush, timber or structures existing upon the rights of way on the date hereof shall vest in the UNITED STATES OF AMERICA on said date; and that the consideration stated herein is accepted by the Grantor as full compensation for all damages incidental to the exercise of the rights granted hereunder.

The Grantor also covenants to and with the UNITED STATES OF AMERICA that Grantor is lawfully seized and possessed of the lands aforesaid; has a good and lawful right and power to sell and convey same; that same are free and clear of encumbrances, except as above indicated; and that Grantor will forever warrant and defend the title to said easement and the quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Dated this 6th day of February, 1965.

78849

Percy Charles Chegwyn
Percy Charles Chegwyn

STATE OF OREGON, County of Yamhill, } ss.

I, JACK BEELER, County Clerk in and for said County and State, do hereby certify that the within instrument of Writing was received and has been by me duly recorded on Page ..... of Volume ..... of the Records of Deeds for said County, on this 23 day of Feb. A. D. 19 65 at 11:51 o'clock, A.M.

In testimony whereof, I have hereto subscribed my name and affixed my Official Seal.

3 50

JACK BEELER, County Clerk

By Velma V. Turley
Deputy

(Standard form of acknowledgment approved for use with all conveyances in Washington and Oregon)

VOL 43 PAGE 517

STATE OF Oregon)
) ss:
COUNTY OF Jackson)

On the 6th day of February, 1965, personally came before me, a notary public in and for said County and State, the within-named PERCY CHARLES CHEGWYN, a single man,

to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that he executed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the
State of Oregon
Residing at Portland

My commission expires:
5/5/67

~~STATE OF~~)
) ss:
COUNTY OF)

On the day of , 19 , personally came before me, a notary public in and for said County and State, the within-named

to me personally known to be the identical person described in and who executed the within and foregoing instrument and acknowledged to me that executed the same as free and voluntary act and deed, for the uses and purposes therein mentioned.

GIVEN under my hand and official seal the day and year last above written.

(SEAL)

Notary Public in and for the
State of
Residing at

~~My commission expires:~~

STATE OF)
) ss:
COUNTY OF)

I CERTIFY that the within instrument was received for the record on the day of , 19 , at M., and recorded in book on page , records of of said County.

Witness my hand and seal of County affixed.

By

Deputy.

After recording, please return to:

TITLE SECTION, BRANCH OF LAND
BONNEVILLE POWER ADMINISTRATION
P.O. BOX No. 3537
PORTLAND 8, OREGON

dec 2-1-65

INTERIOR--BONNEVILLE POWER ADMINISTRATION, PORTLAND, OREGON

BPA 177
Rev. 5-2-61

OFFICIAL YAMHILL COUNTY RECORDS
REBEKAH STERN DOLL, COUNTY CLERK

00341201201000008680050050 $61.00

201000868 4:19:15 PM 1/19/2010

DMR-DDMR Cnt=1 Stn=3 SUSIE
$25.00 $10.00 $11.00 $15.00

STREET DEED

KNOW ALL MEN BY THESE PRESENTS, That YAMHILL SOIL AND WATER CONSERVATION DISTRICT, Grantor, grants, conveys and dedicates to the CITY OF McMINNVILLE, a Municipal Corporation of the State of Oregon, Grantee, as and for street and roadway purposes, the real premises described on the attached Exhibit "A" and Exhibit "B", and as shown on the attached Exhibit "C" drawing.

The true and actual consideration for this conveyance is $0.00.

TO HAVE AND TO HOLD the above-described and granted premises unto the CITY OF McMINNVILLE, a Municipal Corporation of the State of Oregon, its successors and assigns as street and roadway forever.

The Grantor hereby covenants that the Grantor is lawfully seized in fee simple of the above described premises, free from all encumbrances, and that Grantor will and Grantors heirs and assigns shall warrant and defend the above-granted premises and every part or parcel thereof against the lawful claims of any persons whomsoever.

This instrument will not allow use of the property described in this instrument in violation of applicable land laws and regulations. Before signing or accepting this instrument the person acquiring fee title to the property should check with the appropriate city or county planning department to verify approved uses.

IN WITNESS WHEREOF, The Grantor above named has hereunto set their hand and seal this 29th day of July 2009.

T. Shotwell Executive Director

YAMHILL SOIL AND WATER CONSERVATION DISTRICT

AFTER RECORDING RETURN TO: City of McMinnville
231 NE 5th Street
McMinnville, Or 97128

SEND TAX STATEMENTS TO: N/A

State of Oregon)
) ss.
County of Yamhill)

BE IT REMEMBERED That on this 29th day of July, 2009, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Tim Stieber, known to me to be the identical individual described in and who executed the within instrument and acknowledged to me that they executed the same freely and voluntarily.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the date and year last above written.

(NOTARY SEAL)

OFFICIAL SEAL
LORIE I ATKINSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 435357
MY COMMISSION EXPIRES FEBRUARY 4, 2013

Lorie I. Atkinson
Notary Public for Oregon
My Commission Expires: 2-4-2013

The City of McMinnville has received the contents of the above legal document and hereby accepts it.

(CORPORATE SEAL)

CITY OF McMINNVILLE CORPORATE SEAL OCT 21 1882 OREGON

By: Jay Pearson, Park & Recreation Director

Title:

AFTER RECORDING RETURN TO: City of McMinnville
231 NE 5th Street
McMinnville, Or 97128

SEND TAX STATEMENTS TO: N/A

EXHIBIT "A"

EXPIRES 31 DECEMBER 2010

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JANUARY 16, 2002
Leland A. MacDonald
53226

15 July 2009

Dedication Descriptions for: YAMHILL SOIL AND WATER CONSERVATION DISTRICT

DEDICATION #1

A 10.00 foot wide strip of land located in Section 9, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, said tract being a portion of that tract of land described in deed to YAMHILL SOIL AND WATER CONSERVATION DISTRICT (YSWCD), recorded in Instrument No. 200807718, Yamhill County Deed Records, said strip of land being more particularly described as follows:

The west 10.00 feet of said YSWCD tract, the west line of which is coincident with the east margin of NORTH HEMBREE STREET, said margin lying parallel to and 20.00 feet distant from, when measured at right angles to, the centerline thereof, shown as DEDICATION #1 on the attached Exhibit "C".

PAGE 3 OF 5

EXHIBIT "B"

EXPIRES 31 DECEMBER 2010

Leland MacDonald & Assoc.
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JANUARY 16, 2002
Leland A. MacDonald
53226

15 July 2009

DEDICATION #2

A tract of land located in Section 9, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, said tract being a portion of that land described in deed to YAMHILL SOIL AND WATER CONSERVATION DISTRICT (YSWCD), recorded in Instrument No. 200807718, Yamhill County Deed Records, the perimeter of said tract being more particularly described as follows:

Commencing at the southwest corner of said YSWCD tract; thence South 89°57'44" East 224.07 feet along the north lines of Yamhill County Partition Plat 1993-56 and WITT ADDITION to the POINT OF BEGINNING, said point being the beginning of a non-tangent curve concave to the southwest and having a radius of 13.00 feet; thence northwesterly 12.63 feet along said curve, the chord of which bears North 29°20'12" West 12.14 feet, to the beginning of a curve concave to the south and having a radius of 57.00 feet; thence northerly and easterly and southerly 292.72 feet along said curve, the chord of which bears North 89°56'47" East 61.89 feet, to the beginning of a curve concave to the southeast and having a radius of 13.00 feet; thence southwesterly 12.71 feet along said curve, the chord of which bears South 29°03'12" West 12.21 feet, to a point on the north line of said WITT ADDITION; thence North 89°57'44" West 50.01 feet along said north line to the POINT OF BEGINNING shown as DEDICATION #2 on the attached Exhibit "C".

END OF DESCRIPTION

PAGE 4 OF 5

DEDICATION MAP for:

YAMHILL SOIL AND WATER CONSERVATION DISTRICT

LOCATION: SW 1/4 SEC. 9, T. 4 S., R. 4 W., W.M.
A PORTION OF THE JAMES T. HEMBREE DLC #46
CITY OF MCMINNVILLE, YAMHILL COUNTY, OREGON

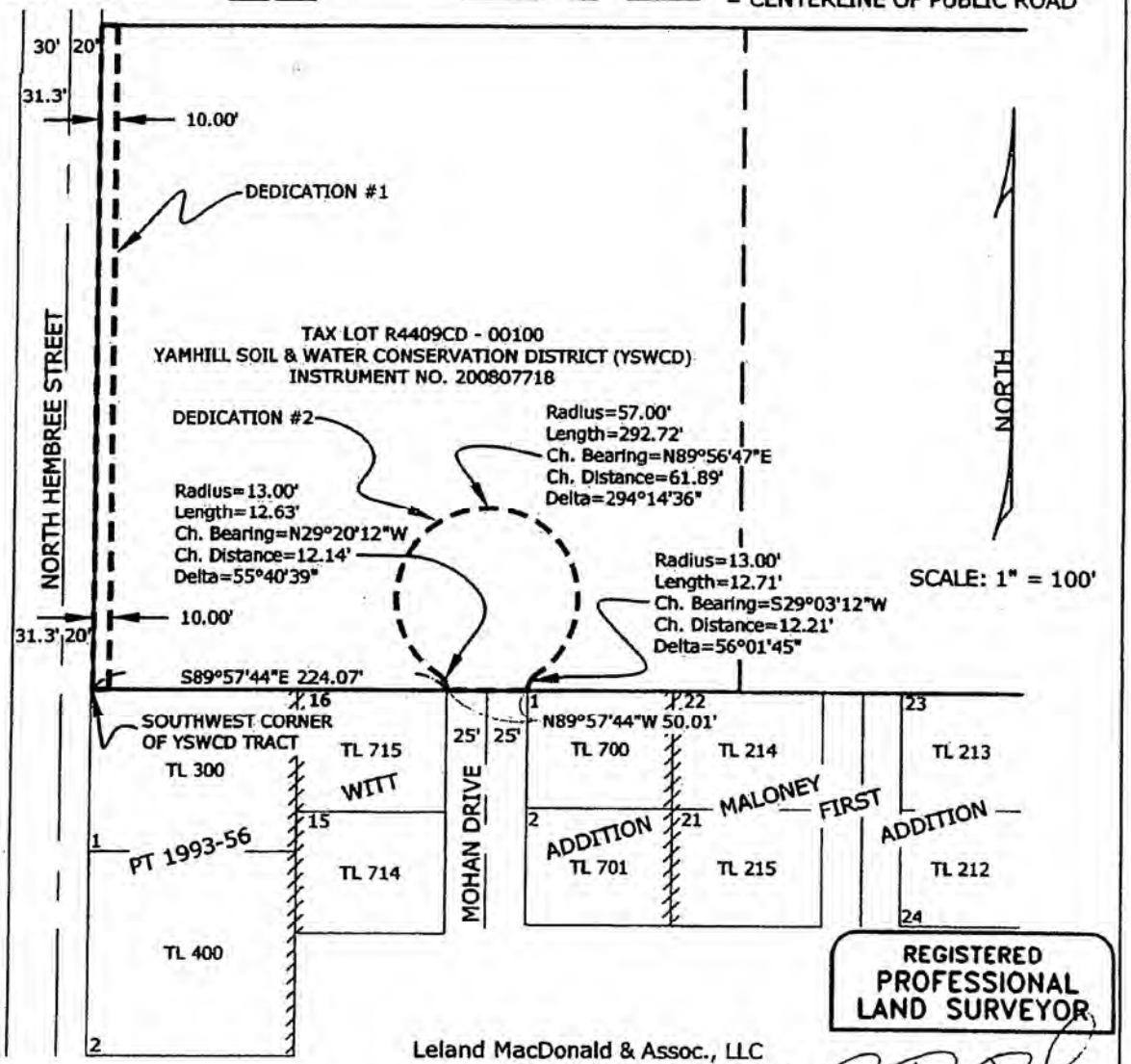
TAX LOT: R4409CD - 00100

DATE: 14 JUNE 2009

Exhibit "C"

Legend

= AREA OF DEDICATION
= EXISTING PROPERTY LINE
= CENTERLINE OF PUBLIC ROAD



REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
January 16, 2002
LELAND A. MACDONALD
53226
Renewable 31 December 2010

Leland MacDonald & Assoc., LLC
formerly dba Matt Dunckel & Assoc.
3765 Riverside Drive
McMinnville, Oregon 97128
Phone: 503-472-7904
Fax: 503-472-0367
Email: lee@macdonaldsurveying.com

#6700

PAGE 5 OF 5

GRANTOR: Yamhill Soil & Water Conservation District
GRANTEE: City of McMinnville, Oregon
CONSIDERATION: $ 0.00

After recording return to:
City of McMinnville
231 NE 5th Street
McMinnville OR 97128

Until a change is requested, all tax statements shall be sent to the following address: N/A

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201802870



$56.00

02/28/2018 09:23:37 AM

DMR-DDMR Cnt=1 Stn=2 MILLSA
$20.00 $5.00 $11.00 $20.00

DEDICATION DEED

YAMHILL SOIL & WATER CONSERVATION DISTRICT, GRANTOR, conveys, warrants and dedicates to the CITY OF McMINNVILLE, a Municipal Corporation of the State of Oregon, GRANTEE, a perpetual right-of-way for roadway, pedestrian and public utility purposes, as described in Exhibit "A" and shown in Exhibit "B", attached hereto and incorporated herein by this reference.

The true and actual consideration for this conveyance is $ 0.00 .

The above described property is conveyed free of encumbrances, except as specifically set forth herein: NONE.

The Grantor(s) hereby covenant that the Grantor(s) are lawfully seized of the estate in the property, that the Grantor(s) have good right to convey the same, that at the time of the delivery of the deed the property is free from encumbrances except as specifically set forth on the deed, and that the Grantor(s) warrant and will defend the title to the property against all persons who may lawfully claim the same.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT , THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON' S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT , THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

In construing this deed and where the context so requires, the singular includes the plural.

IN WITNESS WHEREOF, the Grantor above named has hereunto sit their hand this 13 day of Feb, 2018.

By: Barbara Boyer BBoyer

Title: Chair, Yamhill SWCD

State of Oregon)
) ss.
County of Yamhill)

This record was acknowledged before me on February 13, 2018

By Barbara Boyer as Chair of the Yamhill Soil & Water Conservation District.

OFFICIAL STAMP
LINDSAY NICHOLE ARELLANES
NOTARY PUBLIC-OREGON
COMMISSION NO. 968506
MY COMMISSION EXPIRES NOVEMBER 13, 2021

LArellanes

Notary Public for Oregon
My Commission Expires: NOV. 13, 2021

APPROVAL OF CONVEYANCE (ORS 93.808)
The City of McMinnville has received the contents of the above legal document and hereby accepts it.

By: JMT

Title: City Manager

State of Oregon)
) ss.
County of Yamhill)

This record was acknowledged before me on February 13, 2018

By Jeff Towery as City Manager of the City of McMinnville.

OFFICIAL STAMP
ERICA LYNN THOMAS
NOTARY PUBLIC - OREGON
COMMISSION NO. 957053
MY COMMISSION EXPIRES DECEMBER 11, 2020

ELThomas

Notary Public for Oregon
My Commission Expires: Dec. 11, 2020

EXHIBIT "A"

Leland MacDonald & Assoc., LLC
Land Surveyors
3765 Riverside Drive
McMinnville, OR 97128
Phone: 472-7904
Fax: 472-0367



12 February 2018

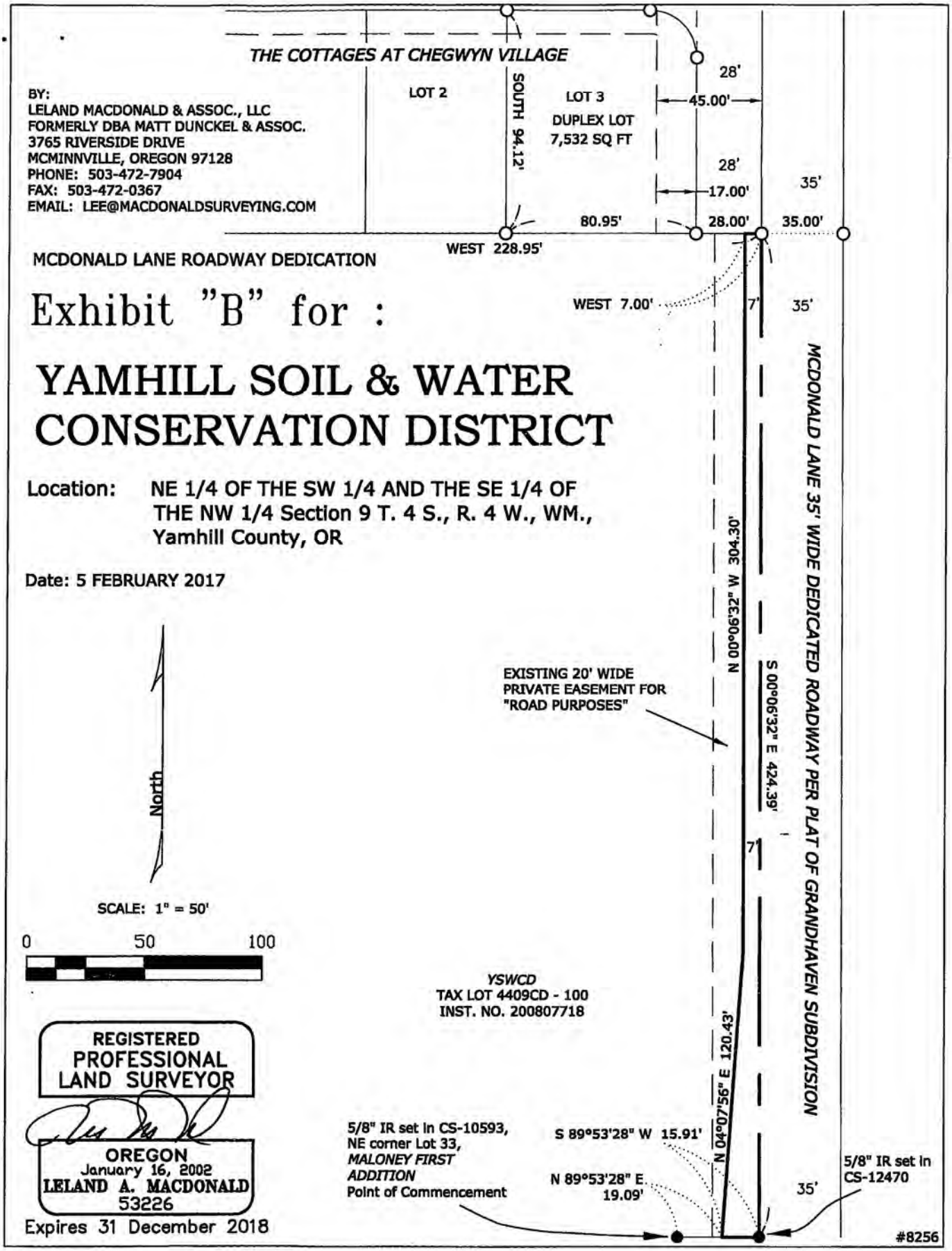
Description of real property for: YAMHILL SOIL & WATER CONSERVATION DISTRICT – ROADWAY DEDICATION

(Tax lot 4409CD-100)

A tract of land located in Section 9, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Commencing at an iron rod marking the northeast corner of Lot 33 of MALONEY 1st ADDITION, being a point on the south line of that tract of land described in deed from Percy Chegwyn to the Yamhill Soil and Water Conservation District (YSWCD) in Instrument No. 200807718 Deed Records of Yamhill County, Oregon; thence North 89°53'28" East 19.09 feet to the POINT OF BEGINNING; thence North 04°07'56" East 120.43 feet to a point that is 7.00 feet westerly from, when measured at right angles to the centerline of McDonald Lane as dedicated in the plat of GRANDHAVEN SUBDIVISION; thence North 00°06'32" West 304.30 feet parallel with and 7.00 feet westerly therefrom, to a point on the south line of Parcel 2 of Partition 2015-10; thence EAST 7.00 feet to an iron rod marking the southeast corner of said Parcel 2, being a point on said centerline; thence South 00°06'32" East 424.39 feet along said centerline to an iron rod marking the southeast corner of said YSWCD tract; thence South 89°53'28" West 15.91 feet along the south line of said tract to the POINT OF BEGINNING, containing 3,506 square feet, more or less.

End Description



BY:
LELAND MACDONALD & ASSOC., LLC
FORMERLY DBA MATT DUNCKEL & ASSOC.
3765 RIVERSIDE DRIVE
MCMINNVILLE, OREGON 97128
PHONE: 503-472-7904
FAX: 503-472-0367
EMAIL: LEE@MACDONALDSURVEYING.COM

MCDONALD LANE ROADWAY DEDICATION

Exhibit "B" for :

YAMHILL SOIL & WATER CONSERVATION DISTRICT

Location: NE 1/4 OF THE SW 1/4 AND THE SE 1/4 OF THE NW 1/4 Section 9 T. 4 S., R. 4 W., WM., Yamhill County, OR

Date: 5 FEBRUARY 2017

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
January 16, 2002
LELAND A. MACDONALD
53226

Expires 31 December 2018

EXHIBIT 4
CONCEPTUAL SITE PLAN

EXHIBIT 4

N.E. SAMSON ST.

N.E. HEMBREE ST.

N.E. MOHAN DR.

N.E. MALONEY DR.

N.E. McDONALD LANE

CHEGWYN FARMS
NEIGHBORHOOD PARK

75 LIVING UNITS

123 PARKING STALLS;
1.64 STALLS/ UNIT

SITE AREA = 124,760 S.F.; 2.86 ACRES
(INCLUDES 20' PEDESTRIAN EASEMENT=5,837 S.F.)

PROPOSED DENSITY = 26.22 UNITS PER ACRE

PARKING REQUIRED:
400 S.F. OFFICE AREA X 1 STALL PER 300 S.F.= 1.4 STALLS
(18) 1 BEDROOM UNITS X 1.5 STALLS/ UNIT= 27 STALLS
(39) 2 BEDROOM UNITS X 1.5 STALLS/ UNIT= 58.5 STALLS
(18) 3 BEDROOM UNITS X 2.0 STALLS/ UNIT= 36 STALLS
TOTAL PARKING REQUIRED= 123 STALLS

60' MAXIMUM BLDG. HT.

PROPOSED BLDG. HT. = 40'-9" MAX. (4.75'>35'); 4.75'x1/2=add 2.88' to min. setback.

FRONT YARD SETBACK REQ'D.= 15'+2.88' X (.9 redux. per S.B.1537)= 16.1' MIN.
REAR YARD SETBACK REQ'D.= 20'+2.88 'X (.9 redux. per S.B.1537)= 20.6' MIN.
SIDE YARD SETBACK REQ'D.= 6'+2.88' X (.9 redux. per S.B.1537)= 8.6' MIN.

COMMON OUTDOOR SPACE REQ'D. = 124,749 S.F.- 5,837 S.F.
EASEMENT= (118,923 S.F. NET. X .15)=17,838 S.F.
(S.B. 1537 allows up to 25% redux) ; 17,838 S.F. X .75= 13,379 S.F.
COMMON OUTDOOR SPACE PROVIDED = 15,995 S.F., O.K.

PARKING AREA LANDSCAPE REQ'D.
PARKING FIELD INCLUDING CORNERS/ ISLAND PLANTERS/
TRASH AREA= 39,915 S.F.; <50,000 S.F. = 5% REQ'D. MIN.
(39,915 S.F. X 0.05)= 1,196 S.F. REQ'D.
PARKING LOT LANDSCAPE PROVIDED =2,594 S.F., O.K.

PRELIMINARY
NOT FOR
CONSTRUCTION

SCOTT BECK
ARCHITECT, LLC
361 N.E. Third Avenue
Canby, Oregon 97013
(503) 266-9270

PARKVIEW APARTMENT LIVING
N.E. McDONALD LANE, TAX LOT 4409CD-100
McMINNVILLE, OR

DEVELOPERS:
Cory Redding & Philip Higgins
2837 22nd St SE Suite 155
SALEM, OR. 97302
(503) 581-0048

SITE PLAN

revisions:

date: 7/3/2025
scale: 1"=30'
drawn: S.R.B.
job no: 2409

A1.1

EXHIBIT 5
PROPERTY DESCRIPTION AND ASSESSORS MAP

Order No.: 45142403592
Supplement 1: Eff Date/Buyer/Sale Price

EXHIBIT "A"

Legal Description

A tract of land in Section 9, Township 4 South, Range 4 West of the Willamette Meridian in Yamhill County, Oregon, being more particularly described as follows:

Beginning at the intersection of the East margin of a 40 foot wide road with the North line of Parcel 1 of Yamhill County Partition Plat 93-56, said intersection being North 20.00 feet, South 89°39' East 103.76 feet and North 605.18 feet from the Northeast corner of the John G. Baker Donation Land Claim No. 48; thence North 424.40 feet along said East margin to an iron rod; thence East 735.95 feet to an iron rod on the West line of GRANDHAVEN SUBDIVISION; thence South 00°06'32" East 424.40 feet along the West line of GRANDHAVEN SUBDIVISION to the Northeast corner of MALONEY'S FIRST ADDITION; thence West 736.75 feet along the North lines of MALONEY'S FIRST ADDITION, WITT ADDITION and Partition Plat 93-56 to the Point of Beginning.

EXCEPTING THEREFROM those portions conveyed to the City of McMinnville for street and roadway purposes by deed recorded January 19, 2010, as Instrument No. 201000868, Deed and Mortgage Records.

FURTHER EXCEPTING THEREFROM that portion conveyed to the City of McMinnville for a perpetual right of way for roadway, pedestrian and public utility purposes, by deed recorded February 28, 2018, as Instrument No. 201802870, Deed and Mortgage Records.

SEE MAP 4 4 09CA

100
7.04 AC

40.2

300
0.32 AC

400
0.39 AC

715 7296 SF 16
714 7294 SF 15
713 7302 SF 14
709 7882 SF 10
712 8227 SF 13
708 7875 SF 9
711 8281 SF 12
707 19634 SF
710 8053 SF 11
700 7057 SF 1
701 7052 SF 2
702 7047 SF 3
703 7047 SF 4
704 8836 SF 5
705 8445 SF 17
706 8220 SF 7
214 7185 SF 22
215 7185 SF 21
216 7185 SF 20
217 7185 SF 19
218 8729 SF 18
219 6995 SF
1205 6514 SF 8
213 6556 SF 23
212 6556 SF 24
211 6556 SF 25
210 6556 SF 26
209 8192 SF 27
200 6500 SF 33
201 6500 SF 32
202 6500 SF 31
203 6500 SF 30
204 6500 SF 29
205 6614 SF 28
208 8048 SF 16
206 8048 SF 15
1204 6514 SF 9
207 6514 SF 14
1203 6514 SF 10
1200 6514 SF 13
1202 6502 SF 11
1201 6599 SF 12

P93-56

MOHAN DR

WYATT

MALONEY

FIRST

ADD

GRANDHAVEN ST

GRANDHAVEN

BUEL DR

30TH ST

800
0.92 AC

40.0

901
0.57 AC

801
0.43 AC

1000 5480 SF 9A
1001 4478 SF 9B
1002 9162 SF 8
1003 10701 SF 7
1004 9159 SF 6
1005 9039 SF 5
1006 9518 SF 4
1007 9070 SF 3
1008 9057 SF 2
1009 4081 SF 1B
1010 5214 SF 1A
1206 6382 SF 7B
1207 5912 SF 7A
1208 5900 SF 6B
1209 5056 SF 6A
1210 7799 SF
1211 6848 SF
1212 8419 SF
1213 7200 SF 3
1214 7200 SF 2
1215 7488 SF 1
5B
5A

ASHBY

ASHBY CT

MALONEY

LN

REDWOOD DR

SEE MAP 4 4 09DC

SEE MAP 4 4 16BA

SEE MAP 4 4 16AB

SEE MAP 4 4 16BB

1843 YAMHILL COUNTY

ASSESSMENT & TAX CARTOGRAPHY

S.E.1/4 S.W.1/4 SEC. 9 T.4 S. R.4 W. W.M.
1"=100'

- Taxlot Boundary
- Historical Line
- Subdivison/Plat Boundary
- RailRoad
- Water Body (Non TL Boundary)
- DLC Boundary
- DLC Corner
- Tax Levy Code Boundary
- Map Index Boundary

CANCELLED TAXLOTS

1400
1300
600
500
402
401
302
301
902
1100

MAP DATE: 9/24/2025

This product is for Assessment and Taxation (A&T) purposes only and has not been prepared or is suitable for legal, engineering, surveying or any purposes other than assessment and taxation.

EXHIBIT 6
LEGAL DESCRIPTION AND MAP ZONE CHANGE

Legal Description For:
Proposed Annexation Tract

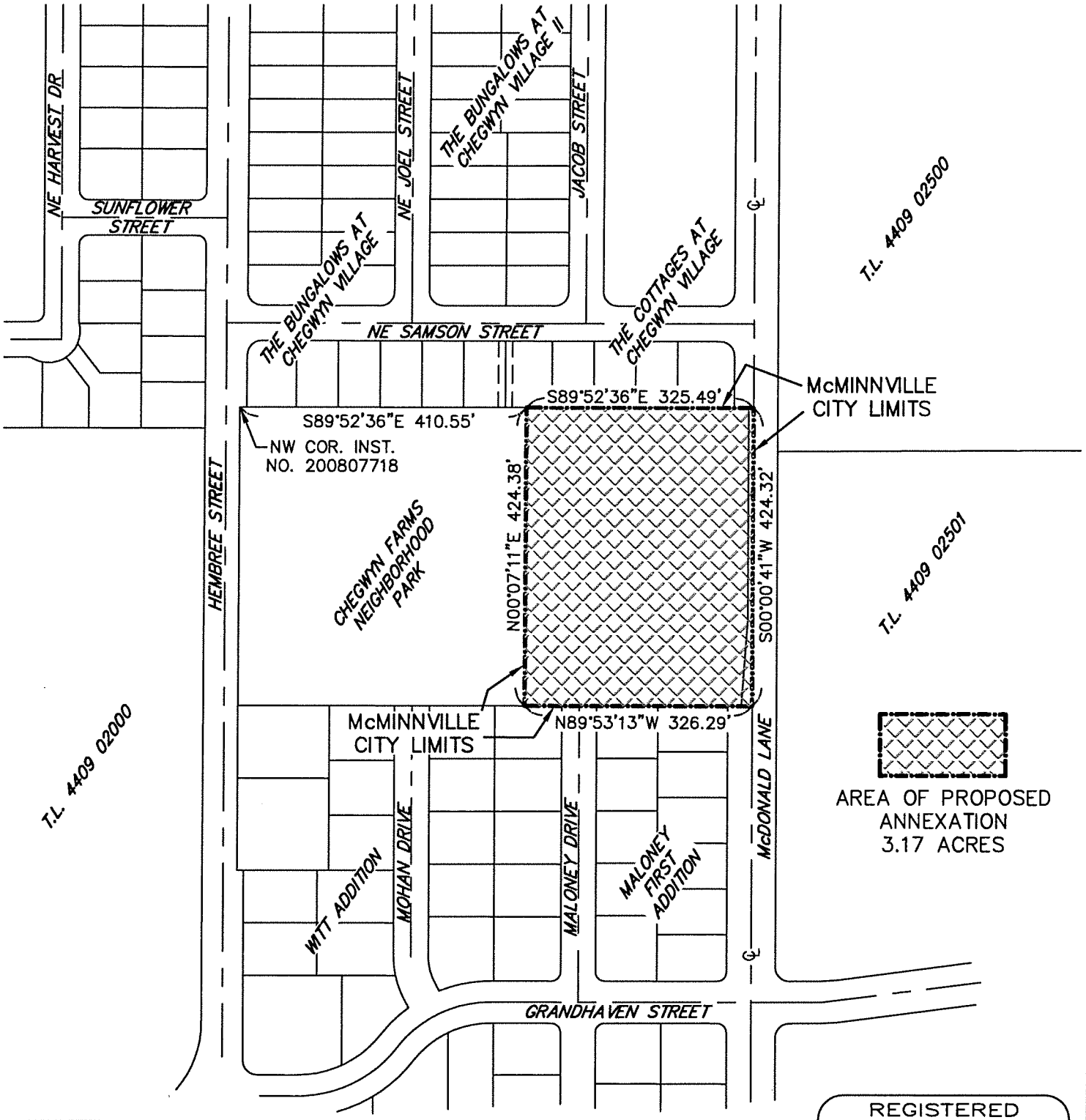
A tract of land situated in the southwest one-quarter of Section 9, Township 4 South, Range 4 West of the Willamette Meridian, Yamhill County, Oregon, more particularly described as follows:

Beginning at a point on the north line of that property described in Instrument No. 200807718, Yamhill County Deed Records, said point bears South 89°52'36" East 410.55 feet from the northwest corner of said property; and running thence:
South 89°52'36" East 325.49 feet along the north line of said property to the northeast corner thereof, said point being on the centerline of McDonald Lane;
thence South 00°00'41" West 424.32 feet along said centerline to the southeast corner of said property;
thence leaving said centerline, North 89°53'13" West 326.29 feet along the south line of said property;
thence leaving said south line, North 00°07'11" East 424.38 feet to the Point of Beginning, containing 3.17 acres of land, more or less.

Bearings are based on the Oregon Coordinate Reference System (OCRS) Salem Zone, referenced to NAD83 (2011), Epoch 2010.00.

MAP OF PROPOSED ANNEXATION

LOCATED IN THE SW 1/4 OF SECTION 9, T. 4 S., R. 4 W., W. M.,
YAMHILL COUNTY, OREGON



BARKER SURVEYING

3657 KASHMIR WAY SE
SALEM, OREGON 97317
PHONE (503) 588-8800
FAX (503) 363-2469
EMAIL: GREG@BARKERWILSON.COM

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JULY 19, 1994
GREGORY L. WILSON
2687

EXPIRES: 6/30/2026

EXHIBIT 7
SIGNED STATEMENT OWNERSHIP

Signed Statement Ownership

The subject property located at S.E. ¼ S.W. ¼ Section 9, T.M. 4.4.09CD T. 4S, R. 4W, W.M. T.L. 100, under ownership by Yamhill Soil and Water Conservation District (YSWCD) is under option to purchase by MAC MULTI LLC – Cory Redding. MAC MULTI LLC – Cory Redding has consent to apply for a Zone Change application for the property.

Andy Bleckinger, Executive Director

11/24/25
Date

EXHIBIT 8
NEIGHBORHOOD MEETING MATERIAL

MAC MULTI LLC

October 29th, 2025

RE: Neighborhood Meeting for Proposed Zone Map Amendment

Dear Resident and/or Property Owner:

MAC Multi LLC is proposing to annex the property at Tax Lot R4409CD00100 on NE McDonald Lane into the city limits and to request the R-4 (Medium, High Density) Zone designation. MAC Multi LLC is proposing to construct a 75-unit multifamily housing project called Parkview Apartment Living in six buildings 3-stories in height, with parking, landscaping and common outdoor space. The property is shown on the attached map. The subject property is located north of NE Grandhaven Street and west of NW McDonald Lane. It is identified by the Yamhill County Assessor as Tax Lot 100 (portion) of Tax Map 4.4.09CD. The proposed development would be on approximately 3.17 acres (gross).

The purpose of the meeting is to provide a forum for the applicant and surrounding property owners/residents to review the zoning proposal and to identify issues so that they may be considered before the land use application is submitted to the City. This meeting gives you the opportunity to share any special information you know about the property involved. We will attempt to answer questions relevant to the McMinnville Zoning Ordinance Standards.

You are invited to attend a neighborhood meeting regarding the proposal:

Tuesday, November 25, 2025, at 6 p.m.
Golden Valley Brew Pub
980 NE 4th Street
McMinnville, OR 97128

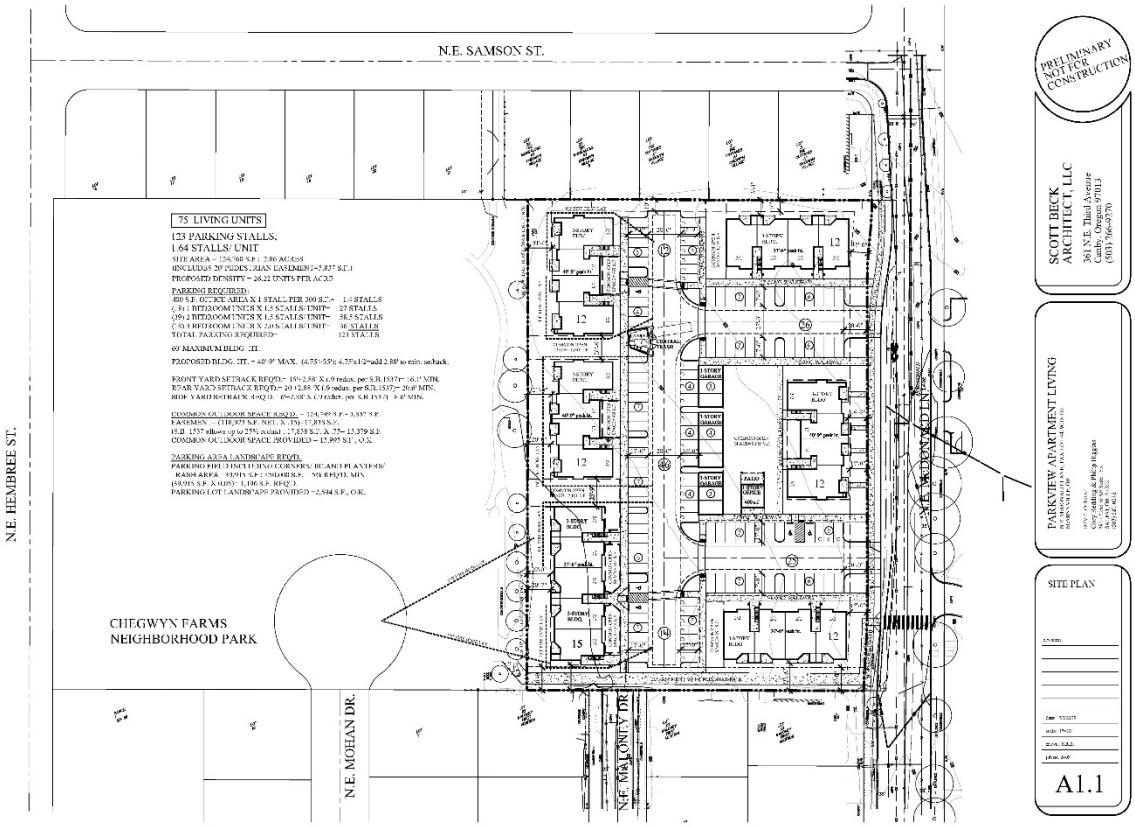
Please note this will be an informal meeting based on preliminary information and development plans. We look forward to discussing this proposal with you. Feel free to contact me at 503-689-4460 or gage@cdredding.com, or Doug Rux at 971-275-7781, drux11@yahoo.com.

Sincerely,

Gage Redding



Conceptual Site Plan



	PIN	SITUS	OWNER1	OWNER2	MAILING ADDRESS	CITY	STATE	ZIP CODE
1	R4409CD 00709	3008 NE HEMBREE ST	BLAIR TASHINA		3008 NE HEMBREE ST	MCMINNVILLE	OR	97128
2	R4409CD 00209	3122 NE MALONEY DR	REINHARDT JOHN E TRUSTEE	HALL PEGGY E TRUSTEE	825 NE 27TH ST	MCMINNVILLE	OR	97128
3	R4409CD 00218	3111 NE MALONEY DR	TERRAMARK PROPERTIES LLC		PO BOX 694	MCMINNVILLE	OR	97128
4	R4409CD 00704	3118 NE MOHAN DR	CARLSON ROBERT D		15051 SW HIDDEN HILLS RD	MCMINNVILLE	OR	97128
5	R4409CD 00204	3131 NE MCDONALD LN	SILVA SVEIDY M GARCIA	RODRIGUEZ SAMANTA SILVA	3131 NE MCDONALD LN	MCMINNVILLE	OR	97128
6	R4409CD 00210	3142 NE MALONEY DR	RIVERA JOSE A	RIVERA SYLVIA L	PO BOX 1535	MCMINNVILLE	OR	97128
7	R4409CD 00217	3149 NE MALONEY DR	VASQUEZ PAUL S		3149 NE MALONEY DR	MCMINNVILLE	OR	97128
8	R4409CD 00712	3145 NE MOHAN DR	BURGESS GARY	BURGESS KAREN C	3145 NE MOHAN DR	MCMINNVILLE	OR	97128
9	R4409CD 00703	3146 NE MOHAN DR	FLORES MARIA G MARIN		3146 NE MOHAN DR	MCMINNVILLE	OR	97128
10	R4409CD 00203	3155 NE MCDONALD LN	JESTER MICHAEL D	JESTER HOLLY J	3155 NE MCDONALD LN	MCMINNVILLE	OR	97128
11	R4409CD 00211	3188 NE MALONEY DR	MCMILLAN ROBERT E	MCMILLAN KELLY S	3188 NE MALONEY DR	MCMINNVILLE	OR	97128
12	R4409CD 00216	3181 NE MALONEY DR	HERR DAVID M	HERR CHERYL A	3181 NE MALONEY DR	MCMINNVILLE	OR	97128
13	R4409CD 00713	3187 NE MOHAN DR	LONG ROBERT G	LONG ZACHARIAH J	3187 NE MOHAN DR	MCMINNVILLE	OR	97128
14	R4409CD 00702	3180 NE MOHAN DR	ALAIMO MICHELLE		3180 NE MOHAN DR	MCMINNVILLE	OR	97128
15	R4409CD 00202	3177 NE MCDONALD LN	SORIANO GRISELDA A	SORIANO DELIO	3177 NE MCDONALD LN	MCMINNVILLE	OR	97128
16	R4409CD 00400	3010 NE HEMBREE ST	MENDES DA COSTA NAPOLEON A	MENDES DA COSTA RUTH	3010 NE HEMBREE ST	MCMINNVILLE	OR	97128
17	R4409CD 00212	3216 NE MALONEY DR	ONDUSKO MICHAEL L		1533 23RD AVE	LONGVIEW	WA	98632
18	R4409CD 00215	3213 NE MALONEY DR	SCHMIDT ELSA Z		3213 NE MALONEY DR	MCMINNVILLE	OR	97128
19	R4409CD 00201	3213 NE MCDONALD LN	SOSA JOHN	SLATE LINDSAY	3213 NE MCDONALD LN	MCMINNVILLE	OR	97128
20	R4409CD 00701	3216 NE MOHAN DR	HORLYK ANNETTE M TRUSTEE	HORLYK LIVING TRUST	3216 NE MOHAN DR	MCMINNVILLE	OR	97128
21	R4409CD 00714	3215 NE MOHAN DR	MENDEZ ALEJANDRO CAZARES		3215 NE MOHAN DR	MCMINNVILLE	OR	97128
22	R4409CD 00200	3237 NE MCDONALD LN	GIBSON KATHLEEN D TRUSTEE	GIBSON KATHLEEN D TRUST	3237 NE MCDONALD LN	MCMINNVILLE	OR	97128
23	R4409CD 00213	3248 NE MALONEY DR	GARCIA TAMI		3248 NE MALONEY DR	MCMINNVILLE	OR	97128
24	R4409CD 00214	3245 NE MALONEY DR	CHOUINARD MICHAEL R	CHOUINARD-CHAFFEE JENNIFER L	3245 NE MALONEY DR	MCMINNVILLE	OR	97128
25	R4409CD 00700	3242 NE MOHAN DR	SORIANO GABRIEL DIAZ	VAZQUEZ ERIKA CABANAS	PO BOX 813	MCMINNVILLE	OR	97128
26	R4409CD 00715	3243 NE MOHAN DR	SHIELDS STEPHANIE A TRUSTEE	SHIELDS STEPHANIE A TRUST	3 CALLE DE MONTANAS	SANTA FE	NM	87507
27	R4409CD 00300	3200 NE HEMBREE ST	SELF HANNAH J	OWENS RAYVON J	3200 NE HEMBREE ST	MCMINNVILLE	OR	97128
28	R4409CA 10400	880 NE SAMSON ST	HOLDER LAWRENCE	HOLDER PATRICIA	880 NE SAMSON ST	MCMINNVILLE	OR	97128
29	R4409CA 10500	900 NE SAMSON ST	CAHILL BRANDON L		568 4TH ST	BROOKLYN	NY	11215
30	R4409CD 00100	3210 NE HEMBREE ST	YAMHILL SOIL AND WATER CONSERVATION DIST		2200 SW 2ND ST	MCMINNVILLE	OR	97128
31	R4409CD 00100	3210 NE HEMBREE ST	YAMHILL SOIL AND WATER CONSERVATION DIST		2200 SW 2ND ST	MCMINNVILLE	OR	97128
32	R4409 02000	655 NE BURNETT RD	COMMONWEALTH INVESTORS HEATHER MANOR LLC		18150 SW BOONES FERRY RD	PORTLAND	OR	97224
33	R4409CA 05200	3425 NE HEMBREE ST	HALVERSON CODY T	HALVERSON STEPHANIE R	3425 NE HEMBREE ST	MCMINNVILLE	OR	97128
34	R4409CA 18900	990 SAMSON ST	LARSEN BRIAN M		1674 NW EMERSON CT	MCMINNVILLE	OR	97128
35	R4409CA 18800	982 SAMSON ST	CHRISTIE JORDAN B	CHRISTIE KATHRYN L	982 NE SAMSON ST	MCMINNVILLE	OR	97128
36	R4409CA 18700	978 SAMSON ST	FREDERICK WAYNE F	FREDERICK CATHERINE A	978 NE SAMSON ST	MCMINNVILLE	OR	97128
37	R4409CA 04400	3422 NE HARVEST DR	HARNETT JOFFRE	HARNETT ILEANA	3422 NE HARVEST DR	MCMINNVILLE	OR	97128
38	R4409CA 10900	972 NE SAMSON ST	GRAY ALICIA A TRUSTEE	GRAY ALICIA A TRUST	972 NE SAMSON ST	MCMINNVILLE	OR	97128
39	R4409CA 10800	956 NE SAMSON ST	HEWLETT CLIFFORD	KELLY LAUREN	20215 POWERS RD STE 306	BEND	OR	97702
40	R4409CA 04300	754 NE SUMMERFIELD ST	REIBOLD DARYL		PO BOX 657	YAMHILL	OR	97148
41	R4409CA 10700	930 NE SAMSON ST	KIPPENHAN MICHAEL G &	AGRE-KIPPENHAN SUSAN	930 NE SAMSON ST	MCMINNVILLE	OR	97128
42	R4409CA 10600	914 NE SAMSON ST	CARLSON KENNETH P TRUSTEE	CARLSON NANCY S TRUSTEE	914 NE SAMSON ST	MCMINNVILLE	OR	97128
43	R4409CA 10300	848 NE SAMSON ST	TATEISHI RYAN	GROOTHUIS RACHEL M	848 NE SAMSON ST	MCMINNVILLE	OR	97128
44	R4409CA 10200	832 NE SAMSON ST	BROWN KAREN A		832 NE SAMSON ST	MCMINNVILLE	OR	97128
45	R4409CA 04500	3436 NE HARVEST DR	SHURTS CHRISTOPHER M	SHURTS ANGELA G	3436 NE HARVEST DR	MCMINNVILLE	OR	97128
46	R4409CA 05100	3451 NE HEMBREE ST	WESTVALE PROPERTY MANAGEMENT LLC		2470 SW WEST WIND DR	MCMINNVILLE	OR	97128
47	R4409CA 04600	3466 NE HARVEST DR	PATTERSON SHIRLEY J TRUSTEE	PATTERSON FAMILY REVOC LIVING TR	3466 NE HARVEST DR	MCMINNVILLE	OR	97128

48	R4409 02501	3200 NE MCDONALD LN	MCMINNVILLE SCHOOL DISTRICT NO 40		1500 N BAKER ST	MCMINNVILLE	OR	97128
49	R4409 02500	3200 NE MCDONALD LN	MCMINNVILLE SCHOOL DISTRICT NO 40		1500 N BAKER ST	MCMINNVILLE	OR	97128
50	R4409CA 05000	3473 NE HEMBREE ST	GONZALEZ LUCIANO BOLANOS		3473 NE HEMBREE ST	MCMINNVILLE	OR	97128
51	R4409CA 04700	3474 NE HARVEST DR	STENSON MATTHEW A		3474 NE HARVEST DR	MCMINNVILLE	OR	97128
52	R4409CA 11000	3487 NE JACOB ST	GEPHART JEANNIE	GEPHART TIMOTHY	3487 NE JACOB ST	MCMINNVILLE	OR	97128
53	R4409CA 09101		ALAN RUDEN INC		PO BOX 570	MCMINNVILLE	OR	97128
54	R4409CA 09100	3494 NE JOEL ST	STUDEBAKER PAUL E CO-TRUSTEE	STUDEBAKER LINETTE A CO-TRUSTEE	3494 NE JOEL ST	MCMINNVILLE	OR	97128
55	R4409CA 09200	3489 NE JOEL ST	MATTHEWS EDWARD P	MATTHEWS HAZEL R	3489 NE JOEL ST	MCMINNVILLE	OR	97128
56	R4409CA 10100	3480 NE HEMBREE ST	HOLTE GAIL A		3480 NE HEMBREE ST	MCMINNVILLE	OR	97128
57	R4409CA 11100	3495 NE JACOB ST	GOLDSTEIN TRISH OLEARY	ZILLOW CLOSING SERVICES - POST CI	5215 N OCONNOR BLVD STE 1200	IRVING	TX	75039
58	R4409CA 08900	3508 NE JOEL ST	GALT KENNETH W TRUSTEE	GALT VIRGINIA S TRUSTEE	3508 NE JOEL ST	MCMINNVILLE	OR	97128
59	R4409CA 09000	3498 NE JOEL ST	HARRIS JOSHUA		3498 NE JOEL ST	MCMINNVILLE	OR	97128
60	R4409CA 09300	3497 NE JOEL ST	SCHUMACHER KATHIE A		3497 NE JOEL ST	MCMINNVILLE	OR	97128
61	R4409CA 04900	3491 NE HEMBREE ST	GARCIA FRANCISCO PONCE	GARCIA YULIANA PONCE	3491 NE HEMBREE ST	MCMINNVILLE	OR	97128
62	R4409CA 10000	3494 NE HEMBREE ST	WHITE JEFFREY S	WHITE PAMELA A	3494 NE HEMBREE ST	MCMINNVILLE	OR	97128
63	R4409CA 04800	3492 NE HARVEST DR	SIMMS RYAN S	SIMMS SUZANNE	5905 CLERMONT LANDING CT	BURKE	VA	22015
64	R4409CA 11200	3501 NE JACOB ST	HOLTZ EUGENE L	ESSLINGER LYNDA	3501 NE JACOB ST	MCMINNVILLE	OR	97128
65	R4409CA 09400	3505 NE JOEL ST	STEIN MICHELLE		3505 NE JOEL ST	MCMINNVILLE	OR	97128
66	R4409CA 09900	3500 NE HEMBREE ST	LINK ROBERT E III	LINK TARA	3500 NE HEMBREE ST	MCMINNVILLE	OR	97128
67	R4409CA 11300	3515 NE JACOB ST	KIMBALL KEITH R		3515 NE JACOB ST	MCMINNVILLE	OR	97128
68	R4409CA 08800	3516 NE JOEL ST	BILLINGTON HENRY S CO-TRUSTEE	BILLINGTON DIANA R CO-TRUSTEE	3516 NE JOEL ST	MCMINNVILLE	OR	97128
69	R4409CA 09500	3511 NE JOEL ST	DUNN ALETHIA J		3511 NE JOEL ST	MCMINNVILLE	OR	97128
70	R4409CA 09800	3514 NE HEMBREE ST	MALHI SHARANJIT		3514 NE HEMBREE ST	MCMINNVILLE	OR	97128
71	R4409CA 07800	3517 NE HEMBREE ST	FRATELLO VENTURES HEMBREE LLC		61 WHITE OAK BEND	ROCHESTER	NY	14624
72	R4409CA 19000	3503 MCDONALD LN	COTTAGES AT CHEGWYN VILLAGE LLC		PO BOX 570	MCMINNVILLE	OR	97128

McMinnville Planning Department, 231 NE Fifth Street, McMinnville, OR 97128


NEIGHBORHOOD
MEETING NOTICE

NEIGHBORHOOD MEETING NOTICE

Zone Change to R-4 (Medium, High Density zone) to accommodate a 75-unit multi-family development

November 25, 2025 6:00 P.M.
Golden Valley Brew Pub
980 NE 4th Street
McMinnville, OR 97128

Contact Name Gage Redding
Contact Number 503-680-4460




NEIGHBORHOOD
MEETING NOTICE
PARKVIEW APARTMENT LIVING
URS
1-1:30PM
11-4PM
CLOSED
CLOSED

NEIGHBORHOOD MEETING NOTICE

PARKVIEW APARTMENT LIVING

Tuesday, November 25, 2025, at 6:00 p.m.

Golden Valley Brew Pub

980 NE 4th Street

McMinnville, OR 97128

Open to the public, anyone is invited to attend

N.E. SAMSON ST.

N.E. HEMBREE ST.

N.E. MOHAN DR.

N.E. MALONEY DR

N.E. McDONALD LN.

CHEGWYN FARMS
NEIGHBORHOOD PARK

75 LIVING UNITS

123 PARKING STALLS;
1.64 STALLS/ UNIT

SITE AREA = 124,760 S.F.; 2.86 ACRES
(INCLUDES 20' PEDESTRIAN EASEMENT=5,837 S.F.)

PROPOSED DENSITY = 26.22 UNITS PER ACRE

PARKING REQUIRED:

400 S.F. OFFICE AREA X 1 STALL PER 300 S.F.=	1.4 STALLS
(18) 1 BEDROOM UNITS X 1.5 STALLS/ UNIT=	27 STALLS
(39) 2 BEDROOM UNITS X 1.5 STALLS/ UNIT=	58.5 STALLS
(18) 3 BEDROOM UNITS X 2.0 STALLS/ UNIT=	36 STALLS
TOTAL PARKING REQUIRED=	123 STALLS

60' MAXIMUM BLDG. HT.

PROPOSED BLDG. HT. = 40'-9" MAX. (4.75'>35'); 4.75'x1/2=add 2.88' to min. setback.

FRONT YARD SETBACK REQ'D.= 15'+2.88' X (.9 redux. per S.B.1537)= 16.1' MIN.
REAR YARD SETBACK REQ'D.= 20'+2.88 'X (.9 redux. per S.B.1537)= 20.6' MIN.
SIDE YARD SETBACK REQ'D.= 6'+2.88' X (.9 redux. per S.B.1537)= 8.6' MIN.

COMMON OUTDOOR SPACE REQ'D. = 124,749 S.F.- 5,837 S.F.
EASEMENT= (118,923 S.F. NET. X .15)=17,838 S.F.
(S.B. 1537 allows up to 25% redux) ; 17,838 S.F. X .75= 13,379 S.F.
COMMON OUTDOOR SPACE PROVIDED = 15,995 S.F., O.K.

PARKING AREA LANDSCAPE REQ'D.
PARKING FIELD INCLUDING CORNERS/ ISLAND PLANTERS/
TRASH AREA= 39,915 S.F.; <50,000 S.F. = 5% REQ'D. MIN.
(39,915 S.F. X 0.05)= 1,196 S.F. REQ'D.
PARKING LOT LANDSCAPE PROVIDED =2,594 S.F., O.K.

PRELIMINARY NOT FOR CONSTRUCTION

SCOTT BECK
ARCHITECT, LLC
361 N.E. Third Avenue
Canby, Oregon 97013
(503) 266-9270

PARKVIEW APARTMENT LIVING
N.E. McDONALD LANE, TAX LOT 4400CD-100
McMINNVILLE, OR

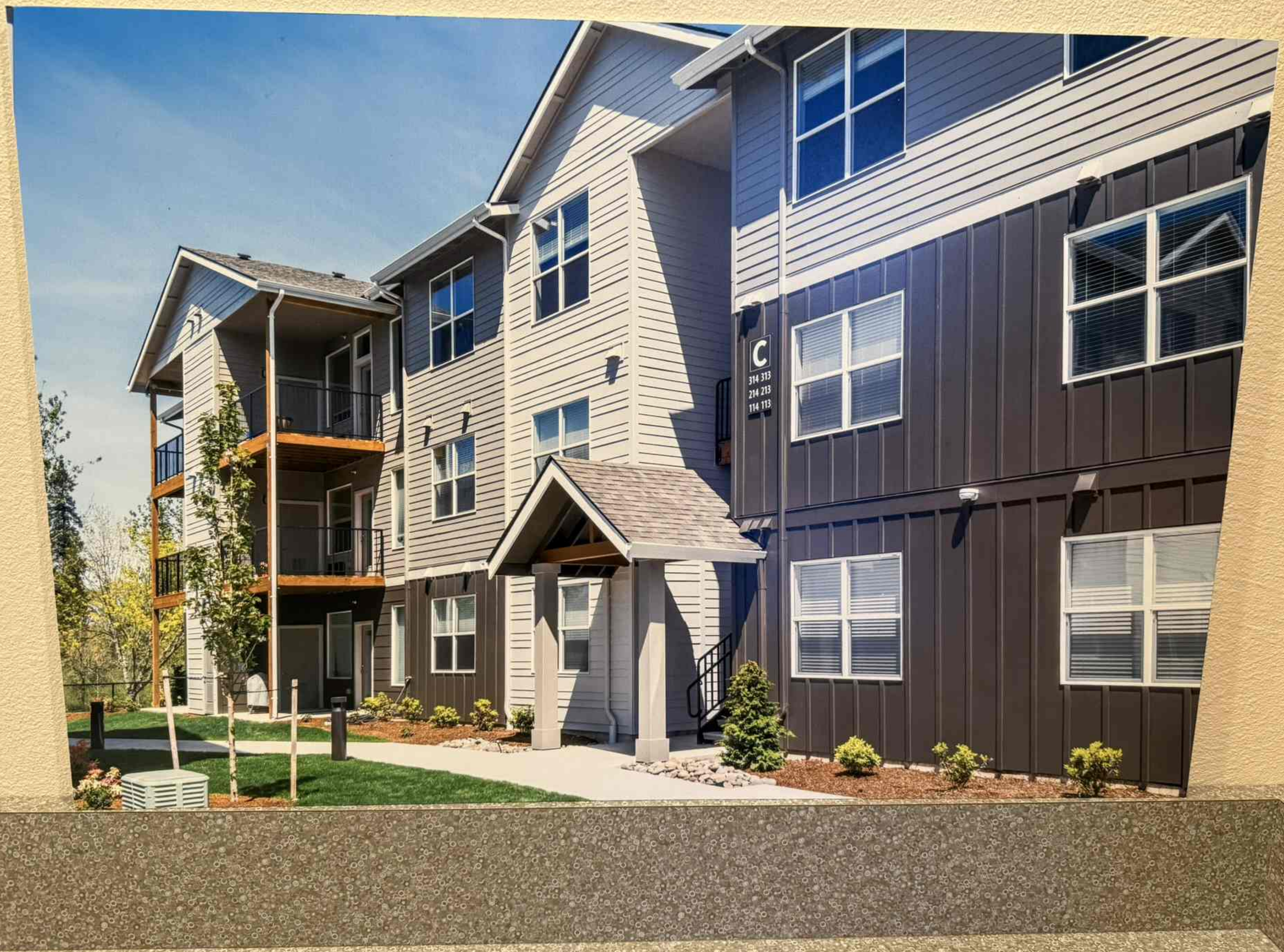
DEVELOPERS:
Cory Redding & Philip Higgins
2837 22nd St. SE Suite 155
SALEM, OR. 97302
(503) 581-0048

SITE PLAN

revisions:

date: 7/3/2025
scale: 1"=30'
drawn: S.R.B.
job no: 2409

A1.1


C
314 313
214 213
114 113





PARKVIEW APARTMENT LIVING

Neighborhood Meeting
November 25, 2025

Name (Printed)	Name (Signature)	Address	Phone	Email
Jordan & Kathy Christie	Kathryn Christie	982 NE Samson St.	503-560-6033	jordanandkathy@aol.com
VIRGIL CASTOR		3673 NE JACOB ST	503 [illegible] 0967	VTC1[illegible]@gmail.com
Ray & Sandy Clark	Sandra Clark	3696 NE Joel St	503-857-0922	Hedgehunters@aol.com
KEN CARLSON	[illegible]	914 NE SAMSON	503-737-[illegible]	kencarlson24@gmail.com
PATRICK EVANS	Patrick Evans	~~3375~~ 3587 NE JOEL	503 914 8977	pdevans60@gmail.com
Joshua Harris		3498 NE JOEL		

Name (Printed)	Name (Signature)	Address	Phone	Email
MICHAEL ONDUSKO		3216 NE MALONEY	5038637430	michael.onduskoe@gmail.com
Elsa Schmidt	Elsa Friedrich Schmidt	3213 NE Maloney	503-474-7109	elsaz@sonic.net
Ron Larson	Ron Larson	3672 NE Joel St	503-327-3946	ronald.g.larson@gmail.com
DONA LARSON	Dona Larson	3672 NE JOEL ST.	503-925-3648	donaleelarson@gmail.com
GERI ANN HORTON	~~Geri Ann Horton~~	3599 NE Spring Meadow Dr	~~971~~ 971-901-2949	happy2behortons@gmail.com
Laurie Gredvig	Laurie Gredvig	3539 NE.	971-226-6014	lgredvig@outlook.com
Randy Gredvig		3539 NE Joel St.	503-880-0434	

Name (Printed)	Name (Signature)	Address	Phone	Email
PAMELA BUSHNELL	Pamela L Bushnell	3585 NE JACOB ST	508-250-7940	bythebush@hotmail.com
MICHAEL ADAMS	M A	3585 NE JACOB ST	508-250-7938	"
LOUISE BOOTH	Louise Booth	3596 NE Jill	206 335-0574	Islandgirl 444@MSN.com
LEONARD ILLIAS	L. Illias	1576 NE GRANDVIEW D.	5038415746	
VICTORIA JOHNSON	Victoria Johnson	3775 NE Hurst Ct	503-550-3[illegible]	vickigarnie@yahoo.ca
Vicki Grant	Vicki Grant	3566 NE Hemlock st	805-277-3037	MVgant2001@yahoo.com
Peter + Janet Zedrich	Janet Zedrich Peter Zedrich	3213 NE Maloney	707 695 5169	janetz@rapid1.com
Ryan Peterson			503 853 3500	~~ryanp@onlinenw.com~~ ryanp@onlinenw.com

Name (Printed)	Name (Signature)	Address	Phone	Email
LAWRENCE HOLDER PATRICIA HOLDER		880 NE SAMSON ST	971-241-9133	pattieholder@msn.com pattieholder@msn.com
Alicia Gray		972 NE Samson St	503-729-4300	alicia.g.gray@hotmail.com
Ken Galt		3308 NE Joel	503 [illegible] 9912	Ken.w.galt@gmail.com
Jose Rivera		3142 NE Mahoney Pl.	503-883-3107	J071262@gmail.com
Michael Jester Holly Jester		3155 NE McDonald Ln	503-729-9735	Michaelj@myrealteam.com
Michael Chaisson Jennifer Chaisson		3245 NE Mooney Dr.		
Nate & Amanda Weber-Rilgore		1110 NE GRANDHAVEN ST.		NWeber911@gmail.com

Neighborhood Meeting – Zone Change (R4 Request)

Date/Time: November 25, 2025 | 6:00–7:15 PM
Location: Golden Valley Brew Pub, 980 NE 4th St, McMinnville, OR
Purpose: Required neighborhood meeting for proposed zone change tied to annexation.

Materials Provided:

- Conceptual Site Plan board + building design element examples
- 8½x11 Conceptual Site Plan handouts
- Public comment sheets (no written comments submitted)

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1. Call to Order / Introductions

Doug Rux (Applicant Rep, Rux Group LLC) opened meeting and explained role as land use consultant.

Project team present:

- Cory Redding (MAC Multi LLC)
- Philip & Katrina Higgins (Pacific Crest Real Estate)
- Gage Redding (Project Manager)
- Patrick Morley (Finance)

Noticing:

- City required mailing to property owners within 300 ft.
- Notice included conceptual site plan per city requirement.

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2. Project Overview / Why R4

- Proposal: **Zone change to R4 (multi-family)** on the undeveloped "island" parcel adjacent to park.
- Comp Plan designation: **Residential**, allowing R1–R5 zones.
- R4 selected during annexation proposal as feasible multi-family zoning.

Key policy references cited by applicant:

- **Great Neighborhood Principles:** Encourages mixing housing types/densities.
- **2023 Housing Needs Analysis:**
    - 2023–2043 need ≈ 4,500 total units in McMinnville

    - ≈ 1,500 multi-family units needed.
- **Needed Housing statute (ORS 197A.348):** Multi-family considered "needed housing"; city policies discourage barriers.

Site context / ownership:

- Owned by **Yamhill Soil & Water Conservation District (YSWCD)**.
- Park portion annexed in 2008 and leased to city.
- Remaining parcel ≈ **3.17 acres**, unannexed island.
- Annexation agreement approved by City Council in Oct 2025; signed 11/25/25 and expected to be recorded soon.

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3. Public Questions / Comments (Summary)

3.1 Annexation sequence & noticing

Resident concerns:

- How can zoning proceed if area isn't in city yet?
- When/where was annexation noticed?

Response (Rux):

- Annexation application already filed and reviewed.
- Noticing handled by city; applicant followed outlined process.
- Annexation legislative hearing anticipated **Spring 2026**.
- 300-ft noticing only applies to this meeting; residents must contact city to be added to future notice lists.

3.2 Ownership / easement status

Questions:

- Did YSWCD approve sale for apartments?
- Is parcel under conservation easement?

Response (Rux):

- YSWCD signed applications + option to sell to MAC Multi LLC.
- Parcel **not under conservation easement**; easement applies to 170 acres north, not this site.

3.3 Process timing before ownership transfer

- Resident asked if applications can start before sale closes.
- Rux confirmed yes; option holder may apply with owner authorization.

3.4 Current zoning explanation

Question: County GIS shows “City”—what does that mean?
Response:

- County land within UGB using holding zone.
- Cannot develop without city utilities.
- Surrounding parcels already annexed (R2/R3/R4).

3.5 Annexation hearing venue / legislative vs quasi-judicial

- Annexation goes to **City Council only** (no Planning Commission).
- Legislative hearing differs from quasi-judicial; residents directed to city for more detail.

3.6 Start date / city awareness

- Rux: Pre-application meeting occurred **December 2024**.
- Applicant unclear why some city reps said they “knew nothing” recently.

3.7 Other zoning options / nearest R4

- Residents asked why not R3 or other zone; nearest R4 location.
- Rux: R4 closest ≈ **835 ft southwest near Evans area**.
- Density comparison not fully answered on the spot.

3.8 R4 choice & neighborhood compatibility

Resident concerns:

- Three-story apartments not compatible; requested limits to 1–2 stories.

Applicant response:

- R3/R4/R5 reviewed at pre-app; R5 not built in town.
- R4 chosen due to feasibility after ROW dedication, frontage improvements, and code standards.
- Concept plan is **not final**; intended to show possible compliance.
- **No commitment** to lower stories; Cory Redding said "No" to 1–2 story limitation request.

3.9 Apartments vs ownership / concept status

- Residents emphasized housing type is rentals not ownership.
- Rux reiterated: **market-rate apartments**, not low-income; concept may change.

3.10 Schools / agencies / hearings

- Once application deemed complete, city opens written comment period.
- Agencies (including School District) will be notified.
- Zone change requires **two hearings:** Planning Commission + City Council (dates TBD).
- Annexation is separate process.

3.11 Great Neighborhood Principle #8 / scale

- Residents worried about "human-scale" and proportionality.
- Applicant: Will address scale, transitions, articulations in findings.
- Residents suggested smaller plexes instead of ~75 units.

3.12 Infrastructure / utilities / roads

Concerns: traffic/infrastructure near grade school.
Response:

- Annexation agreement requires:
  - ROW dedication and widening along NE McDonald Lane
  - Curbs/gutters/sidewalks/planter strips
  - 20-ft land dedication + 10-ft path connecting park trail to McDonald
  - Fencing on park edge
- MW&L indicates adequate water supply.
- City sewer capacity analysis indicates adequate capacity.

3.13 Crime / traffic studies

- Residents asked about crime increase and traffic impact analysis.
- Applicant: Crime not a zone-change criterion.
- Traffic impact analysis **not required** for this application, but findings will address transportation adequacy.

3.14 Intersection safety / stop-sign running

- Residents requested more intersection controls; worried about children.
- Applicant: City has not required changes beyond frontage improvements.
- Residents encouraged to submit concerns during public comment/hearings.

3.15 Conditional use / R4 standards

- Resident asked if conditional use applies.
- Applicant: **No conditional use requested**; city must apply clear/objective standards for needed housing.

3.16 Planned middle school

- Resident asked if future school planned nearby is considered.
- Applicant did not know; directed to city.

3.17 Example project photos (Albany)

- Developer showed photos from Albany 3-story garden apartments.
- Multiple residents felt comparison was not valid due to larger site/context.
- Developer open to mitigation talks (ex: fencing).
- Morley noted local ownership/management, referenced “The Banks” in Albany.

3.18 Parking ratios / compact stalls

- Concept shows **123 spaces**, approx. **1.7 spaces/unit**.
- Parking ratios depend on bedroom count.
- Compact stalls allowed by code; developer states excess parking observed at similar projects.
- Residents concerned about vehicle sizes.

3.19 Meeting summary distribution

- Residents asked who prepares summary and how they’ll receive it.
- Applicant: **Gage will prepare** minutes for zone-change application record.
- Residents must obtain summary through city once noticed.

3.20 Property history / donation intent

- Resident summarized donor history and original preservation intent.
- Asked when/why annexation for high-density became acceptable.
- Cited historic articles implying land meant for conservation/agriculture.

3.21 Surplus determination & where to ask

- Resident stated YSWCD deemed parcel surplus after internal process.
- YSWCD meeting noted: **Dec 10, 2025 | 7:30 AM** for questions.
- Advised neighbors to raise concerns with YSWCD rep Barbara Boyle + City Council.

3.22 Fire / emergency access

- Fire District reviewed concept and said driveway spacing/circulation acceptable.
- Future permit review to cover hydrants, looping waterlines, hydrant spacing, etc.
- Residents worried about hydrant blocking during school pickup; applicant noted enforcement not within zoning criteria.

3.23 Walkway / sidewalk connection

- Residents asked about safe pedestrian connection to park.
- Applicant: Annexation agreement requires sidewalk + trail tie-in and fencing.

3.24 Smoking concern

- Resident worried about outdoor smoking near school.
- Applicant: Not a zoning criterion.

3.25 Street connectivity / access (unclear)

- Resident questioned whether street was intended to go through; no clear resolution recorded.

3.26 Setbacks / landscaping

- Resident asked about north setback.
- Applicant: ~10 ft+ to building wall; area will be landscaped and reviewed through city process.

3.27 Views / scale / sight lines

- Residents concerned about loss of views from gazebo and overall bulk.
- Applicant: No perspectives yet; will address scale/Great Neighborhood principles in findings.

3.28 Density comparison (resident comment)

- Resident compared densities:
  - nearby single-family ≈ 14.89 units/acre
  - nearby 2-story apartments ≈ 16.92 units/acre
  - concept ≈ 26.22 units/acre
- Applicant acknowledged and said density justification will be addressed in application.

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4. Closing

- Rux restated meeting was required step for zone change.
- All public input will be summarized in application.
- Residents outside 300-ft radius should contact city to be added for future notices.
- Comment sheets and site plans available at meeting.

THE RUX GROUP, LLC

Douglas R. Rux AICP

15532 SW Thrasher Way
Sherwood, OR 97140
Cell: 971.275.7781
Email: Drux11@yahoo.com

Notes to File – Post Neighborhood Meeting

MMC 17.72.095.G.

- The Conceptual Site Plan retains the 3-story apartments.
- The Applicant re-evaluated the Great Neighborhood Principles and made modifications as necessary.
- A Traffic Impact Analysis was prepared as part of the proposed Zone Change Application in addition to the required Transportation Planning Rule Analysis.
- The Applicant transportation consultant recommends relocating the pedestrian mid-block crossing to the north side of the apartment sites south driveway.

EXHIBIT 9
TRANSPORTATION PLANNING RULE ANALYSIS/
TRANSPORTATION IMPACT ANALYSIS

EXHIBIT 9



NE MCDONALD LANE MULTI-FAMILY DEVELOPMENT

TRANSPORTATION IMPACT ANALYSIS

MARCH 16, 2026

PREPARED FOR:

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INTRODUCTION

This Transportation Planning Rule (TPR) and Transportation Impact Analysis (TIA) evaluates the transportation impacts and change in zoning associated with the proposed residential development that will consist of 75 multi-family units located along NE McDonald Lane (Tax Lot 4409CD-100) in McMinnville, Oregon. The estimated year of completion for this project is 2027.



FIGURE 1: PROJECT STUDY AREA

ZONE CHANGE & TPR EVALUATION

The property is currently not within city limits. Upon annexation, the property will be subject to a zoning designation, which requires a separate evaluation of traffic impacts to meet statewide Transportation Planning Rule (TPR) goals. The intent of the TPR (Oregon Administrative Rule 660-12-0060) is to ensure that future land use and traffic growth is consistent with transportation system planning and does not create a significant effect on the surrounding transportation system beyond currently allowed uses.

The TPR requires an evaluation of the reasonable worst-case development potential under the existing and proposed zoning to determine if the zone change will have a significant impact on the surrounding transportation system. The Oregon Highway Plan (OHP) states that if a zone change results in an increase in trip generation that is less than 400 trips per day, the increase is determined to be not significant, and no further analysis is required. This OHP trip threshold is not an adopted threshold by the City of McMinnville but is the threshold for defining a significant effect on a state highway facility. However, it is reasonable to apply this threshold to local streets where adopted thresholds do not exist, which is the case for the City of McMinnville.

Per discussions with city staff, R-1 (low density residential) represents the lowest density zoning designation that could be applied to the property when annexed. Therefore, the TPR evaluation compares a reasonable worst-case development level under R-1 and the proposed R-4 (high density residential) zoning. It should be noted that while the R-1 zone permits middle housing infill, this analysis conservatively excludes the potential for middle housing in the R-1 zone. Table 1 below presents a comparison of the reasonable worst-case trip generation under existing and proposed zoning.

TABLE 1. REASONABLE WORST CASE TRIP GENERATION ESTIMATES (12TH EDITION ITE TRIP GENERATION MANUAL, FITTED CURVE EQUATIONS)

DEVELOPMENT SCENARIO	MAXIMUM DWELLING UNITS	ITE LAND USE CODE	AM PEAK TRIPS	PM PEAK TRIPS	WEEKDAY TRIPS
CURRENT ZONING: R1 (MAX PER CODE: 1 SINGLE FAMILY UNIT PER 9,000 SF)	13	210	15	15	371
PROPOSED ZONING: R4 (MAX PER CODE: 30 MULTI-FAMILY UNITS PER ACRE)	85	220	43	49	600
NET INCREASE (R4 – R1):			*28*	*34*	*229*

As shown in Table 1, the difference in the reasonable worst-case development potential under R-1 and R-4 zoning is expected to result in a maximum increase of 28 AM peak hour trips, 34 PM peak hour trips, and 229 daily trips. This increase is well below the OHP threshold of 400 daily trips for determination of a significant effect. **It can be concluded that the proposed zone change will not have a significant impact and would cause "no further degradation" to the surrounding transportation system. No additional TPR analysis is required.**

TRANSPORTATION IMPACT ANALYSIS

The purpose of this TIA is to identify any potential mitigation measures needed to offset impacts that the proposed development may have on the nearby transportation network. The analysis focuses primarily on the study intersections of NE McDonald Lane/NE Grandhaven Street and NE McDonald Lane/NE 27th Street, as well as the proposed site driveways, as shown above in Figure 1. Additional analysis was performed for the one-way student drop off/pick up loop and school staff parking lot for Grandhaven Elementary School, which are located across the street from the proposed development site. Table 2 below lists the important characteristics of the study area and proposed project.

TABLE 2. KEY STUDY AREA AND PROPOSED DEVELOPMENT CHARACTERISTICS

CHARACTERISTICS	INFORMATION
STUDY AREA	
NUMBER OF STUDY INTERSECTIONS	2, plus 4 school driveways
ANALYSIS PERIOD	Weekday AM & PM Peak Hours (Peak hour is one hour between 7-9 AM & 4-6 PM)
PROJECT SITE	
EXISTING LAND USE	Undeveloped
PROPOSED DEVELOPMENT	Six multi-story residential buildings, 75 total living units
PROPOSED PROJECT ACCESS(ES)	Access onto NE McDonald Ln via two driveways

EXISTING CONDITIONS

This chapter provides documentation of existing study area conditions, including the study area roadway network, pedestrian and bicycle facilities, and existing traffic volumes and operations. The vehicle operations reports are provided in the Appendix.

STUDY AREA ROADWAY NETWORK

Beyond the site access points and Grandhaven Elementary School driveways, study area roadways and intersections were selected based on the City of McMinnville TIA Guidelines and ODOT Development Review Guidelines, which identify a minimum level of additional traffic that warrants inclusion as a study intersection in a TIA. Table 3 summarizes the ten intersections evaluated, the corresponding trip generation threshold, and the resulting determination. Appendix F includes additional information regarding the trip distribution and trip generation at each intersection.

TABLE 3. DETERMINATION OF STUDY INTERSECTIONS

INTERSECTION	CITY TRIP THRESHOLD FOR TIA STUDY AREA	ODOT TRIP THRESHOLD FOR TIA STUDY AREA	MEETS THRESHOLD?
NE MCDONALD LN / NE GRANDHAVEN ST	20 peak hour trips	not applicable	Yes
NE MCDONALD LN / NE 27TH ST			Yes
NE GRANDHAVEN ST / HEMBREE ST			No
NE 27TH ST / EVANS ST			No
NE 27TH ST / HEMBREE ST			No
NE EVANS ST / NE BAKER CREEK RD			No
NE GRANDHAVEN ST / NE NEWBY ST			No
NE 27TH ST / NE NEWBY ST			No
NE BAKER CREEK RD / OR 99W	not applicable	10% of total entering peak hour volume (~230-300 peak hour trips)	No
NE MCDONALD LN / OR 99W			No

Based on these findings, the existing intersections of NE McDonald Lane with NE Grandhaven Street and NE 27th Street are considered study intersections for this TIA, as well as the four existing driveways serving Grandhaven Elementary School. Key roadway(s) in the study area are summarized in Table 4 along with their existing roadway characteristics. The functional classification of the listed roadways can be found in the City of McMinnville Transportation System Plan[1].

TABLE 4. STUDY AREA ROADWAY CHARACTERISTICS (WITHIN THE VICINITY OF THE PROJECT)

ROADWAY	CLASSIFICATION	NO. OF LANES	POSTED SPEED	SIDEWALKS	BIKE FACILITIES	ON-STREET PARKING
NE MCDONALD LN	Minor Collector	2	25 mph[a]	Partial	No	Partial
NE GRANDHAVEN ST	Major Collector	2	25 mph[a]	Yes	No	Yes
NE 27TH ST	Minor Collector	2	25 mph	Yes	No	Yes

[a] Existing school zone speed limit signs (7 AM – 5 PM) for school days are present in advance of all approaches at the NE McDonald Lane and NE Grandhaven Street intersection

[1] City of McMinnville Transportation System Plan, Street Functional Classification, Chapter 2, Exhibit 2-3 https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1305/c_chapter_2_guiding_goal_and_policies.pdf

PEDESTRIAN AND BICYCLE FACILITIES

Sidewalks are present along both sides of NE Grandhaven Street and NE 27th Street. Sidewalk is present continuously on the east side of NE McDonald Lane but is not present along the existing property frontage of the proposed development on the west side. The proposed project will construct sidewalk on the west side of NE McDonald Lane along the property frontage and add additional sidewalks within the development for on-site circulation, as well as connecting to the adjacent Chegwyn Farms Neighborhood Park to the west.

There are no dedicated bicycle facilities along NE McDonald Lane, NE Grandhaven Street, or NE 27th Street. However, all streets are marked with bicycle sharrows to provide guidance to drivers that bicycles and vehicles are required to share travel lanes.

PUBLIC TRANSIT

The McMinnville area is serviced by Yamhill County Transit service which has one route that runs within the study area. Route 3, McMinnville – North Loop, runs along NE 27th Street Monday through Friday with one-hour headways. This route does not utilize NE McDonald Lane or cross the proposed development frontage.

SAFETY ANALYSIS

A safety analysis at the existing study intersections and along NE McDonald Lane was conducted based on the most recent five years (2019 - 2023) of crash data available. There was a total of eight crashes reported within the study area over the given timeframe. Five occurred at study intersections, and three property damage only crashes occurred along the study segment of NE McDonald Lane.

None of the reported crashes involved a cyclist, and none resulted in a serious injury or fatality. There was one pedestrian involved in a crash in 2023 resulting in minor injuries at the intersection of NE McDonald Lane and NE 27th Street due to driver inattention. See Table 5 below for a summary of the crash data.

TABLE 5. CRASH DATA SUMMARY (2019-2023 DATA)

INTERSECTION	FATAL	SERIOUS INJURY	MINOR INJURY	POSSIBLE INJURY	PROPERTY DAMAGE ONLY	TOTAL
NE MCDONALD LN / NE GRANDHAVEN ST	0	0	0	1	0	**1**
NE MCDONALD LN / NE 27TH ST	0	0	1	2	1	**4**
STREET	**FATAL**	**SERIOUS INJURY**	**MINOR INJURY**	**POSSIBLE INJURY**	**PROPERTY DAMAGE ONLY**	**TOTAL**
NE MCDONALD LANE	0	0	0	0	3	**3**

The four crashes reported at the intersection of NE McDonald Lane at NE 27th Street included one pedestrian-involved crash (described above), one rear-end crash, and two angle crashes. Three of the crashes occurred on a clear, dry day. One of the angle crashes occurred at night in the rain. The varied crash types and contributing factors do not indicate a unique crash risk or safety concern at this location. The intersection currently operates as an all-way stop with appropriate signing, pavement markings, and lighting. No additional improvements are recommended at this time.

ODOT SAFETY PRIORTIY INDEX SYSTEM (SPIS) LOCATIONS

The Safety Priority Index System (SPIS) is a ranking system developed by ODOT to identify potential safety problems on state highways. SPIS scores are developed based upon crash frequency, crash severity, and traffic volume for a 0.10 mile or variable length segment along the state highway over a rolling three-year window (i.e., every year it is updated with the most recent three years). A prioritized list of the top 15% of statewide SPIS sites is created for each region, and the top 5% is investigated by the five Region Traffic managers' offices.

The percentile rankings are based on the percentage of SPIS scores that are the same or lower than a selected SPIS score. For example, a SPIS score that is higher than 95 percent of all SPIS scores is at the 95th percentile. Similarly, 90th percentile SPIS score is higher than 90 percent of all SPIS scores (i.e., in the top 10 percent), but it is below and not within the top 5 percent (95th percentile) of all SPIS scores.

Based on available ODOT data there are no SPIS sites within the project study area over the last five years of published data.

SCHOOL ZONE OPERATIONS

Located on the east side of NE McDonald Lane, adjacent to the proposed development frontage, is Grandhaven Elementary School. The school's operating hours are 8:00 AM to 2:30 PM on Monday, Tuesday, Thursday, and Friday. Wednesday is a late start day with normal operating hours from 9:00 AM to 2:30 PM. During peak AM and PM drop-off and pick-up times, there is significant queuing present from the intersection of NE McDonald Lane and NE 27th Street to the school's drop-off and pick-up loop exit to the north. This queue usually lasts for 15-20 mins before or immediately after school gets out. Figure 2 shows the school area vehicle operations and queuing during peak drop-off and pick up times.



FIGURE 2: VEHICLE OPERATIONS & QUEUING DURING PEAK SCHOOL DROP-OFF & PICK UP TIMES

During peak drop-off and pick-up times, there is also increased pedestrian activity along NE McDonald Lane and NE Grandhaven Street. As a result, additional pedestrian safety measures are present at these times. These additional pedestrian safety features include crossing guards with high-visibility vests and caution flags at the intersections of NE McDonald Lane/NE Grandhaven Street and NE McDonald Lane/NE 27th Street to help students cross the intersections safely and direct traffic as necessary. Figure 3 shows the vehicle and pedestrian operations during school drop-off and pick-up times.



FIGURE 3: VEHICLE & PEDESTRIAN OPERATIONS AT NE MCDONALD LANE & NE GRANDHAVEN STREET DURING PEAK SCHOOL DROP-OFF & PICK-UP TIMES

Congestion, queuing, and increased pedestrian activity are typical conditions at most elementary schools during pick-up and drop-off. These conditions are limited in duration (less than 30 minutes)

and occur predictably from September to June. Afternoon congestion occurs when non-school-related neighborhood traffic is minimal. Four days per week, morning drop-off activities overlap with typical AM peak hour neighborhood traffic.

The proposed multi-family development is expected to generate up to 10-15 vehicle trips during the peak 15-20 minutes of AM peak hour congestion near the school. Furthermore, a multi-family housing development in close proximity to a school reduces vehicle trips on the system, as students who live there will be able to walk to school, whereas they may have previously been driven to and from school each day. The level of traffic added to NE McDonald Lane during pick-up and drop-off activities will not significantly change the level of congestion, queueing, or delay.

Along with the proposed development, new sidewalks along NE McDonald Lane and a new enhanced crosswalk will be constructed, making it safer for students in the greater neighborhood to access the school and nearby park. No additional improvements are recommended.

EXISTING TRAFFIC VOLUMES

Weekday AM and PM peak hour (7:00-9:00 am and 4:00-6:00 pm) turning movement counts were collected at the study intersection on a typical Thursday in January 2026. The existing traffic volumes are shown in Figure 4 and the Appendix.

INTERSECTION PERFORMANCE MEASURES

Level of service (LOS) ratings and volume-to-capacity (v/c) ratios are two commonly used performance measures that provide a good picture of intersection operations.

- **Level of Service (LOS):** A "report card" rating (A through F) based on the average delay experienced by vehicles at the intersection. LOS A, B, and C indicate conditions where traffic moves without significant delays over periods of peak hour travel demand. LOS D and LOS E are progressively worse operating conditions. LOS F represents conditions where average vehicle delay has become excessive and demand has exceeded capacity.

- **Volume-to-capacity (v/c) ratio:** A decimal representation (typically between 0.00 and 1.00) of the proportion of capacity that is being used at a turn movement, approach leg, or intersection. It is determined by dividing the peak hour traffic volume by the hourly capacity of a given intersection or movement. A lower ratio indicates smooth operations and minimal delays. As the ratio approaches 1.00, congestion increases, and performance is reduced. If the ratio is greater than 1.00, the turn movement, approach leg, or intersection is oversaturated and usually results in excessive queues and long delays.

REQUIRED OPERATING STANDARDS

All study intersections are located within the City of McMinnville jurisdiction. Per the City of McMinnville Transportation System Plan (TSP) [2], the maximum operation standard during the morning and evening peak hours for intersections is a v/c ratio of 0.90 for all intersections.[3] The City does not have a required Level of Service (LOS) operating standard.

[2] City of McMinnville Transportation System Plan, Street Functional Classification, Chapter 2, Exhibit 2-3. https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1305/c_chapter_2_guiding_goal_and_policies.pdf

[3] City of McMinnville Transportation System Plan, May 2010. https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1305/mcminnville_tsp_2010.pdf

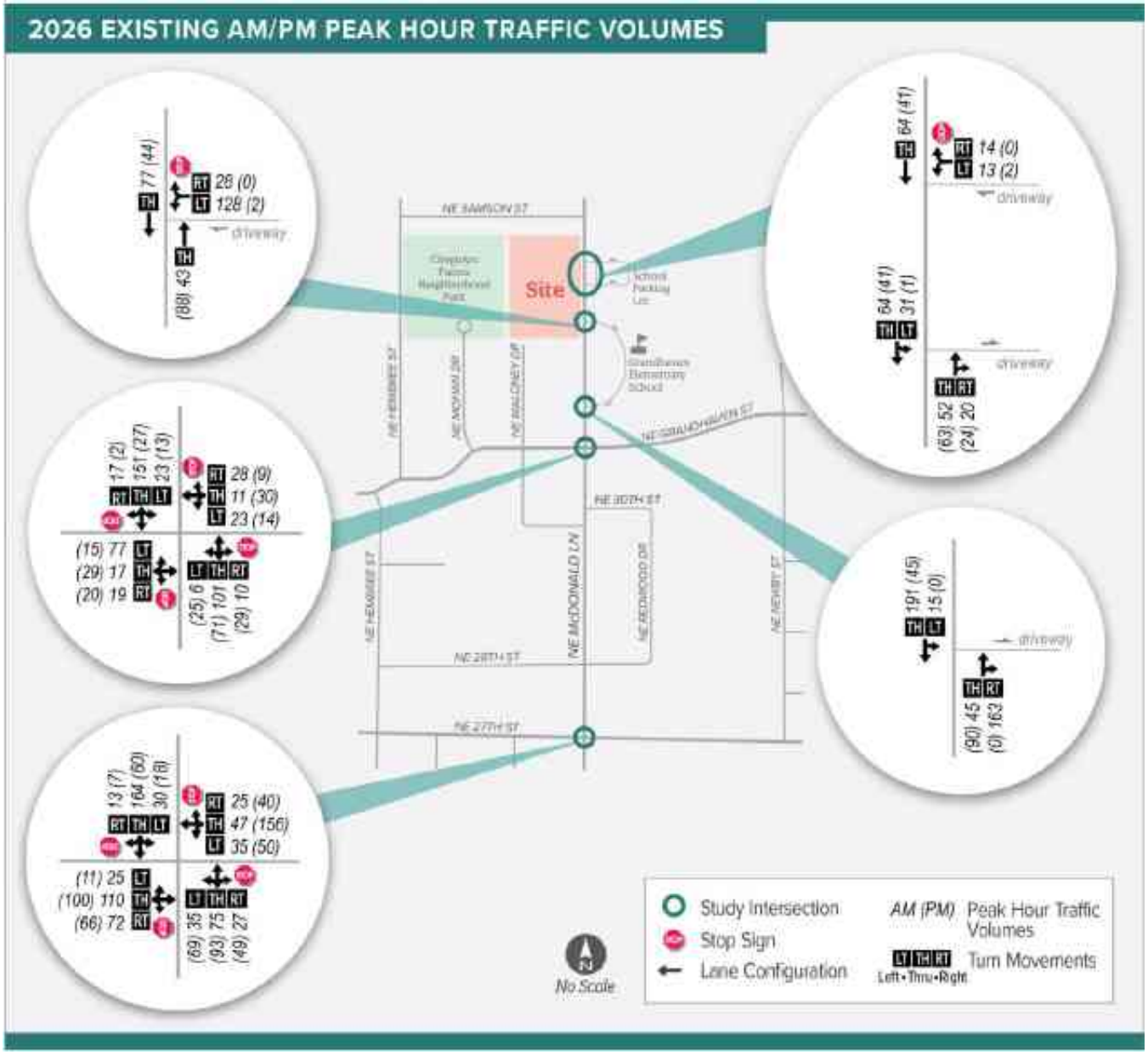


FIGURE 4: EXISTING AM & PM PEAK HOUR VOLUMES

EXISTING OPERATING CONDITIONS

Existing traffic operations at the study intersections were determined for the AM and PM peak hours based on the Highway Capacity Manual (HCM) 7th Edition methodology for unsignalized intersections.[4] The results were then compared with the City's operating standards. Table 6 lists the estimated v/c ratio, delay, and LOS the study intersections. The traffic control for the primary study intersections of NE McDonald Lane/NE Grandhaven Street and NE McDonald Lane/NE 27th Street are all-way stop controlled (AWSC). The entrances to the drop off/pick up loop and the school parking lot are not traffic controlled (free left and right turn movements from NE McDonald Lane), and the exits are stop controlled.

TABLE 6. EXISTING (2026) INTERSECTION OPERATIONS

INTERSECTION	REQUIRED OPERATING STANDARD	CRITICAL MOVEMENT AM(PM)	AM PEAK HOUR			PM PEAK HOUR		
			V/C RATIO	DELAY (SECS)	LOS	V/C RATIO	DELAY (SECS)	LOS
UNSIGNALIZED								
MCDONALD LN / GRANDHAVEN ST	≤ 0.90	SB (NB)	0.41	11.3	B	0.17	8.0	A
MCDONALD LN / 27TH ST	≤ 0.90	SB (WB)	0.40	11.6	B	0.38	11.1	B
MCDONALD LN / SCHOOL LOOP ENTRANCE	≤ 0.90	NB (NB)	0.21	N/A	A	0.01	N/A	A
MCDONALD LN / SCHOOL LOOP EXIT	≤ 0.90	WB (WB)	0.32	11.5	B	0.01	9.6	A
MCDONALD LN / PARKING LOT ENTRANCE	≤ 0.90	NB (NB)	0.01	N/A	A	0.01	N/A	A
MCDONALD LN / PARKING LOT EXIT	≤ 0.90	WB (WB)	0.06	9.4	A	0.01	9.3	A

SIGNALIZED INTERSECTION:
v/c = Total Volume-to-Capacity Ratio
Delay = Average Intersection Delay (secs)
LOS = Average Level of Service

UNSIGNALIZED INTERSECTION:
v/c = Associated Movement Volume-to-Capacity Ratio
Delay = Critical Movement Approach Delay (secs)
LOS = Level of Service (Critical Movement)

As shown above, the existing intersection operations for the study intersections meet the City's operating standards.

[4] Highway Capacity Manual, 7th Edition, Transportation Research Board, 2022.

PROJECT IMPACTS

This section reviews the impact that the proposed development may have on the transportation system within the study area. This analysis includes a site plan evaluation, pedestrian safety evaluation, trip generation, trip distribution, and future year traffic volumes and operating conditions for the identified study intersections. The vehicle operations reports are provided in the Appendix.

PROPOSED DEVELOPMENT

The proposed project includes construction of a multi-family residential development with the following characteristics, based on the current site plan:

- Land use: Multi-family residential (apartments)
- Total units: 75 dwelling units
- Unit mix (per site plan):
  - 18 one-bedroom units
  - 39 two-bedroom units
  - 18 three-bedroom units
- Lot size: 3.17 acres
- Developable lot area (after ROW dedication along frontage): 2.86 acres
- Two site access driveways onto NE McDonald Lane
- Sidewalk along property frontage and connecting to Chegwyn Farms Neighborhood Park
- New school crosswalk across NE McDonald Lane

TRIP GENERATION

Trip generation is the method used to estimate the number of vehicles added to site roadways and the adjacent roadway network by a development during a specified period (e.g., the PM peak hour). For this study ITE Trip Generation Manual data was used with land use code 220, multi-family two to three story buildings (low-rise), which is based on national land use data for similar residential uses.[5] Table 7 presents the trip generation for the proposed multifamily development.

TABLE 7. ESTIMATED TRIP GENERATION

LAND USE	SIZE	AM PEAK HOUR			PM PEAK HOUR			DAILY TOTAL
		TOTAL	IN	OUT	TOTAL	IN	OUT	
MULTI-FAMILY RESIDENTIAL HOUSING	75 Units	**39**	9	30	**43**	27	16	**543**

[5] Trip Generation Manual, 12th Edition, Institute of Transportation Engineers, 2025.

As shown, the development is expected to generate 39 total (9 in, 30 out) AM peak hour trips, 43 total (27 in, 16 out) PM peak hour trips and 543 daily trips.

TRIP DISTRIBUTION

Trip distribution provides an estimate of where project-related trips would be coming from and going to. It is given as percentages at key gateways to the study area and is used to route project trips through the study intersections. Figure 5 below shows the expected trip distribution for the traffic generated by the proposed development and shows the project trips assigned based on the distribution. Trip distribution was based on the existing traffic counts, projected traffic flow as outlined in the City of McMinnville TSP[6], and approved by City staff.

As shown below, 15% are estimated to head east/west at the intersection of NE Grandhaven Street, an additional 10% to head east/west at NE 27th Street, and the remaining 50% to continue south to OR 99W during peak hours.

[6] City of McMinnville Transportation System Plan, Street Functional Classification, Chapter 2, Exhibit 2-3 https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1305/c_chapter_2_guiding_goal_and_policies.pdf

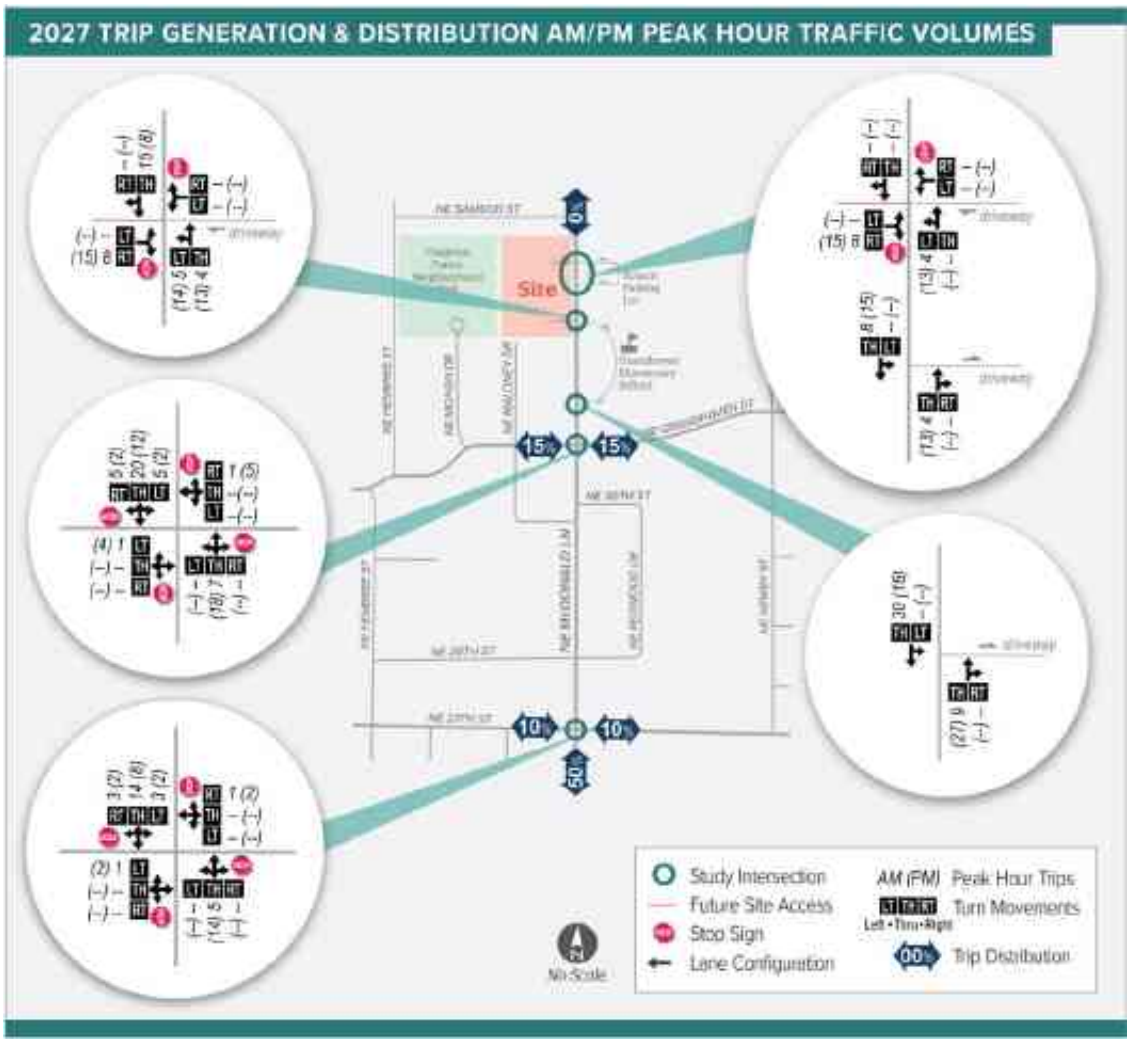


FIGURE 5: TRIPS GENERATED AND TRIP DISTRIBUTION

ANALYSIS SCENARIOS

Future operating conditions were analyzed at the study intersections for the following future traffic scenarios. The comparison of the following scenarios enables the assessment of project impacts:

- 2027 No Build Scenario (Background Conditions Only)
- 2027 Build Scenario (Background Conditions + Projected Development Generated Trips)

The 2027 scenario was selected since that is the estimated completion date of the proposed development. The 2027 Background Conditions scenario represents the traffic conditions of the study area without the proposed development. There were no in-process developments or changes to existing roadway infrastructure identified within the study area over the given study period. The 2027 Build Scenario represents 2027 Background Conditions of the study area plus the projected generated trips when the development is complete.

To analyze 2027 vehicle conditions, a background growth rate of 1.5% per year was applied to the existing 2026 traffic counts. This growth rate was based on two sources:

- certified population estimate reports from Portland State University that show an estimated 1.3% growth over the previous five years, or 0.26% per year on average[7], and
- the City of McMinnville TSP which projected a 62% growth between 2003 and 2023, or 3.1% per year on average.

A sensitivity analysis applying a 3% annual growth rate assumption was also conducted, and it was confirmed that the TIA findings would remain the same for a 1.5% or 3% growth rate.

FUTURE TRAFFIC VOLUMES

The traffic volumes for the two future analysis scenarios are shown in Figures 6 and 7. The volumes shown are for the AM and PM peak hours.

[7] Population estimate reports, Portland State University, July 2025. https://www.pdx.edu/population-research/population-estimate-reports

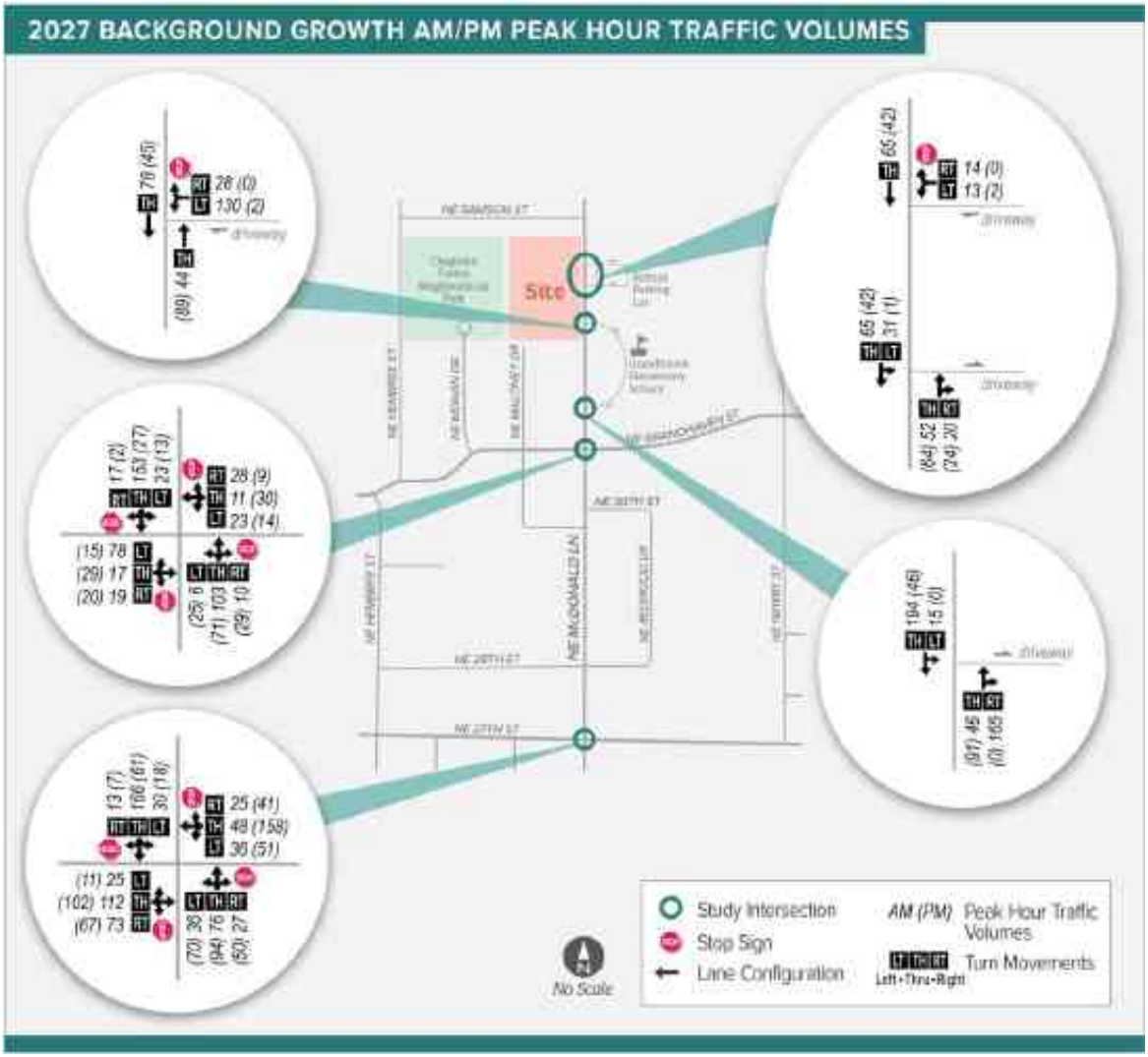


FIGURE 6: BACKGROUND AM AND PM PEAK HOUR VOLUMES (2027)

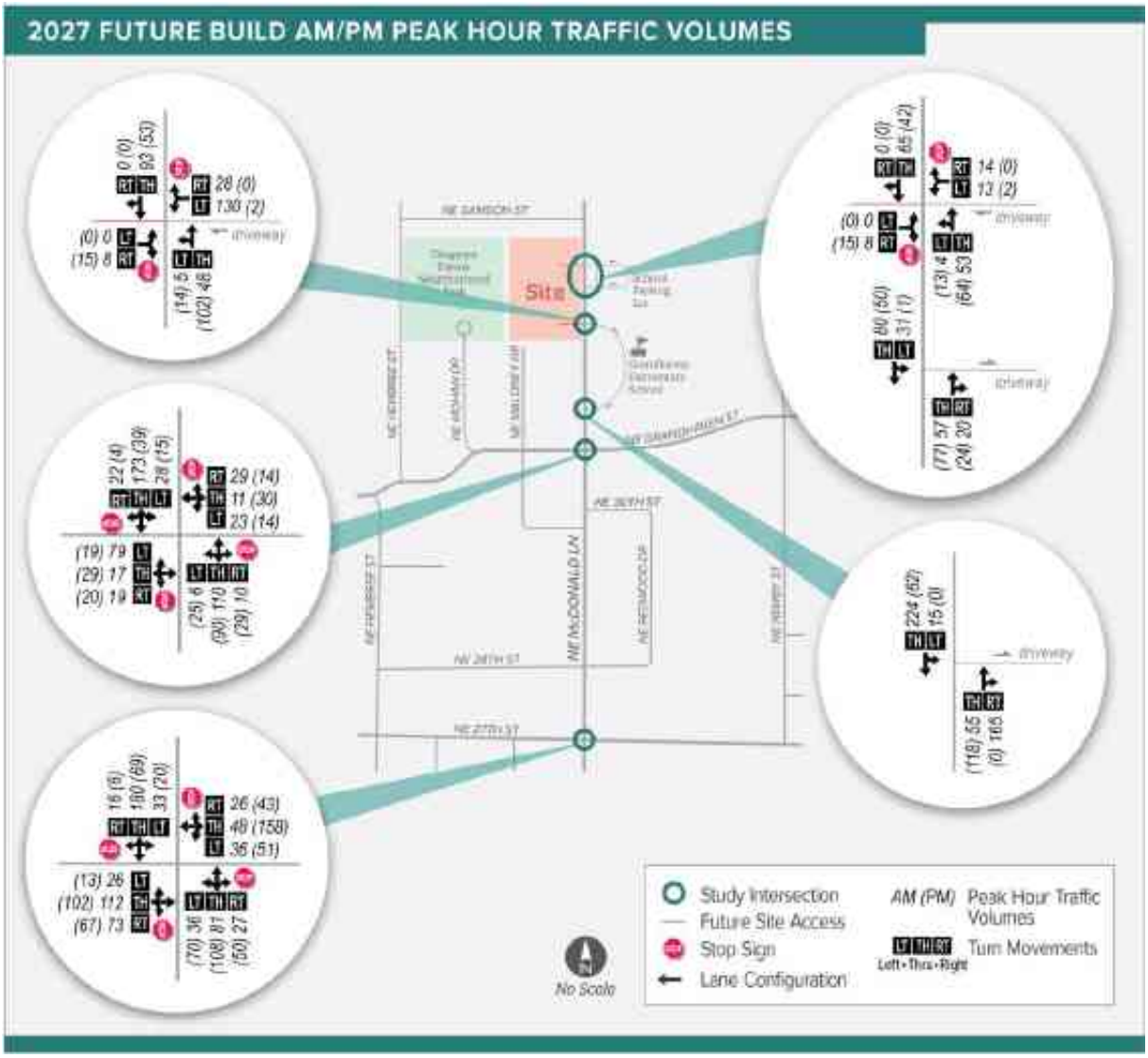


FIGURE 7: BUILD AM AND PM PEAK HOUR VOLUMES (2027)

FUTURE INTERSECTION OPERATIONS

Future traffic operations at the study intersections were determined for the AM and PM peak hours based on the Highway Capacity Manual (HCM) 7th Edition methodology for unsignalized intersections.[8] The results were then compared with the City's operating standards. Table 8 lists the estimated v/c ratio, delay, and LOS the study intersections.

The proposed development entrances are approximately aligned with the school pick up/drop off loop exit and school parking lot exits respectively. Therefore, these intersections were modeled as two-way stop controlled (TWSC) intersections for the purposes of this analysis. All other intersection lane configurations and operating conditions remained the same as the existing conditions outlined previously.

As shown in Table 8, all intersections meet the City's operating standards for the AM and PM peak hours with the proposed development. Additionally, there is still significant capacity available for future development in the area. Therefore, no mitigation measures are required at any of the study intersections to address any impacts from the proposed development on the surrounding network.

TABLE 8.FUTURE (2027) AM AND PM PEAK HOUR INTERSECTION OPERATIONS

STUDY INTERSECTION	TRAFFIC CONTROL	OPERATING STANDARDS	CRITICAL MOVEMENT	2027 BACKGROUND			2027 BUILD		
				V/C RATIO	DELAY (SECS)	LOS	V/C RATIO	DELAY (SECS)	LOS
AM PEAK HOUR OPERATIONS									
MCDONALD LN / GRANDHAVEN ST	AWSC	≤ 0.90	SB	0.42	11.5	B	0.49	12.8	B
MCDONALD LN / 27TH ST	AWSC	≤ 0.90	SB	0.40	11.8	B	0.44	12.5	B
MCDONALD LN / SCHOOL LOOP ENTRANCE	N/A	≤ 0.90	NB	0.01	N/A	A	0.01	N/A	A
MCDONALD LN / SCHOOL LOOP EXIT	TWSC	≤ 0.90	WB	0.33	11.5	B	0.37	13.0	B
MCDONALD LN / PARKING LOT ENTRANCE	N/A	≤ 0.90	NB	0.01	N/A	A	0.01	N/A	A
MCDONALD LN / PARKING LOT EXIT	TWSC	≤ 0.90	WB	0.06	9.4	A	0.06	9.7	A

[8] Highway Capacity Manual, 7th Edition, Transportation Research Board, 2022.

STUDY INTERSECTION	TRAFFIC CONTROL	OPERATING STANDARDS	CRITICAL MOVEMENT	2027 BACKGROUND			2027 BUILD		
				V/C RATIO	DELAY (SECS)	LOS	V/C RATIO	DELAY (SECS)	LOS
PM PEAK HOUR OPERATIONS									
MCDONALD LN / GRANDHAVEN ST	AWSC	≤ 0.90	NB	0.17	8.0	A	0.20	8.3	A
MCDONALD LN / 27TH ST	AWSC	≤ 0.90	WB	0.38	11.2	B	0.39	9.7	A
MCDONALD LN / SCHOOL LOOP ENTRANCE	N/A	≤ 0.90	NB	0.01	N/A	A	0.01	N/A	A
MCDONALD LN / SCHOOL LOOP EXIT	TWSC	≤ 0.90	WB	0.01	9.6	A	0.01	10.5	B
MCDONALD LN / PARKING LOT ENTRANCE	N/A	≤ 0.90	NB	0.01	N/A	A	0.01	N/A	A
MCDONALD LN / PARKING LOT EXIT	TWSC	≤ 0.90	WB	0.01	9.3	A	0.01	9.9	A

SIGNALIZED INTERSECTION:
v/c = Total Volume-to-Capacity Ratio
Delay = Average Intersection Delay (secs)
LOS = Total Level of Service

UNSIGNALIZED INTERSECTION:
v/c = Associated Movement Volume-to-Capacity Ratio
Delay = Critical Movement Approach Delay (secs)
LOS = Level of Service (Critical Movement)

SITE PLAN EVALUATION

The following site plan evaluation is based on the conceptual site plan provided by the project sponsor, which can be found in the Appendix.

PRELIMINARY SIGHT DISTANCE EVALUATION & ACCESS SPACING

Per City of McMinnville Code,[9] the minimum distance between a proposed driveway and an intersection is to be 30 feet, measured from edge to edge.

On NE McDonald Lane, the NE Samson Street intersection is located approximately 190 feet from the proposed driveway to the north from the nearest project site driveway. To the south, the nearest intersection to the proposed project site driveway is 500 feet. Therefore, both of the proposed site accesses meet the access spacing standard.

The intersection sight distance was also evaluated at the proposed new driveways to ensure safe vehicle movements. Based on preliminary observations made in the field and the proposed site plan, there is adequate sight distance available looking to the north and south from both of the proposed site accesses along NE McDonald Lane.

Prior to occupancy, sight distance at all the proposed access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon to ensure that buildings, signs, or landscaping does not restrict sight distance.

ON-SITE CIRCULATION & PARKING

The proposed site plan for the development shows two access driveways to the development with each being 26-feet wide. Both driveways are then connected by an internal road that is 28-feet wide. The proposed layout provides adequate access and turning movement capacity for emergency vehicles and other large vehicles.

There are a total of 123 parking stalls, five ADA stalls, and 10 garages. Based on the City's Municipal Code[10], multi-family developments are required to have one and a half parking spaces per living unit with less than three bedrooms, two per living unit with three or more bedrooms, one per single bedroom or dedicated handicap unit, and one per 200sq ft of dedicated office space. The proposed site plan meets the City's requirements for parking stalls.

[9] 12.20.070, City of McMinnville Municipal Code.

[10] 17.60.060, City of McMinnville Municipal Code.

FRONTAGE IMPROVEMENTS

Based on the City of McMinnville TSP[11], NE McDonald Lane fronting the project site is classified as a minor collector. The City Municipal Code provides the cross-section requirements for minor collectors[12] require a minimum curb-to-curb width of 30 feet with five-foot sidewalks and six-foot planter strips.

The existing cross section of NE McDonald Lane fronting the project site is approximately 28 feet from curb-to-curb and includes two travel lanes with on-street bike sharrows. There are no existing sidewalks along the project frontage, and no planter strips. The proposed site plan includes widening the existing street to accommodate the required curb-to-curb width and the installation of sidewalks with a planter strip along NE McDonald Lane.

DEDICATED LEFT TURN LANE ANALYSIS

As part of the transportation impact analysis, additional analysis was conducted on whether a dedicated northbound left turn lane at the proposed site access driveways would be warranted along NE McDonald Lane to provide access to the proposed development. The warrant criteria for these left-turn lanes on major road approaches at unsignalized intersections is based on guidance from the ODOT Analysis Procedures Manual (APM)[13] and the Texas A&M Transportation Institute (TTI)[14]. The guidance provides criteria for left turn lanes based on advancing and opposing volumes combined with the left turn volumes during the peak hour.

As shown in Figure 8 and based on 2027 Build conditions, the northbound left turn volumes compared to advancing and opposing volumes do not meet the required criteria at the posted speed for NE McDonald Lane for a dedicated left turn lane.

[11] City of McMinnville Transportation System Plan, Street Functional Classification, Chapter 2, Exhibit 2-3 https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1305/c_chapter_2_guiding_goal_and_policies.pdf

[12] 17.53.101, City of McMinnville Municipal Code.

[13] Left Turn Lane Criteria, Chapter 12, Analysis Procedures Manual, Oregon Department of Transportation, June 2022. https://www.oregon.gov/odot/Planning/Documents/APMv2.pdf

[14] Texas A&M Transportation Institute. https://tti.tamu.edu/

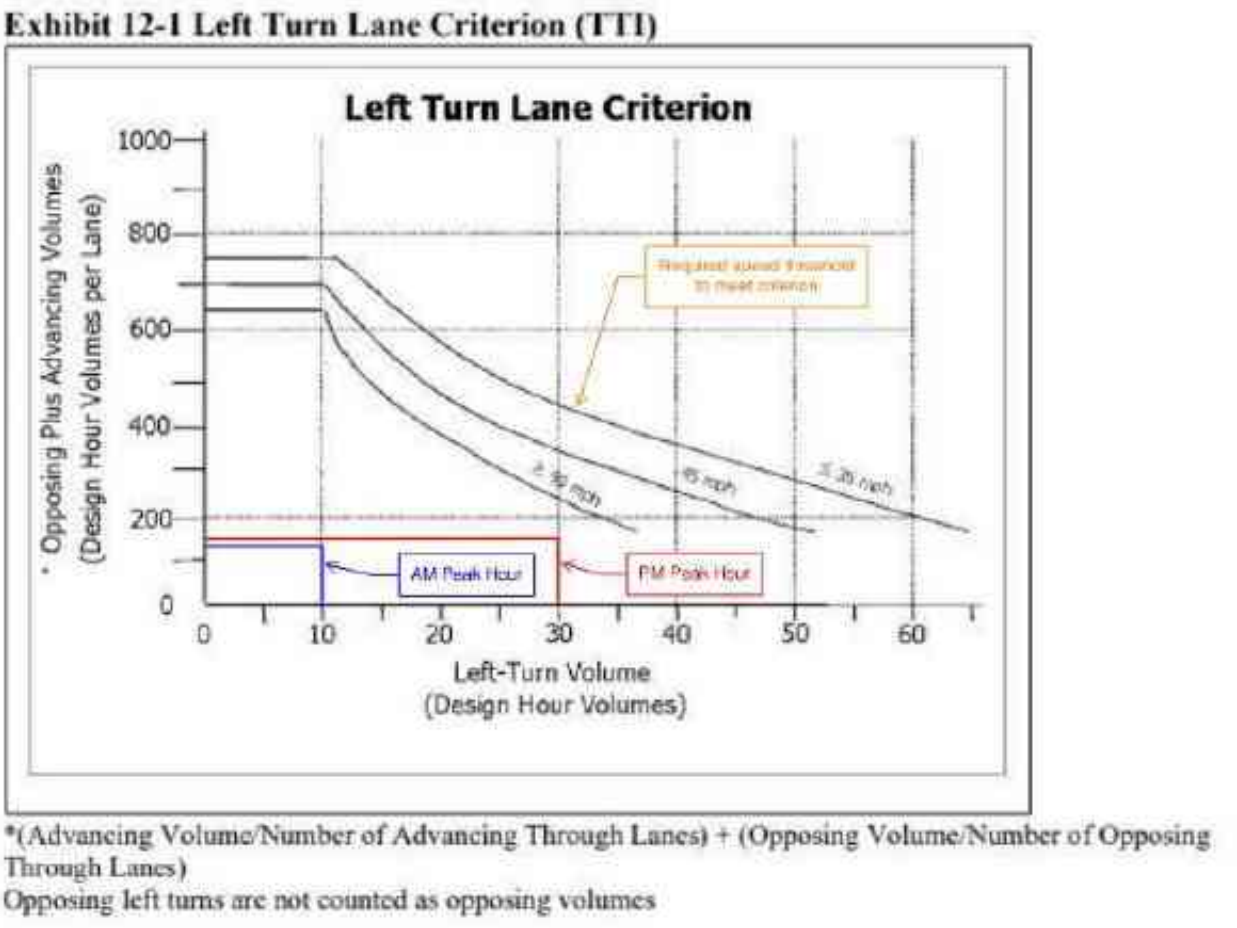


FIGURE 8: LEFT TURN LANE CRITERION

PEDESTRIAN SAFTEY EVALUATION

The draft site plan includes a proposed enhanced crosswalk across NE McDonald Lane near the southern edge of the property. While this provides an important connection to Grandhaven Elementary School, the proposed crosswalk location would introduce vehicle-pedestrian conflicts with drivers exiting the school drop-off loop, most of whom will be turning left (south) onto NE McDonald Lane. Additionally, after crossing there, students would be required to walk through the parking lot and navigate additional vehicle conflicts to get to the school building.

It is recommended that the enhanced crossing be located approximately 125 feet to the north, between the drop-off loop exit and the entrance to the school parking lot, aligned with the center pedestrian pathway within the proposed development. The enhanced crossing should include a high-visibility crosswalk, dedicated lighting, and advanced warning signs.

Advantages of this location:

- Eliminates close-proximity conflicts with left-turning drivers exiting the school drop-off loop
- Students can walk between the enhanced crosswalk and the school building without crossing any driveways or navigating the parking lot
- Avoids existing utilities on the east side of NE McDonald Lane (fire hydrant, water, and power pole)

Disadvantages of this location:

- Does not align with proposed pedestrian path connecting to Chegwyn Farms Neighborhood Park

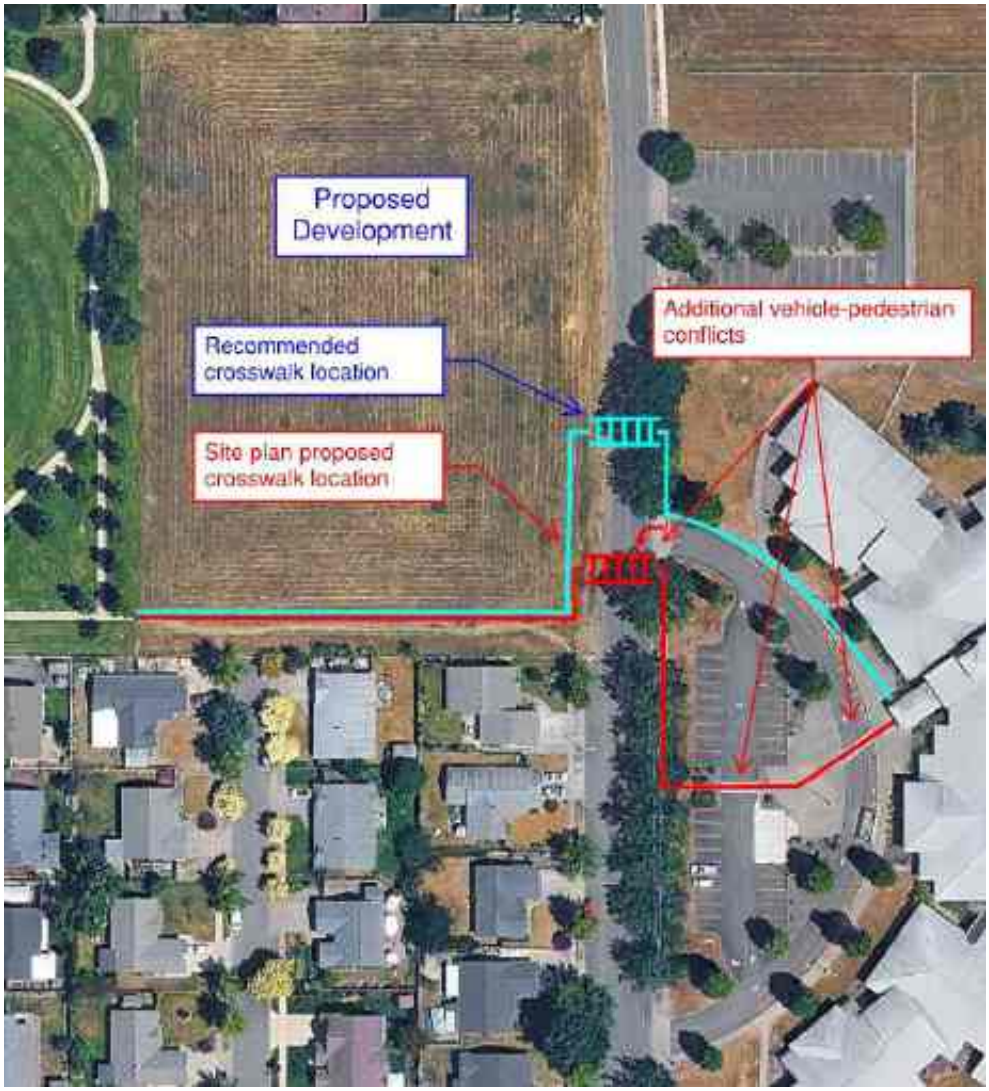


FIGURE 9: RECOMMENDED CROSSWALK LOCATION

PROJECT IMPACT SUMMARY

The proposed development is anticipated to result in the following impacts:

TRIP GENERATION

- The proposed development consists of six new multi-story buildings with 75 multi-family units total and is expected to generate 39 total (9 in, 30 out) AM peak hour trips, 43 total (27 in, 16 out) PM peak hour trips, and 543 daily trips.
- All study intersections will meet City operating standards under both AM and PM peak hours for the future analysis scenarios. Even with the addition of future traffic growth and project traffic, there is still significant capacity remaining at study area intersections.
- No off-site mitigation strategies are required since all study intersections operate under acceptable levels of service.

SITE PLAN EVALUATION

- Based on the preliminary sight distance evaluation, there is adequate sight distance at the proposed new access driveways onto NE McDonald Lane. Prior to occupancy, sight distance at all the proposed access points will need to be verified, documented, and stamped by a registered professional Civil or Traffic Engineer licensed in the State of Oregon to ensure that buildings, signs, or landscaping does not restrict sight distance.
- The proposed site plan will meet City code relating to access spacing and allow for adequate vehicle and pedestrian movements within the site.
- The proposed frontage improvements are consistent with the adjacent street network and align with the requirements outlined in the City's TSP.

PEDESTRIAN SAFTEY EVALUATION

- Install enhanced pedestrian crossing, roughly midway between Grandhaven Elementary School drop-off loop exit and the entrance to overflow parking lot.

APPENDIX

A. SITE PLAN

EXHIBIT 4

N.E. SAMSON ST.

N.E. HEMBREE ST.

N.E. MOHAN DR.

N.E. MALONEY DR.

N.E. McDONALD LANE

CHEGWYN FARMS
NEIGHBORHOOD PARK

75 LIVING UNITS

123 PARKING STALLS;
1.64 STALLS/ UNIT

SITE AREA = 124,760 S.F.; 2.86 ACRES
(INCLUDES 20' PEDESTRIAN EASEMENT=5,837 S.F.)

PROPOSED DENSITY = 26.22 UNITS PER ACRE

PARKING REQUIRED:
400 S.F. OFFICE AREA X 1 STALL PER 300 S.F.= 1.4 STALLS
(18) 1 BEDROOM UNITS X 1.5 STALLS/ UNIT= 27 STALLS
(39) 2 BEDROOM UNITS X 1.5 STALLS/ UNIT= 58.5 STALLS
(18) 3 BEDROOM UNITS X 2.0 STALLS/ UNIT= 36 STALLS
TOTAL PARKING REQUIRED= 123 STALLS

60' MAXIMUM BLDG. HT.

PROPOSED BLDG. HT. = 40'-9" MAX. (4.75'>35'); 4.75'x1/2=add 2.88' to min. setback.

FRONT YARD SETBACK REQ'D.= 15'+2.88' X (.9 redux. per S.B.1537)= 16.1' MIN.
REAR YARD SETBACK REQ'D.= 20'+2.88 'X (.9 redux. per S.B.1537)= 20.6' MIN.
SIDE YARD SETBACK REQ'D.= 6'+2.88' X (.9 redux. per S.B.1537)= 8.6' MIN.

COMMON OUTDOOR SPACE REQ'D. = 124,749 S.F.- 5,837 S.F.
EASEMENT= (118,923 S.F. NET. X .15)=17,838 S.F.
(S.B. 1537 allows up to 25% redux) ; 17,838 S.F. X .75= 13,379 S.F.
COMMON OUTDOOR SPACE PROVIDED = 15,995 S.F., O.K.

PARKING AREA LANDSCAPE REQ'D.
PARKING FIELD INCLUDING CORNERS/ ISLAND PLANTERS/
TRASH AREA= 39,915 S.F.; <50,000 S.F. = 5% REQ'D. MIN.
(39,915 S.F. X 0.05)= 1,196 S.F. REQ'D.
PARKING LOT LANDSCAPE PROVIDED =2,594 S.F., O.K.

PRELIMINARY
NOT FOR
CONSTRUCTION

SCOTT BECK
ARCHITECT, LLC
361 N.E. Third Avenue
Canby, Oregon 97013
(503) 266-9270

PARKVIEW APARTMENT LIVING
N.E. McDONALD LANE, TAX LOT 4409CD-100
McMINNVILLE, OR

DEVELOPERS:
Cory Redding & Philip Higgins
2837 22nd St SE Suite 155
SALEM, OR. 97302
(503) 581-0048

SITE PLAN

revisions:

date: 7/3/2025
scale: 1"=30'
drawn: S.R.B.
job no: 2409

A1.1

B. CRASH DATA & TRAFFIC COUNTS

013 Lat	45.22820682	45.2290742	45.23193181	45.2290742
014 Long	-123.1873799	-123.1873659	-123.1874001	-123.1873659
117 Severity	PDO	PDO	PDO	PDO
000 Crash Id	1981552	1954822	2035186	2035182
002 Year	2022	2021	2023	2023
005 Region	2	2	2	2
007 County1	Yamhill	Yamhill	Yamhill	Yamhill
008 Jurisdiction	McMinnville	McMinnville	McMinnville	McMinnville
015 Street Name	MCDONALD LN	MCDONALD LN	NE MCDONALD LN	MCDONALD LN
021 Road Characteristics	INTER	INTER	ALLEY	INTER
022 Off Roadway Flag	FALSE	TRUE	FALSE	FALSE
036 Crash Cause 1	NO-YIELD	SPEED	IMP-TURN	INATTENT
114 Road Departure Flag	No	No	No	No
119 State Highway Flag1	N	N	N	N
126 Bike / Ped Related	Neither	Neither	Neither	Neither
127 Driveway Flag	No	No	Yes	No
128 Jurisdiction Complete	McMinnville	McMinnville	McMinnville	McMinnville
011 Hwy No				
001 CRASH Date	3/3/2022	6/4/2021	10/17/2023	10/17/2023
016 Intersecting Street Name	27TH ST	28TH ST	NE GRANDHAVEN ST	28TH ST
028 Crash Type	ANGL-OTH	FIX OBJ	S-OTHER	ANGL-OTH
029 Collision Type	ANGL	FIX	TURN	ANGL
031 Weather Conditions	CLR	CLR	CLR	CLR
032 Road Surface Conditions	DRY	DRY	DRY	DRY
033 Lighting Conditions	DAY	DAWN	DAY	DAY
034 Traffic Control	STOP SIGN	STOP SIGN	NONE	STOP SIGN
118 Intersection Flag	Yes	Yes	No	Yes
019 Mp No				

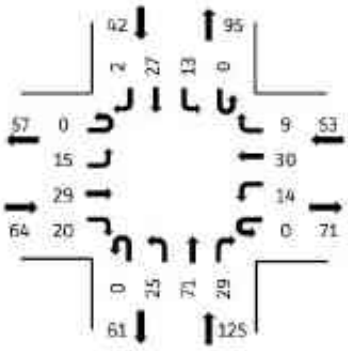
45.23151074	45.22812879	45.22820682	45.22820682
-123.1874016	-123.1873868	-123.1873799	-123.1873799
Possible Injury (C)	Possible Injury (C)	Possible Injury (C)	Minor Injury (B)
1830039	1844307	1928789	1970183
2019	2019	2021	2022
2	2	2	2
Yamhill	Yamhill	Yamhill	Yamhill
McMinnville	McMinnville	McMinnville	McMinnville
NE GRANDHAVEN ST	MCDONALD LN	MCDONALD LN	MCDONALD LN
INTER	INTER	INTER	INTER
FALSE	FALSE	FALSE	FALSE
PAS-STOP	F AVOID	NO-YIELD	INATTENT
No	No	No	No
N	N	N	N
Neither	Neither	Neither	Pedestrian
No	No	No	No
McMinnville	McMinnville	McMinnville	McMinnville
5/28/2019	10/14/2019	12/6/2021	6/2/2022
NE MCDONALD LN	27TH ST	27TH ST	27TH ST
ANGL-OTH	S-1STOP	ANGL-OTH	PED
ANGL	REAR	ANGL	PED
CLD	CLR	RAIN	CLR
DRY	DRY	WET	DRY
DAY	DAY	DARK	DAY
STOP SIGN	STOP SIGN	STOP SIGN	STOP SIGN
Yes	Yes	Yes	Yes

013 Lat	45.22820682	45.2290742	45.23193181	45.2290742
014 Long	-123.1873799	-123.1873659	-123.1874001	-123.1873659
117 Severity	PDO	PDO	PDO	PDO
000 Crash Id	1981552	1954822	2035186	2035182
002 Year	2022	2021	2023	2023
005 Region	2	2	2	2
007 County1	Yamhill	Yamhill	Yamhill	Yamhill
008 Jurisdiction	McMinnville	McMinnville	McMinnville	McMinnville
015 Street Name	MCDONALD LN	MCDONALD LN	NE MCDONALD LN	MCDONALD LN
021 Road Characteristics	INTER	INTER	ALLEY	INTER
022 Off Roadway Flag	FALSE	TRUE	FALSE	FALSE
036 Crash Cause 1	NO-YIELD	SPEED	IMP-TURN	INATTENT
114 Road Departure Flag	No	No	No	No
119 State Highway Flag1	N	N	N	N
126 Bike / Ped Related	Neither	Neither	Neither	Neither
127 Driveway Flag	No	No	Yes	No
128 Jurisdiction Complete	McMinnville	McMinnville	McMinnville	McMinnville
011 Hwy No				
001 CRASH Date	3/3/2022	6/4/2021	10/17/2023	10/17/2023
016 Intersecting Street Name	27TH ST	28TH ST	NE GRANDHAVEN ST	28TH ST
028 Crash Type	ANGL-OTH	FIX OBJ	S-OTHER	ANGL-OTH
029 Collision Type	ANGL	FIX	TURN	ANGL
031 Weather Conditions	CLR	CLR	CLR	CLR
032 Road Surface Conditions	DRY	DRY	DRY	DRY
033 Lighting Conditions	DAY	DAWN	DAY	DAY
034 Traffic Control	STOP SIGN	STOP SIGN	NONE	STOP SIGN
118 Intersection Flag	Yes	Yes	No	Yes
019 Mp No				

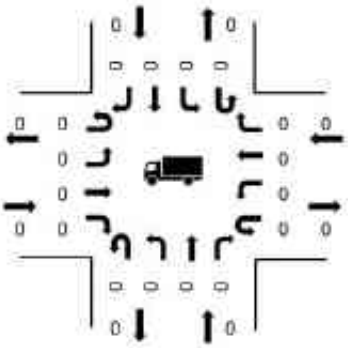
45.23151074	45.22812879	45.22820682	45.22820682
-123.1874016	-123.1873868	-123.1873799	-123.1873799
Possible Injury (C)	Possible Injury (C)	Possible Injury (C)	Minor Injury (B)
1830039	1844307	1928789	1970183
2019	2019	2021	2022
2	2	2	2
Yamhill	Yamhill	Yamhill	Yamhill
McMinnville	McMinnville	McMinnville	McMinnville
NE GRANDHAVEN ST	MCDONALD LN	MCDONALD LN	MCDONALD LN
INTER	INTER	INTER	INTER
FALSE	FALSE	FALSE	FALSE
PAS-STOP	F AVOID	NO-YIELD	INATTENT
No	No	No	No
N	N	N	N
Neither	Neither	Neither	Pedestrian
No	No	No	No
McMinnville	McMinnville	McMinnville	McMinnville
5/28/2019	10/14/2019	12/6/2021	6/2/2022
NE MCDONALD LN	27TH ST	27TH ST	27TH ST
ANGL-OTH	S-1STOP	ANGL-OTH	PED
ANGL	REAR	ANGL	PED
CLD	CLR	RAIN	CLR
DRY	DRY	WET	DRY
DAY	DAY	DARK	DAY
STOP SIGN	STOP SIGN	STOP SIGN	STOP SIGN
Yes	Yes	Yes	Yes

Location: NE McDonald Ln & NE Grandhaven St
Date: 2026-01-15
Peak Hour Start: 05:00 PM
Peak 15 Minute Start: 05:25 PM
Peak Hour Factor: 0.84

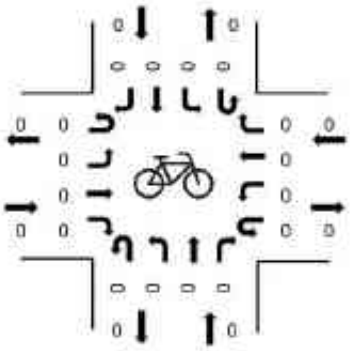
Motorized Vehicles



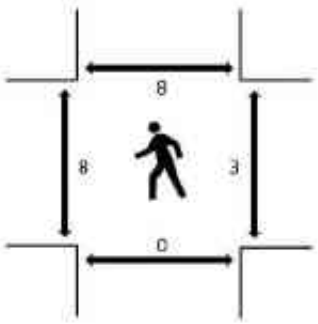
Heavy Vehicles



Bikes



Pedestrians



(peak hour)

Percent Heavy Vehicles

Northbound (NE McDonald Ln)					Southbound (NE McDonald Ln)					Eastbound (NE Grandhaven St)					Westbound (NE Grandhaven St)				
Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

All Vehicle Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE Grandhaven St)					WB (NE Grandhaven St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	4	0	0	0	0	6	1	0	0	1	4	1	0	0	3	1	1	0	0		
04:05:00 PM	1	3	1	0	0	1	2	2	0	0	0	1	1	0	0	3	3	1	0	0		
04:10:00 PM	4	3	3	0	0	2	2	0	0	0	0	5	4	0	0	0	2	0	0	0	66	
04:15:00 PM	5	4	4	0	0	0	0	0	0	0	0	3	2	0	0	0	4	1	0	0	67	
04:20:00 PM	2	8	0	0	0	0	2	0	0	0	2	3	1	0	0	0	3	0	0	0	69	
04:25:00 PM	3	2	1	0	0	0	1	1	0	0	1	2	2	0	0	0	4	0	0	0	61	
04:30:00 PM	4	4	0	0	0	2	2	0	0	0	0	2	0	0	0	1	4	1	0	0	58	
04:35:00 PM	0	2	1	0	0	1	4	1	0	0	0	2	1	0	0	1	4	0	0	0	54	
04:40:00 PM	1	4	2	0	0	0	1	0	0	0	2	3	0	0	0	1	0	1	0	0	52	
04:45:00 PM	3	0	2	0	0	0	3	0	0	0	0	3	0	0	0	2	1	1	0	0	47	
04:50:00 PM	1	6	3	0	0	1	2	0	0	0	0	4	0	0	0	0	4	2	0	0	53	
04:55:00 PM	1	0	1	0	0	2	3	2	0	0	0	4	0	0	0	1	1	0	0	0	53	232
05:00:00 PM	5	5	1	0	0	0	2	1	0	0	0	1	2	0	0	1	1	1	0	0	58	230
05:05:00 PM	1	2	2	0	0	1	1	0	0	0	0	0	3	0	0	1	3	3	0	0	52	228
05:10:00 PM	6	4	4	0	0	5	0	0	0	0	1	3	2	0	0	2	5	0	0	0	69	235
05:15:00 PM	1	8	3	0	0	0	2	1	0	0	0	2	2	0	0	3	0	0	0	0	71	234
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05:35:00 PM	1	7	2	0	0	2	2	0	0	0	3	5	0	0	0	2	4	1	0	0	85	272
05:40:00 PM	1	2	2	0	0	1	2	0	0	0	0	3	3	0	0	0	2	0	0	0	74	273
05:45:00 PM	3	4	0	0	0	1	2	0	0	0	2	5	2	0	0	3	3	0	0	0	70	283
05:50:00 PM	2	7	4	0	0	1	4	0	0	0	1	0	1	0	0	0	1	2	0	0	64	283
05:55:00 PM	0	4	4	0	0	0	1	0	0	0	1	2	1	0	0	0	2	1	0	0	64	284

Car Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE Grandhaven St)					WB (NE Grandhaven St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	4	0	0	0	0	6	1	0	0	1	4	1	0	0	3	1	1	0	0		
04:05:00 PM	1	3	1	0	0	1	2	2	0	0	0	1	1	0	0	3	3	1	0	0		
04:10:00 PM	4	3	3	0	0	2	2	0	0	0	0	5	4	0	0	0	2	0	0	0	66	
04:15:00 PM	5	3	4	0	0	0	0	0	0	0	0	3	2	0	0	0	4	1	0	0	66	
04:20:00 PM	2	8	0	0	0	0	2	0	0	0	2	3	1	0	0	0	2	0	0	0	67	
04:25:00 PM	3	2	1	0	0	0	1	1	0	0	1	2	2	0	0	0	4	0	0	0	59	
04:30:00 PM	4	4	0	0	0	2	2	0	0	0	0	2	0	0	0	1	4	1	0	0	57	
04:35:00 PM	0	2	1	0	0	1	4	1	0	0	0	2	1	0	0	1	4	0	0	0	54	
04:40:00 PM	1	4	2	0	0	0	1	0	0	0	2	3	0	0	0	1	0	1	0	0	52	
04:45:00 PM	3	0	1	0	0	0	3	0	0	0	0	3	0	0	0	2	1	1	0	0	46	
04:50:00 PM	0	6	3	0	0	1	2	0	0	0	0	4	0	0	0	0	4	2	0	0	51	
04:55:00 PM	1	0	1	0	0	2	3	1	0	0	0	4	0	0	0	1	1	0	0	0	50	227
05:00:00 PM	5	5	1	0	0	0	2	1	0	0	0	1	2	0	0	1	1	1	0	0	56	225
05:05:00 PM	1	2	2	0	0	1	1	0	0	0	0	0	3	0	0	1	3	3	0	0	51	223
05:10:00 PM	6	4	4	0	0	5	0	0	0	0	1	3	2	0	0	2	5	0	0	0	69	230
05:15:00 PM	1	8	3	0	0	0	2	1	0	0	0	2	2	0	0	3	0	0	0	0	71	230
05:20:00 PM	3	9	4	0	0	0	4	0	0	0	2	3	1	0	0	0	2	0	0	0	82	238
05:25:00 PM	2	11	0	0	0	0	4	0	0	0	1	1	2	0	0	1	4	1	0	0	77	248
05:30:00 PM	0	8	3	0	0	2	3	0	0	0	4	4	1	0	0	1	3	0	0	0	84	257
05:35:00 PM	1	7	2	0	0	2	2	0	0	0	3	5	0	0	0	2	4	1	0	0	85	269
05:40:00 PM	1	2	2	0	0	1	2	0	0	0	0	3	3	0	0	0	2	0	0	0	74	270
05:45:00 PM	3	4	0	0	0	1	2	0	0	0	2	5	2	0	0	3	3	0	0	0	70	281
05:50:00 PM	2	7	4	0	0	1	4	0	0	0	1	0	1	0	0	0	1	2	0	0	64	282
05:55:00 PM	0	4	4	0	0	0	1	0	0	0	1	2	1	0	0	0	2	1	0	0	64	284

Truck Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE Grandhaven St)					WB (NE Grandhaven St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:15:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	
04:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
04:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:45:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:50:00 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
04:55:00 PM	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	3	5
05:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	5
05:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	5
05:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
05:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
05:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
05:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
05:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
05:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
05:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
05:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
05:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Bike Volumes

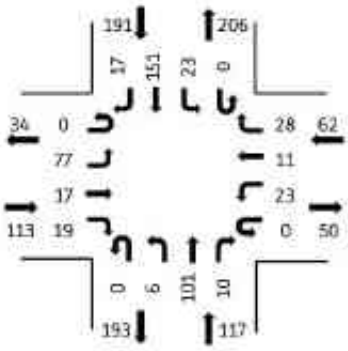
Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE Grandhaven St)					WB (NE Grandhaven St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian Volumes

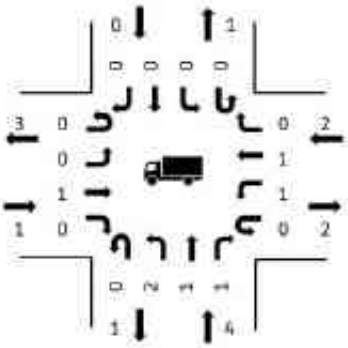
Time	Pedestrians				Totals	
Time	North	South	East	West	15min	1hr
04:00:00 PM	1	0	0	0		
04:05:00 PM	0	0	1	0		
04:10:00 PM	0	0	0	1	3	
04:15:00 PM	2	0	0	0	4	
04:20:00 PM	1	2	2	0	8	
04:25:00 PM	1	0	1	0	9	
04:30:00 PM	5	0	1	0	13	
04:35:00 PM	0	0	3	1	12	
04:40:00 PM	1	0	0	0	11	
04:45:00 PM	1	0	0	1	7	
04:50:00 PM	0	0	2	0	5	
04:55:00 PM	0	1	2	1	8	31
05:00:00 PM	3	0	1	0	10	34
05:05:00 PM	0	0	0	0	8	33
05:10:00 PM	2	0	1	2	9	37
05:15:00 PM	0	0	0	4	9	39
05:20:00 PM	0	0	0	2	11	36
05:25:00 PM	0	0	0	0	6	34
05:30:00 PM	0	0	0	0	2	28
05:35:00 PM	0	0	0	0	0	24
05:40:00 PM	0	0	0	0	0	23
05:45:00 PM	0	0	0	0	0	21
05:50:00 PM	1	0	0	0	1	20
05:55:00 PM	2	0	1	0	4	19

Location: NE McDonald Ln & NE Grandhaven St
Date: 2026-01-15
Peak Hour Start: 07:25 AM
Peak 15 Minute Start: 07:55 AM
Peak Hour Factor: 0.63

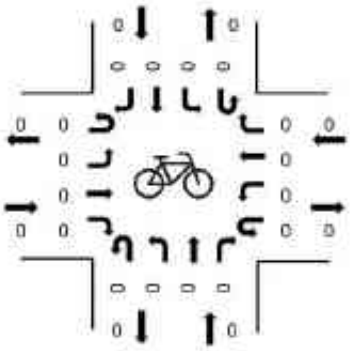
Motorized Vehicles



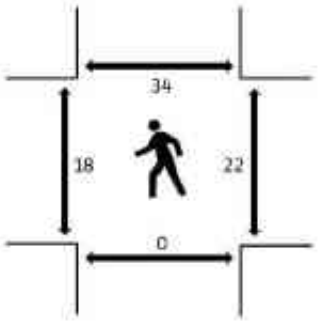
Heavy Vehicles



Bikes



Pedestrians



(peak hour)

Percent Heavy Vehicles

Northbound (NE McDonald Ln)					Southbound (NE McDonald Ln)					Eastbound (NE Grandhaven St)					Westbound (NE Grandhaven St)				
Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR
33	1	10	0	0	0	0	0	0	0	0	6	0	0	0	4	9	0	0	0

All Vehicle Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE Grandhaven St)					WB (NE Grandhaven St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	3	0	0	0	1	2	1	0	0	0	0	1	0	0	1	0	0	0	0		
07:05:00 AM	0	1	0	0	0	0	2	0	0	0	1	3	1	0	0	3	0	0	0	0		
07:10:00 AM	1	1	1	0	0	0	3	0	0	0	0	1	0	0	0	2	3	0	0	0	32	
07:15:00 AM	0	2	0	0	0	0	2	1	0	0	2	0	2	0	0	3	1	0	0	0	36	
07:20:00 AM	0	5	0	0	0	1	3	0	0	0	0	0	1	0	0	2	1	2	0	0	40	
07:25:00 AM	0	2	0	0	0	1	6	0	0	0	1	2	0	0	0	2	2	1	0	0	45	
07:30:00 AM	0	6	1	0	0	0	5	1	0	0	3	1	2	0	0	0	0	1	0	0	52	
07:35:00 AM	2	6	0	0	0	4	10	0	0	0	3	2	1	0	0	2	1	1	0	0	69	
07:40:00 AM	0	7	3	0	0	0	9	2	0	0	6	2	3	0	0	2	0	0	0	0	86	
07:45:00 AM	0	10	1	0	0	1	13	1	0	0	8	3	0	0	0	2	0	1	0	0	106	
07:50:00 AM	0	16	0	0	0	0	20	2	0	0	11	0	2	0	0	2	0	1	0	0	128	
07:55:00 AM	0	11	0	0	0	2	14	2	0	0	14	1	2	0	0	2	0	7	0	0	149	312
08:00:00 AM	0	16	0	0	0	1	15	1	0	0	11	1	1	0	0	2	2	9	0	0	168	362
08:05:00 AM	2	16	3	0	0	5	19	3	0	0	17	1	2	0	0	3	1	6	0	0	192	429
08:10:00 AM	1	2	0	0	0	7	30	3	0	0	2	3	4	0	0	2	0	0	0	0	191	471
08:15:00 AM	1	4	2	0	0	2	5	2	0	0	1	0	0	0	0	1	1	0	0	0	151	477
08:20:00 AM	0	5	0	0	0	0	5	0	0	0	0	1	2	0	0	3	4	1	0	0	94	483
08:25:00 AM	1	5	1	0	0	0	4	1	0	0	1	0	2	0	0	1	0	0	0	0	56	482
08:30:00 AM	1	3	0	0	0	0	6	2	0	0	0	1	1	0	0	0	1	0	0	0	52	477
08:35:00 AM	1	1	1	0	0	0	5	0	0	0	1	1	3	0	0	1	0	0	0	0	45	459
08:40:00 AM	2	2	0	0	0	1	2	0	0	0	0	1	0	0	0	1	1	0	0	0	39	435
08:45:00 AM	0	1	1	0	0	1	4	0	0	0	3	1	2	0	0	1	2	0	0	0	40	411
08:50:00 AM	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	2	1	0	0	0	34	365
08:55:00 AM	1	2	2	0	0	0	6	1	0	0	1	2	0	0	0	1	1	1	0	0	42	328

Car Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE Grandhaven St)					WB (NE Grandhaven St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	3	0	0	0	1	2	1	0	0	0	0	1	0	0	1	0	0	0	0		
07:05:00 AM	0	1	0	0	0	0	2	0	0	0	1	3	1	0	0	3	0	0	0	0		
07:10:00 AM	1	1	0	0	0	0	3	0	0	0	0	1	0	0	0	2	3	0	0	0	31	
07:15:00 AM	0	2	0	0	0	0	2	1	0	0	2	0	2	0	0	3	1	0	0	0	35	
07:20:00 AM	0	5	0	0	0	0	3	0	0	0	0	0	1	0	0	2	1	2	0	0	38	
07:25:00 AM	0	2	0	0	0	1	6	0	0	0	1	2	0	0	0	1	2	1	0	0	43	
07:30:00 AM	0	6	0	0	0	0	5	1	0	0	3	1	2	0	0	0	0	1	0	0	49	
07:35:00 AM	1	6	0	0	0	4	10	0	0	0	3	2	1	0	0	2	1	1	0	0	66	
07:40:00 AM	0	7	3	0	0	0	9	2	0	0	6	2	3	0	0	2	0	0	0	0	84	
07:45:00 AM	0	10	1	0	0	1	13	1	0	0	8	3	0	0	0	2	0	1	0	0	105	
07:50:00 AM	0	16	0	0	0	0	20	2	0	0	11	0	2	0	0	2	0	1	0	0	128	
07:55:00 AM	0	11	0	0	0	2	14	2	0	0	14	1	2	0	0	2	0	7	0	0	149	307
08:00:00 AM	0	16	0	0	0	1	15	1	0	0	11	1	1	0	0	2	1	9	0	0	167	356
08:05:00 AM	1	16	3	0	0	5	19	3	0	0	17	1	2	0	0	3	1	6	0	0	190	422
08:10:00 AM	1	2	0	0	0	7	30	3	0	0	2	2	4	0	0	2	0	0	0	0	188	464
08:15:00 AM	1	4	2	0	0	2	5	2	0	0	1	0	0	0	0	1	1	0	0	0	149	470
08:20:00 AM	0	4	0	0	0	0	5	0	0	0	0	1	2	0	0	3	4	1	0	0	92	476
08:25:00 AM	1	3	1	0	0	0	4	1	0	0	1	0	2	0	0	1	0	0	0	0	53	474
08:30:00 AM	1	3	0	0	0	0	5	2	0	0	0	1	1	0	0	0	1	0	0	0	48	469
08:35:00 AM	1	1	1	0	0	0	5	0	0	0	1	1	3	0	0	1	0	0	0	0	42	452
08:40:00 AM	2	2	0	0	0	1	2	0	0	0	0	1	0	0	0	1	1	0	0	0	38	428
08:45:00 AM	0	1	1	0	0	1	4	0	0	0	3	1	2	0	0	1	2	0	0	0	40	404
08:50:00 AM	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	2	1	0	0	0	34	358
08:55:00 AM	1	2	2	0	0	0	5	1	0	0	1	2	0	0	0	1	1	1	0	0	41	320

Truck Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE Grandhaven St)					WB (NE Grandhaven St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:20:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
07:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2	
07:30:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
07:35:00 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
07:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
07:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
08:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	6
08:05:00 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	7
08:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	3	7
08:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	7
08:20:00 AM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	7
08:25:00 AM	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	8
08:30:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	4	8
08:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	7
08:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	7
08:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
08:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7
08:55:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	8

Bike Volumes

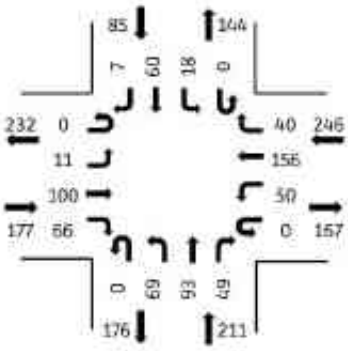
Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE Grandhaven St)					WB (NE Grandhaven St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian Volumes

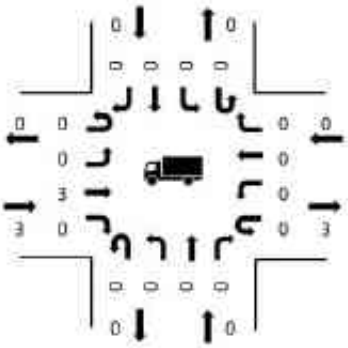
Time	Pedestrians				Totals	
Time	North	South	East	West	15min	1hr
07:00:00 AM	0	0	0	0		
07:05:00 AM	0	0	0	0		
07:10:00 AM	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	
07:20:00 AM	0	0	0	0	0	
07:25:00 AM	0	0	0	0	0	
07:30:00 AM	0	0	0	0	0	
07:35:00 AM	0	0	1	0	1	
07:40:00 AM	2	0	3	1	7	
07:45:00 AM	3	0	0	3	13	
07:50:00 AM	4	0	0	3	19	
07:55:00 AM	4	0	7	3	27	34
08:00:00 AM	13	0	7	5	46	59
08:05:00 AM	3	0	3	1	46	66
08:10:00 AM	1	0	1	0	34	68
08:15:00 AM	2	0	0	2	13	72
08:20:00 AM	2	0	0	0	8	74
08:25:00 AM	0	0	0	0	6	74
08:30:00 AM	0	1	0	0	3	75
08:35:00 AM	0	1	0	0	2	75
08:40:00 AM	0	1	1	0	4	71
08:45:00 AM	0	1	0	2	6	68
08:50:00 AM	0	0	0	0	5	61
08:55:00 AM	0	0	0	0	3	47

Location: NE McDonald Ln & NE 27th St
Date: 2026-01-15
Peak Hour Start: 05:00 PM
Peak 15 Minute Start: 05:00 PM
Peak Hour Factor: 0.91

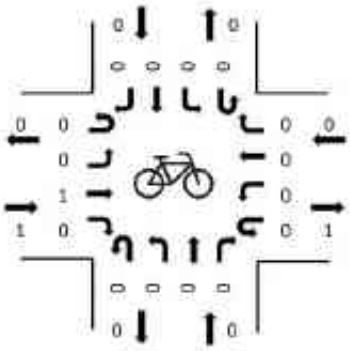
Motorized Vehicles



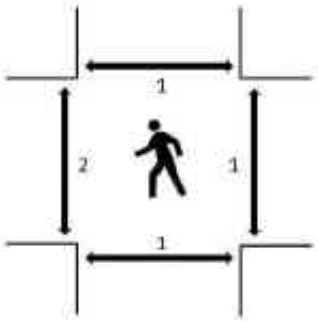
Heavy Vehicles



Bikes



Pedestrians



(peak hour)

Percent Heavy Vehicles

Northbound (NE McDonald Ln)					Southbound (NE McDonald Ln)					Eastbound (NE 27th St)					Westbound (NE 27th St)				
Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR
0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0

All Vehicle Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE 27th St)					WB (NE 27th St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	10	1	5	0	0	2	4	1	0	0	0	7	6	0	0	6	15	5	0	0		
04:05:00 PM	5	5	0	0	0	1	5	1	0	0	1	4	5	0	0	5	8	5	0	0		
04:10:00 PM	8	11	3	0	0	1	5	0	0	0	0	7	6	0	0	6	14	3	0	0	171	
04:15:00 PM	7	5	7	0	0	0	3	1	0	0	0	12	6	0	0	6	18	9	0	0	183	
04:20:00 PM	0	7	1	0	0	0	3	0	0	0	1	12	5	0	0	4	14	5	0	0	190	
04:25:00 PM	6	5	3	0	0	0	2	2	0	0	0	5	2	0	0	3	6	4	0	0	164	
04:30:00 PM	7	3	4	0	0	0	10	0	0	0	0	7	7	0	0	7	13	4	0	0	152	
04:35:00 PM	4	7	7	0	0	1	3	0	0	0	0	10	4	0	0	4	14	2	0	0	156	
04:40:00 PM	1	5	4	0	0	0	4	0	0	0	0	8	4	0	0	3	15	1	0	0	163	
04:45:00 PM	8	7	3	0	0	0	2	0	0	0	1	11	6	0	0	4	10	5	0	0	158	
04:50:00 PM	3	1	4	0	0	1	6	0	0	0	2	8	6	0	0	3	12	3	0	0	151	
04:55:00 PM	3	5	5	0	0	0	1	0	0	0	0	4	5	0	0	4	13	6	0	0	152	650
05:00:00 PM	6	9	3	0	0	3	7	0	0	0	0	7	11	0	0	3	19	0	0	0	163	656
05:05:00 PM	5	11	3	0	0	1	6	0	0	0	0	5	10	0	0	8	11	8	0	0	182	679
05:10:00 PM	4	9	6	0	0	1	7	1	0	0	0	9	3	0	0	6	12	4	0	0	198	677
05:15:00 PM	6	13	3	0	0	1	8	0	0	0	0	6	6	0	0	4	17	3	0	0	197	670
05:20:00 PM	3	7	4	0	0	2	8	1	0	0	0	12	5	0	0	6	15	2	0	0	194	683
05:25:00 PM	3	8	4	0	0	0	4	2	0	0	4	12	2	0	0	1	12	4	0	0	188	701
05:30:00 PM	10	8	7	0	0	1	2	1	0	0	1	9	5	0	0	3	16	3	0	0	187	705
05:35:00 PM	4	5	5	0	0	1	4	0	0	0	2	10	7	0	0	4	6	1	0	0	171	698
05:40:00 PM	10	4	6	0	0	1	6	1	0	0	0	12	2	0	0	3	12	4	0	0	176	714
05:45:00 PM	2	7	3	0	0	6	2	1	0	0	1	4	7	0	0	5	10	4	0	0	162	709
05:50:00 PM	10	5	2	0	0	1	2	0	0	0	2	6	4	0	0	4	14	3	0	0	166	713
05:55:00 PM	6	7	3	0	0	0	4	0	0	0	1	8	4	0	0	3	12	4	0	0	157	719

Car Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE 27th St)					WB (NE 27th St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	9	1	5	0	0	2	4	1	0	0	0	7	6	0	0	5	15	5	0	0		
04:05:00 PM	5	5	0	0	0	1	5	1	0	0	1	4	5	0	0	4	8	5	0	0		
04:10:00 PM	8	10	3	0	0	1	5	0	0	0	0	7	6	0	0	6	14	3	0	0	167	
04:15:00 PM	7	5	7	0	0	0	3	1	0	0	0	11	5	0	0	6	18	9	0	0	179	
04:20:00 PM	0	7	1	0	0	0	3	0	0	0	1	12	5	0	0	4	14	5	0	0	187	
04:25:00 PM	6	5	3	0	0	0	2	2	0	0	0	5	2	0	0	3	6	4	0	0	162	
04:30:00 PM	6	3	4	0	0	0	10	0	0	0	0	7	7	0	0	7	13	4	0	0	151	
04:35:00 PM	4	7	7	0	0	1	3	0	0	0	0	10	4	0	0	4	14	2	0	0	155	
04:40:00 PM	1	4	4	0	0	0	4	0	0	0	0	8	4	0	0	3	15	1	0	0	161	
04:45:00 PM	8	6	3	0	0	0	2	0	0	0	1	11	6	0	0	4	10	5	0	0	156	
04:50:00 PM	3	1	4	0	0	1	6	0	0	0	2	8	6	0	0	3	12	3	0	0	149	
04:55:00 PM	3	5	5	0	0	0	1	0	0	0	0	4	5	0	0	4	12	6	0	0	150	640
05:00:00 PM	6	9	3	0	0	3	7	0	0	0	0	7	11	0	0	3	19	0	0	0	162	648
05:05:00 PM	5	11	3	0	0	1	6	0	0	0	0	5	10	0	0	8	11	8	0	0	181	672
05:10:00 PM	4	9	6	0	0	1	7	1	0	0	0	9	3	0	0	6	12	4	0	0	198	671
05:15:00 PM	6	13	3	0	0	1	8	0	0	0	0	6	6	0	0	4	17	3	0	0	197	666
05:20:00 PM	3	7	4	0	0	2	8	1	0	0	0	11	5	0	0	6	15	2	0	0	193	678
05:25:00 PM	3	8	4	0	0	0	4	2	0	0	4	10	2	0	0	1	12	4	0	0	185	694
05:30:00 PM	10	8	7	0	0	1	2	1	0	0	1	9	5	0	0	3	16	3	0	0	184	699
05:35:00 PM	4	5	5	0	0	1	4	0	0	0	2	10	7	0	0	4	6	1	0	0	169	692
05:40:00 PM	10	4	6	0	0	1	6	1	0	0	0	12	2	0	0	3	12	4	0	0	176	709
05:45:00 PM	2	7	3	0	0	6	2	1	0	0	1	4	7	0	0	5	10	4	0	0	162	705
05:50:00 PM	10	5	2	0	0	1	2	0	0	0	2	6	4	0	0	4	14	3	0	0	166	709
05:55:00 PM	6	7	3	0	0	0	4	0	0	0	1	8	4	0	0	3	12	4	0	0	157	716

Truck Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE 27th St)					WB (NE 27th St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0		
04:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0		
04:10:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
04:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	1	0	0	0	0	0	0	0	4	
04:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
04:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
04:30:00 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:40:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
04:45:00 PM	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
04:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
04:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	2	10
05:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	8
05:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	7
05:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	6
05:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
05:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	5
05:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	3	7
05:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	6
05:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	6
05:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5
05:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
05:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
05:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3

Bike Volumes

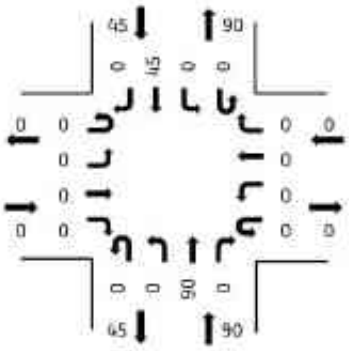
Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (NE 27th St)					WB (NE 27th St)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0		
04:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	1	2
05:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
05:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
05:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Pedestrian Volumes

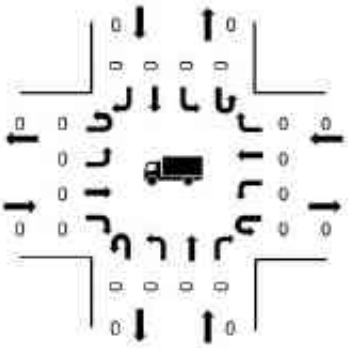
Time	Pedestrians				Totals	
Time	North	South	East	West	15min	1hr
04:00:00 PM	0	0	1	0		
04:05:00 PM	0	0	0	0		
04:10:00 PM	0	1	1	0	3	
04:15:00 PM	0	0	1	0	3	
04:20:00 PM	0	1	0	0	4	
04:25:00 PM	0	0	1	0	3	
04:30:00 PM	0	0	0	0	2	
04:35:00 PM	0	0	0	0	1	
04:40:00 PM	0	0	0	1	1	
04:45:00 PM	0	0	0	0	1	
04:50:00 PM	0	0	0	0	1	
04:55:00 PM	0	0	1	1	2	9
05:00:00 PM	0	0	0	0	2	8
05:05:00 PM	0	0	0	0	2	8
05:10:00 PM	0	0	0	2	2	8
05:15:00 PM	0	1	0	0	3	8
05:20:00 PM	0	0	0	0	3	7
05:25:00 PM	0	0	0	0	1	6
05:30:00 PM	0	0	1	0	1	7
05:35:00 PM	0	0	0	0	1	7
05:40:00 PM	0	0	0	0	1	6
05:45:00 PM	0	0	0	0	0	6
05:50:00 PM	0	0	0	0	0	6
05:55:00 PM	1	0	0	0	1	5

Location: NE McDonald Ln & S Grandhaven School
Date: 2026-01-15
Peak Hour Start: 05:00 PM
Peak 15 Minute Start: 05:20 PM
Peak Hour Factor: 0.69

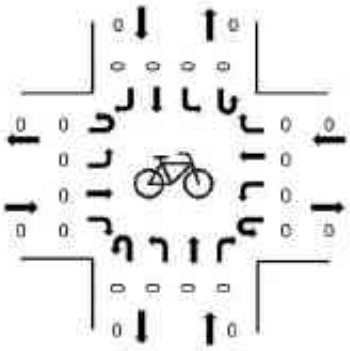
Motorized Vehicles



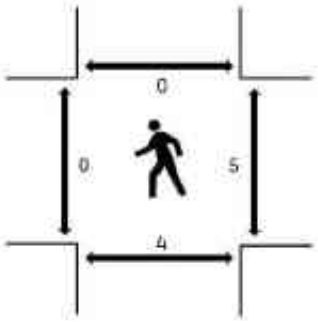
Heavy Vehicles



Bikes



Pedestrians



(peak hour)

Percent Heavy Vehicles

Northbound (NE McDonald Ln)					Southbound (NE McDonald Ln)					Eastbound (S Grandhaven School)					Westbound (S Grandhaven School)				
Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

All Vehicle Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (S Grandhaven School)					WB (S Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	4	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	3	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:10:00 PM	0	4	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
04:15:00 PM	0	7	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
04:20:00 PM	0	4	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:25:00 PM	0	5	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	26	
04:30:00 PM	0	2	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:35:00 PM	0	6	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
04:40:00 PM	0	2	0	0	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	20	
04:45:00 PM	0	6	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	24	
04:50:00 PM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
04:55:00 PM	0	4	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	24	93
05:00:00 PM	0	6	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	21	90
05:05:00 PM	0	4	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	24	92
05:10:00 PM	0	8	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	28	98
05:15:00 PM	0	11	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	35	102
05:20:00 PM	0	10	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	41	111
05:25:00 PM	0	14	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	48	120
05:30:00 PM	0	11	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	49	129
05:35:00 PM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	38	126
05:40:00 PM	0	7	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	30	130
05:45:00 PM	0	7	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	26	131
05:50:00 PM	0	7	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	30	133
05:55:00 PM	0	4	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	29	135

Car Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (S Grandhaven School)					WB (S Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	4	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	3	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:10:00 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:15:00 PM	0	7	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:20:00 PM	0	4	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	21	
04:25:00 PM	0	5	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	26	
04:30:00 PM	0	2	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:35:00 PM	0	6	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
04:40:00 PM	0	2	0	0	0	1	3	0	0	0	0	0	0	0	0	0	0	0	0	0	20	
04:45:00 PM	0	6	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	24	
04:50:00 PM	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:55:00 PM	0	4	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	23	91
05:00:00 PM	0	6	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	20	88
05:05:00 PM	0	4	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	24	90
05:10:00 PM	0	8	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	28	97
05:15:00 PM	0	11	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	35	101
05:20:00 PM	0	10	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	41	110
05:25:00 PM	0	14	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	48	119
05:30:00 PM	0	11	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	49	128
05:35:00 PM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	38	125
05:40:00 PM	0	7	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	30	129
05:45:00 PM	0	7	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	26	130
05:50:00 PM	0	7	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	30	133
05:55:00 PM	0	4	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	29	135

Truck Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (S Grandhaven School)					WB (S Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:10:00 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:50:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
04:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
05:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	2
05:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
05:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Bike Volumes

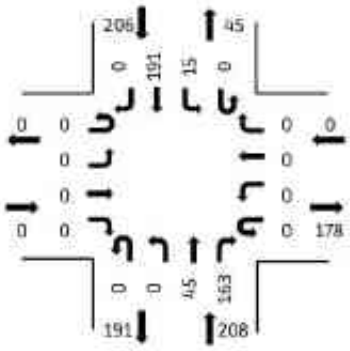
Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (S Grandhaven School)					WB (S Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian Volumes

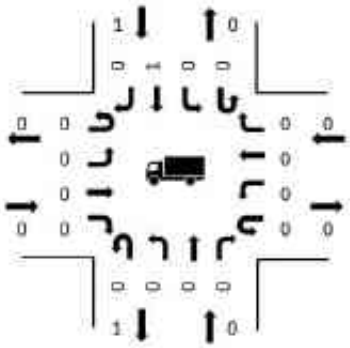
Time	Pedestrians				Totals	
Time	North	South	East	West	15min	1hr
04:00:00 PM	0	0	2	0		
04:05:00 PM	0	0	0	0		
04:10:00 PM	0	0	0	0	2	
04:15:00 PM	0	0	2	0	2	
04:20:00 PM	0	0	1	0	3	
04:25:00 PM	0	0	0	0	3	
04:30:00 PM	0	0	1	0	2	
04:35:00 PM	0	0	3	0	4	
04:40:00 PM	0	0	1	0	5	
04:45:00 PM	0	0	2	0	6	
04:50:00 PM	0	0	2	0	5	
04:55:00 PM	0	0	0	0	4	14
05:00:00 PM	0	0	0	0	2	12
05:05:00 PM	0	0	1	0	1	13
05:10:00 PM	0	0	2	0	3	15
05:15:00 PM	0	0	0	0	3	13
05:20:00 PM	0	0	0	0	2	12
05:25:00 PM	0	1	0	0	1	13
05:30:00 PM	0	0	0	0	1	12
05:35:00 PM	0	0	0	0	1	9
05:40:00 PM	0	2	0	0	2	10
05:45:00 PM	0	0	0	0	2	8
05:50:00 PM	0	1	2	0	5	9
05:55:00 PM	0	0	0	0	3	9

Location: NE McDonald Ln & S Grandhaven School
Date: 2026-01-15
Peak Hour Start: 07:15 AM
Peak 15 Minute Start: 07:50 AM
Peak Hour Factor: 0.59

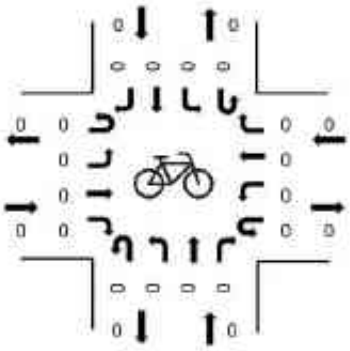
Motorized Vehicles



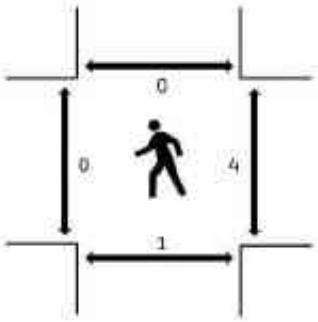
Heavy Vehicles



Bikes



Pedestrians



(peak hour)

Percent Heavy Vehicles

Northbound (NE McDonald Ln)					Southbound (NE McDonald Ln)					Eastbound (S Grandhaven School)					Westbound (S Grandhaven School)				
Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

All Vehicle Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (S Grandhaven School)					WB (S Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
07:15:00 AM	0	5	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
07:20:00 AM	0	2	2	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
07:25:00 AM	0	4	6	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	39	
07:30:00 AM	0	3	6	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	49	
07:35:00 AM	0	0	13	0	0	1	12	0	0	0	0	0	0	0	0	0	0	0	0	0	64	
07:40:00 AM	0	5	14	0	0	3	15	0	0	0	0	0	0	0	0	0	0	0	0	0	86	
07:45:00 AM	0	4	22	0	0	4	22	0	0	0	0	0	0	0	0	0	0	0	0	0	115	
07:50:00 AM	0	8	19	0	0	5	18	0	0	0	0	0	0	0	0	0	0	0	0	0	139	
07:55:00 AM	0	5	33	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	161	299
08:00:00 AM	0	4	35	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	175	362
08:05:00 AM	0	2	8	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	170	403
08:10:00 AM	0	3	2	0	0	2	10	0	0	0	0	0	0	0	0	0	0	0	0	0	128	414
08:15:00 AM	0	4	1	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	0	0	73	412
08:20:00 AM	0	2	5	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	40	413
08:25:00 AM	0	1	2	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	34	409
08:30:00 AM	0	2	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	30	393
08:35:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	24	373
08:40:00 AM	0	1	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	345
08:45:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	19	297
08:50:00 AM	0	3	2	0	0	1	7	0	0	0	0	0	0	0	0	0	0	0	0	0	26	260
08:55:00 AM	0	1	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	24	208

Car Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (S Grandhaven School)					WB (S Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
07:15:00 AM	0	5	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
07:20:00 AM	0	2	2	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	29	
07:25:00 AM	0	4	6	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	38	
07:30:00 AM	0	3	6	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	49	
07:35:00 AM	0	0	13	0	0	1	12	0	0	0	0	0	0	0	0	0	0	0	0	0	64	
07:40:00 AM	0	5	14	0	0	3	15	0	0	0	0	0	0	0	0	0	0	0	0	0	86	
07:45:00 AM	0	4	22	0	0	4	22	0	0	0	0	0	0	0	0	0	0	0	0	0	115	
07:50:00 AM	0	8	19	0	0	5	18	0	0	0	0	0	0	0	0	0	0	0	0	0	139	
07:55:00 AM	0	5	33	0	0	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	161	298
08:00:00 AM	0	4	35	0	0	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	175	361
08:05:00 AM	0	2	8	0	0	0	35	0	0	0	0	0	0	0	0	0	0	0	0	0	170	402
08:10:00 AM	0	3	2	0	0	2	10	0	0	0	0	0	0	0	0	0	0	0	0	0	128	413
08:15:00 AM	0	4	0	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	0	0	72	411
08:20:00 AM	0	2	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	37	410
08:25:00 AM	0	1	2	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	30	405
08:30:00 AM	0	2	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	27	389
08:35:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	23	369
08:40:00 AM	0	1	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	341
08:45:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	19	293
08:50:00 AM	0	3	2	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	25	255
08:55:00 AM	0	1	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	202

Truck Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (S Grandhaven School)					WB (S Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:15:00 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
08:20:00 AM	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	3
08:25:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4
08:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	4
08:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4
08:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
08:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
08:50:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	5
08:55:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	6

Bike Volumes

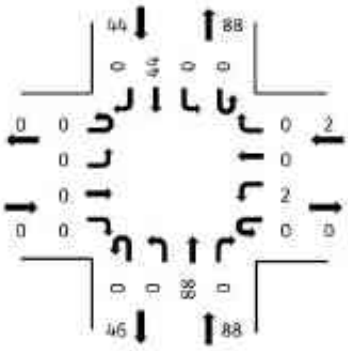
Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (S Grandhaven School)					WB (S Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian Volumes

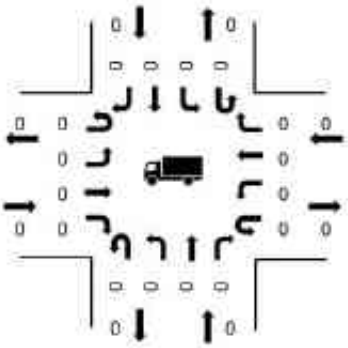
Time	Pedestrians				Totals	
Time	North	South	East	West	15min	1hr
07:00:00 AM	0	0	0	0		
07:05:00 AM	0	0	0	0		
07:10:00 AM	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	
07:20:00 AM	0	0	1	0	1	
07:25:00 AM	0	0	0	0	1	
07:30:00 AM	0	0	1	0	2	
07:35:00 AM	0	0	0	0	1	
07:40:00 AM	0	0	0	0	1	
07:45:00 AM	0	0	0	0	0	
07:50:00 AM	0	0	0	0	0	
07:55:00 AM	0	0	0	0	0	2
08:00:00 AM	0	0	1	0	1	3
08:05:00 AM	0	0	1	0	2	4
08:10:00 AM	0	1	0	0	3	5
08:15:00 AM	0	0	1	0	3	6
08:20:00 AM	0	0	0	0	2	5
08:25:00 AM	0	0	0	0	1	5
08:30:00 AM	0	0	0	0	0	4
08:35:00 AM	0	0	3	0	3	7
08:40:00 AM	0	1	1	0	5	9
08:45:00 AM	0	0	0	0	5	9
08:50:00 AM	0	0	0	0	2	9
08:55:00 AM	0	0	0	0	0	9

Location: NE McDonald Ln & N Grandhaven School
Date: 2026-01-15
Peak Hour Start: 05:00 PM
Peak 15 Minute Start: 05:20 PM
Peak Hour Factor: 0.67

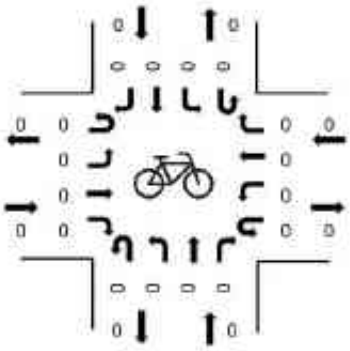
Motorized Vehicles



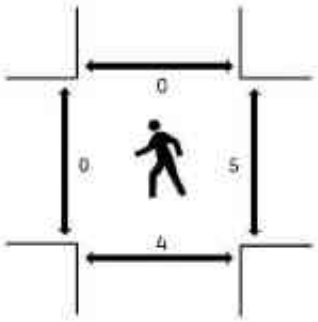
Heavy Vehicles



Bikes



Pedestrians



(peak hour)

Percent Heavy Vehicles

Northbound (NE McDonald Ln)					Southbound (NE McDonald Ln)					Eastbound (N Grandhaven School)					Westbound (N Grandhaven School)				
Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

All Vehicle Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (N Grandhaven School)					WB (N Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	5	0	0	0	0	3	0	0	0	0	0	0	0	0	2	0	0	0	0		
04:05:00 PM	0	3	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	1	0	0		
04:10:00 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:15:00 PM	0	6	0	0	0	0	2	0	0	0	0	0	0	0	0	1	0	0	0	0	21	
04:20:00 PM	0	4	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
04:25:00 PM	0	5	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
04:30:00 PM	0	3	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:35:00 PM	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
04:40:00 PM	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0	20	
04:45:00 PM	0	6	0	0	0	0	1	0	0	0	0	0	0	0	0	2	0	0	0	0	21	
04:50:00 PM	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	3	0	1	0	0	22	
04:55:00 PM	0	3	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	21	86
05:00:00 PM	0	7	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	21	85
05:05:00 PM	0	4	0	0	0	0	4	0	0	0	0	0	0	0	0	1	0	0	0	0	23	86
05:10:00 PM	0	7	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	29	93
05:15:00 PM	0	11	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	35	99
05:20:00 PM	0	10	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	42	110
05:25:00 PM	0	13	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	48	118
05:30:00 PM	0	12	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	50	127
05:35:00 PM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	38	125
05:40:00 PM	0	7	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	31	129
05:45:00 PM	0	6	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	25	131
05:50:00 PM	0	4	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	26	129
05:55:00 PM	0	6	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	26	134

Car Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (N Grandhaven School)					WB (N Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	5	0	0	0	0	3	0	0	0	0	0	0	0	0	2	0	0	0	0		
04:05:00 PM	0	3	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	1	0	0		
04:10:00 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:15:00 PM	0	6	0	0	0	0	2	0	0	0	0	0	0	0	0	1	0	0	0	0	21	
04:20:00 PM	0	4	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
04:25:00 PM	0	5	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
04:30:00 PM	0	3	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:35:00 PM	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
04:40:00 PM	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0	20	
04:45:00 PM	0	6	0	0	0	0	1	0	0	0	0	0	0	0	0	2	0	0	0	0	21	
04:50:00 PM	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	2	0	1	0	0	21	
04:55:00 PM	0	3	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	20	85
05:00:00 PM	0	7	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	20	84
05:05:00 PM	0	4	0	0	0	0	4	0	0	0	0	0	0	0	0	1	0	0	0	0	23	85
05:10:00 PM	0	7	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	29	92
05:15:00 PM	0	11	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	35	98
05:20:00 PM	0	10	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	42	109
05:25:00 PM	0	13	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	48	117
05:30:00 PM	0	12	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	50	126
05:35:00 PM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	38	124
05:40:00 PM	0	7	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	31	128
05:45:00 PM	0	6	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	25	130
05:50:00 PM	0	4	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	26	129
05:55:00 PM	0	6	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	26	134

Truck Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (N Grandhaven School)					WB (N Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	
04:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
05:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
05:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
05:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Bike Volumes

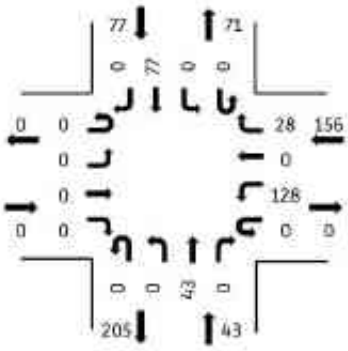
Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (N Grandhaven School)					WB (N Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian Volumes

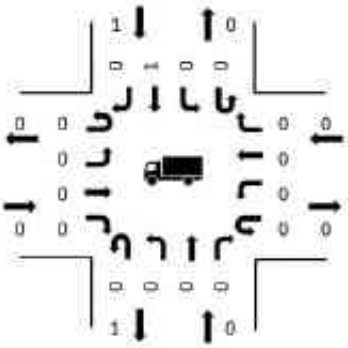
Time	Pedestrians				Totals	
Time	North	South	East	West	15min	1hr
04:00:00 PM	0	0	1	0		
04:05:00 PM	0	0	1	0		
04:10:00 PM	0	0	2	0	4	
04:15:00 PM	0	0	0	0	3	
04:20:00 PM	0	0	1	0	3	
04:25:00 PM	0	2	2	0	5	
04:30:00 PM	1	0	1	0	7	
04:35:00 PM	0	0	2	0	8	
04:40:00 PM	0	0	2	0	6	
04:45:00 PM	0	0	3	0	7	
04:50:00 PM	0	0	0	0	5	
04:55:00 PM	1	1	0	0	5	20
05:00:00 PM	0	3	2	0	7	24
05:05:00 PM	0	0	0	0	7	23
05:10:00 PM	0	0	2	0	7	23
05:15:00 PM	0	0	0	0	2	23
05:20:00 PM	0	1	0	0	3	23
05:25:00 PM	0	0	0	0	1	19
05:30:00 PM	0	0	0	0	1	17
05:35:00 PM	0	0	0	0	0	15
05:40:00 PM	0	0	0	0	0	13
05:45:00 PM	0	0	0	0	0	10
05:50:00 PM	0	0	1	0	1	11
05:55:00 PM	0	0	0	0	1	9

Location: NE McDonald Ln & N Grandhaven School
Date: 2026-01-15
Peak Hour Start: 07:20 AM
Peak 15 Minute Start: 07:55 AM
Peak Hour Factor: 0.59

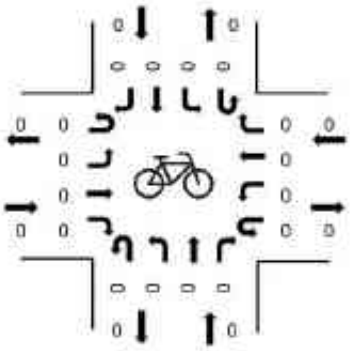
Motorized Vehicles



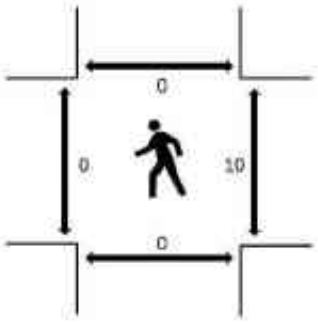
Heavy Vehicles



Bikes



Pedestrians



(peak hour)

Percent Heavy Vehicles

Northbound (NE McDonald Ln)					Southbound (NE McDonald Ln)					Eastbound (N Grandhaven School)					Westbound (N Grandhaven School)				
Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR
0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0

All Vehicle Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (N Grandhaven School)					WB (N Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
07:15:00 AM	0	5	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	19	
07:20:00 AM	0	1	0	0	0	0	6	0	0	0	0	0	0	0	0	1	0	0	0	0	23	
07:25:00 AM	0	4	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	27	
07:30:00 AM	0	4	0	0	0	0	7	0	0	0	0	0	0	0	0	7	0	0	0	0	36	
07:35:00 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	7	0	1	0	0	42	
07:40:00 AM	0	4	0	0	0	0	7	0	0	0	0	0	0	0	0	11	0	0	0	0	54	
07:45:00 AM	0	3	0	0	0	0	10	0	0	0	0	0	0	0	0	15	0	3	0	0	67	
07:50:00 AM	0	7	0	0	0	0	9	0	0	0	0	0	0	0	0	14	0	1	0	0	84	
07:55:00 AM	0	5	0	0	0	0	4	0	0	0	0	0	0	0	0	26	0	3	0	0	100	194
08:00:00 AM	0	5	0	0	0	0	7	0	0	0	0	0	0	0	0	16	0	10	0	0	107	229
08:05:00 AM	0	2	0	0	0	0	5	0	0	0	0	0	0	0	0	23	0	10	0	0	116	265
08:10:00 AM	0	4	0	0	0	0	6	0	0	0	0	0	0	0	0	6	0	0	0	0	94	275
08:15:00 AM	0	4	0	0	0	0	4	0	0	0	0	0	0	0	0	2	0	0	0	0	66	276
08:20:00 AM	0	2	0	0	0	0	4	0	0	0	0	0	0	0	0	1	0	0	0	0	33	275
08:25:00 AM	0	1	0	0	0	0	6	0	0	0	0	0	0	0	0	2	0	0	0	0	26	274
08:30:00 AM	0	2	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	23	263
08:35:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	22	255
08:40:00 AM	0	1	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	18	238
08:45:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0	16	212
08:50:00 AM	0	3	0	0	0	0	5	0	0	0	0	0	0	0	0	3	0	0	0	0	21	192
08:55:00 AM	0	1	0	0	0	0	5	0	0	0	0	0	0	0	0	1	0	0	0	0	23	161

Car Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (N Grandhaven School)					WB (N Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	2	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
07:15:00 AM	0	5	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	19	
07:20:00 AM	0	1	0	0	0	0	5	0	0	0	0	0	0	0	0	1	0	0	0	0	22	
07:25:00 AM	0	4	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	26	
07:30:00 AM	0	4	0	0	0	0	7	0	0	0	0	0	0	0	0	7	0	0	0	0	35	
07:35:00 AM	0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	7	0	1	0	0	42	
07:40:00 AM	0	4	0	0	0	0	7	0	0	0	0	0	0	0	0	11	0	0	0	0	54	
07:45:00 AM	0	3	0	0	0	0	10	0	0	0	0	0	0	0	0	15	0	3	0	0	67	
07:50:00 AM	0	7	0	0	0	0	9	0	0	0	0	0	0	0	0	14	0	1	0	0	84	
07:55:00 AM	0	5	0	0	0	0	4	0	0	0	0	0	0	0	0	26	0	3	0	0	100	193
08:00:00 AM	0	5	0	0	0	0	7	0	0	0	0	0	0	0	0	16	0	10	0	0	107	228
08:05:00 AM	0	2	0	0	0	0	5	0	0	0	0	0	0	0	0	23	0	10	0	0	116	264
08:10:00 AM	0	4	0	0	0	0	6	0	0	0	0	0	0	0	0	6	0	0	0	0	94	274
08:15:00 AM	0	4	0	0	0	0	4	0	0	0	0	0	0	0	0	2	0	0	0	0	66	275
08:20:00 AM	0	2	0	0	0	0	4	0	0	0	0	0	0	0	0	1	0	0	0	0	33	275
08:25:00 AM	0	1	0	0	0	0	5	0	0	0	0	0	0	0	0	2	0	0	0	0	25	273
08:30:00 AM	0	2	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	262
08:35:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	21	254
08:40:00 AM	0	1	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	18	237
08:45:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0	16	211
08:50:00 AM	0	3	0	0	0	0	5	0	0	0	0	0	0	0	0	2	0	0	0	0	20	190
08:55:00 AM	0	1	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	21	158

Truck Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (N Grandhaven School)					WB (N Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:20:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:25:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
08:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
08:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
08:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	2
08:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	2	3

Bike Volumes

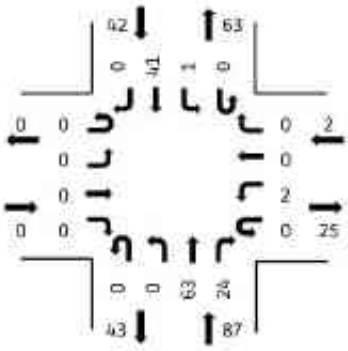
Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (N Grandhaven School)					WB (N Grandhaven School)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian Volumes

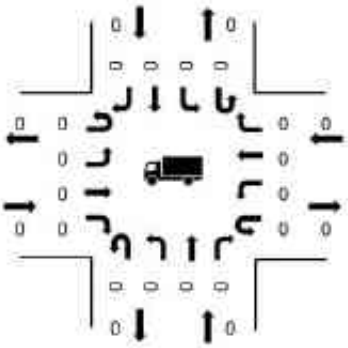
Time	Pedestrians				Totals	
Time	North	South	East	West	15min	1hr
07:00:00 AM	0	0	0	0		
07:05:00 AM	0	0	0	0		
07:10:00 AM	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	
07:20:00 AM	0	0	1	0	1	
07:25:00 AM	0	0	0	0	1	
07:30:00 AM	0	0	1	0	2	
07:35:00 AM	0	0	0	0	1	
07:40:00 AM	0	0	1	0	2	
07:45:00 AM	0	0	0	0	1	
07:50:00 AM	0	0	2	0	3	
07:55:00 AM	0	0	2	0	4	7
08:00:00 AM	0	0	0	0	4	7
08:05:00 AM	0	0	0	0	2	7
08:10:00 AM	0	0	2	0	2	9
08:15:00 AM	0	0	1	0	3	10
08:20:00 AM	0	0	0	0	3	9
08:25:00 AM	0	0	0	0	1	9
08:30:00 AM	0	0	0	0	0	8
08:35:00 AM	0	0	3	0	3	11
08:40:00 AM	0	0	1	0	4	11
08:45:00 AM	0	0	0	0	4	11
08:50:00 AM	0	0	0	0	1	9
08:55:00 AM	0	0	0	0	0	7

Location: NE McDonald Ln & Grandhaven Parking
Date: 2026-01-15
Peak Hour Start: 05:00 PM
Peak 15 Minute Start: 05:20 PM
Peak Hour Factor: 0.66

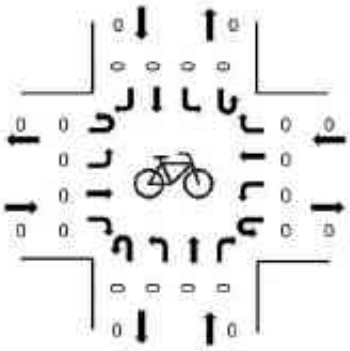
Motorized Vehicles



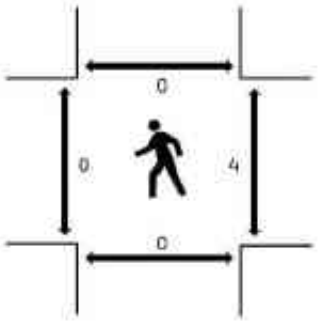
Heavy Vehicles



Bikes



Pedestrians



(peak hour)

Percent Heavy Vehicles

Northbound (NE McDonald Ln)					Southbound (NE McDonald Ln)					Eastbound (Grandhaven Parking)					Westbound (Grandhaven Parking)				
Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR
0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

All Vehicle Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (Grandhaven Parking)					WB (Grandhaven Parking)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	5	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	1	0	0		
04:05:00 PM	0	4	0	0	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0		
04:10:00 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	
04:15:00 PM	0	5	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	19	
04:20:00 PM	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	17	
04:25:00 PM	0	4	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:30:00 PM	0	3	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:35:00 PM	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:40:00 PM	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
04:45:00 PM	0	6	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
04:50:00 PM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	16	
04:55:00 PM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	17	78
05:00:00 PM	0	7	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	18	77
05:05:00 PM	0	4	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	22	77
05:10:00 PM	0	6	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	26	83
05:15:00 PM	0	8	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	33	91
05:20:00 PM	0	3	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	40	100
05:25:00 PM	0	7	6	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	47	108
05:30:00 PM	0	5	7	0	0	1	4	0	0	0	0	0	0	0	0	1	0	0	0	0	50	119
05:35:00 PM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	39	117
05:40:00 PM	0	6	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	31	121
05:45:00 PM	0	6	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	24	125
05:50:00 PM	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	26	127
05:55:00 PM	0	5	0	0	0	0	4	0	0	0	0	0	0	0	0	1	0	0	0	0	27	131

Car Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (Grandhaven Parking)					WB (Grandhaven Parking)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	5	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	1	0	0		
04:05:00 PM	0	4	0	0	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0		
04:10:00 PM	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	
04:15:00 PM	0	5	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	19	
04:20:00 PM	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	17	
04:25:00 PM	0	4	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:30:00 PM	0	3	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:35:00 PM	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
04:40:00 PM	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
04:45:00 PM	0	6	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	18	
04:50:00 PM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	16	
04:55:00 PM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	17	78
05:00:00 PM	0	7	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	18	77
05:05:00 PM	0	4	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	22	77
05:10:00 PM	0	6	1	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	26	83
05:15:00 PM	0	8	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	33	91
05:20:00 PM	0	3	6	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	40	100
05:25:00 PM	0	7	6	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	47	108
05:30:00 PM	0	5	7	0	0	1	4	0	0	0	0	0	0	0	0	1	0	0	0	0	50	119
05:35:00 PM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	39	117
05:40:00 PM	0	6	1	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	31	121
05:45:00 PM	0	6	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	24	125
05:50:00 PM	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	26	127
05:55:00 PM	0	5	0	0	0	0	4	0	0	0	0	0	0	0	0	1	0	0	0	0	27	131

Truck Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (Grandhaven Parking)					WB (Grandhaven Parking)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Bike Volumes

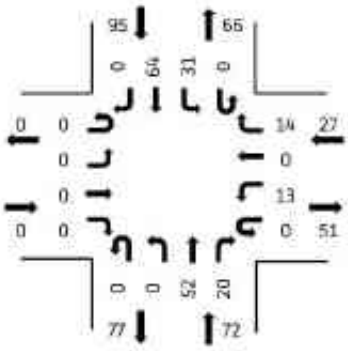
Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (Grandhaven Parking)					WB (Grandhaven Parking)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
04:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
04:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
04:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:00:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:05:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:10:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:15:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:20:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:25:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:30:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:35:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:40:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:45:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:50:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
05:55:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian Volumes

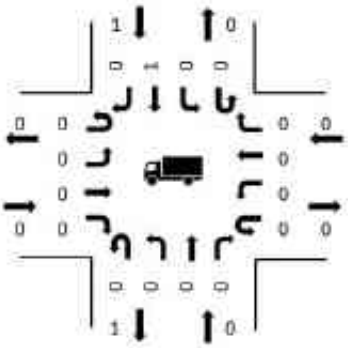
Time	Pedestrians				Totals	
Time	North	South	East	West	15min	1hr
04:00:00 PM	0	0	0	0		
04:05:00 PM	1	0	2	0		
04:10:00 PM	0	0	2	0	5	
04:15:00 PM	0	0	0	0	5	
04:20:00 PM	0	0	1	0	3	
04:25:00 PM	0	0	0	0	1	
04:30:00 PM	3	0	3	0	7	
04:35:00 PM	0	0	2	0	8	
04:40:00 PM	0	0	2	0	10	
04:45:00 PM	0	0	2	0	6	
04:50:00 PM	0	0	0	0	4	
04:55:00 PM	1	0	0	0	3	19
05:00:00 PM	0	0	1	0	2	20
05:05:00 PM	0	0	0	0	2	17
05:10:00 PM	0	0	1	0	2	16
05:15:00 PM	0	0	0	0	1	16
05:20:00 PM	0	0	1	0	2	16
05:25:00 PM	0	0	0	0	1	16
05:30:00 PM	0	0	0	0	1	10
05:35:00 PM	0	0	0	0	0	8
05:40:00 PM	0	0	0	0	0	6
05:45:00 PM	0	0	0	0	0	4
05:50:00 PM	0	0	0	0	0	4
05:55:00 PM	0	0	1	0	1	4

Location: NE McDonald Ln & Grandhaven Parking
Date: 2026-01-15
Peak Hour Start: 07:15 AM
Peak 15 Minute Start: 07:50 AM
Peak Hour Factor: 0.54

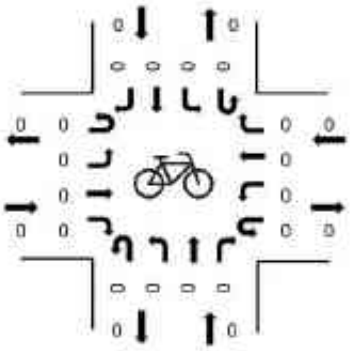
Motorized Vehicles



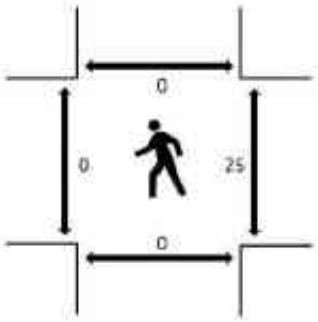
Heavy Vehicles



Bikes



Pedestrians



(peak hour)

Percent Heavy Vehicles

Northbound (NE McDonald Ln)					Southbound (NE McDonald Ln)					Eastbound (Grandhaven Parking)					Westbound (Grandhaven Parking)				
Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR
0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0

All Vehicle Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (Grandhaven Parking)					WB (Grandhaven Parking)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	1	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
07:15:00 AM	0	2	3	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	20	
07:20:00 AM	0	0	1	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	23	
07:25:00 AM	0	2	2	0	0	2	6	0	0	0	0	0	0	0	0	0	0	0	0	0	29	
07:30:00 AM	0	1	3	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
07:35:00 AM	0	0	1	0	0	0	5	0	0	0	0	0	0	0	0	1	0	0	0	0	30	
07:40:00 AM	0	1	3	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	29	
07:45:00 AM	0	5	1	0	0	4	8	0	0	0	0	0	0	0	0	2	0	0	0	0	38	
07:50:00 AM	0	7	1	0	0	7	7	0	0	0	0	0	0	0	0	3	0	3	0	0	59	
07:55:00 AM	0	6	1	0	0	9	2	0	0	0	0	0	0	0	0	1	0	3	0	0	70	141
08:00:00 AM	0	16	1	0	0	8	5	0	0	0	0	0	0	0	0	2	0	7	0	0	89	177
08:05:00 AM	0	9	2	0	0	0	4	0	0	0	0	0	0	0	0	2	0	1	0	0	79	191
08:10:00 AM	0	3	1	0	0	0	3	0	0	0	0	0	0	0	0	2	0	0	0	0	66	194
08:15:00 AM	0	4	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	35	192
08:20:00 AM	0	2	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	23	191
08:25:00 AM	0	1	0	0	0	0	4	0	0	0	0	0	0	0	0	2	0	1	0	0	22	187
08:30:00 AM	0	2	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	21	183
08:35:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	21	182
08:40:00 AM	0	1	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	19	177
08:45:00 AM	0	1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	15	160
08:50:00 AM	0	3	0	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	0	0	18	141
08:55:00 AM	0	1	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	18	125

Car Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (Grandhaven Parking)					WB (Grandhaven Parking)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	1	2	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
07:15:00 AM	0	2	3	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	19	
07:20:00 AM	0	0	1	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	22	
07:25:00 AM	0	2	2	0	0	2	6	0	0	0	0	0	0	0	0	0	0	0	0	0	28	
07:30:00 AM	0	1	3	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
07:35:00 AM	0	0	1	0	0	0	5	0	0	0	0	0	0	0	0	1	0	0	0	0	30	
07:40:00 AM	0	1	3	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	29	
07:45:00 AM	0	5	1	0	0	4	8	0	0	0	0	0	0	0	0	2	0	0	0	0	38	
07:50:00 AM	0	7	1	0	0	7	7	0	0	0	0	0	0	0	0	3	0	3	0	0	59	
07:55:00 AM	0	6	1	0	0	9	2	0	0	0	0	0	0	0	0	1	0	3	0	0	70	140
08:00:00 AM	0	16	1	0	0	8	5	0	0	0	0	0	0	0	0	2	0	7	0	0	89	176
08:05:00 AM	0	9	2	0	0	0	4	0	0	0	0	0	0	0	0	2	0	1	0	0	79	190
08:10:00 AM	0	3	1	0	0	0	3	0	0	0	0	0	0	0	0	2	0	0	0	0	66	193
08:15:00 AM	0	4	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	35	192
08:20:00 AM	0	2	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	23	191
08:25:00 AM	0	1	0	0	0	0	3	0	0	0	0	0	0	0	0	2	0	1	0	0	21	186
08:30:00 AM	0	2	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	20	182
08:35:00 AM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	20	181
08:40:00 AM	0	1	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	19	176
08:45:00 AM	0	1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	15	159
08:50:00 AM	0	3	0	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	0	0	18	140
08:55:00 AM	0	1	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	18	124

Truck Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (Grandhaven Parking)					WB (Grandhaven Parking)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
07:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:25:00 AM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
08:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
08:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
08:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
08:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

Bike Volumes

Time	NB (NE McDonald Ln)					SB (NE McDonald Ln)					EB (Grandhaven Parking)					WB (Grandhaven Parking)					Totals	
Time	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	Left	Thru	Right	U-turn	RTOR	15min	1hr
07:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		
07:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
07:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:00:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:05:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:10:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:15:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:20:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:25:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:30:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:35:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:40:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:45:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:50:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
08:55:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Pedestrian Volumes

Time	Pedestrians				Totals	
Time	North	South	East	West	15min	1hr
07:00:00 AM	0	0	0	0		
07:05:00 AM	0	0	0	0		
07:10:00 AM	0	0	0	0	0	
07:15:00 AM	0	0	0	0	0	
07:20:00 AM	0	0	1	0	1	
07:25:00 AM	0	0	0	0	1	
07:30:00 AM	0	0	1	0	2	
07:35:00 AM	0	0	2	0	3	
07:40:00 AM	0	0	3	0	6	
07:45:00 AM	0	0	0	0	5	
07:50:00 AM	0	0	7	0	10	
07:55:00 AM	0	0	9	0	16	23
08:00:00 AM	0	0	2	0	18	25
08:05:00 AM	0	0	0	0	11	25
08:10:00 AM	0	0	0	0	2	25
08:15:00 AM	0	0	1	0	1	26
08:20:00 AM	0	0	0	0	1	25
08:25:00 AM	0	0	0	0	1	25
08:30:00 AM	0	0	2	0	2	26
08:35:00 AM	0	0	1	0	3	25
08:40:00 AM	0	0	2	0	5	24
08:45:00 AM	0	0	0	0	3	24
08:50:00 AM	0	0	0	0	2	17
08:55:00 AM	0	0	0	0	0	8

C. HCM REPORTS – EXISTING CONDITIONS

Intersection	
Intersection Delay, s/veh	11
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	110	72	35	47	25	35	75	27	30	164	13
Future Vol, veh/h	25	110	72	35	47	25	35	75	27	30	164	13
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	1	1	1	6	6	6	0	0	0
Mvmt Flow	32	141	92	45	60	32	45	96	35	38	210	17
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	11.4	10	10.5	11.6
HCM LOS	B	A	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	26%	12%	33%	14%
Vol Thru, %	55%	53%	44%	79%
Vol Right, %	20%	35%	23%	6%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	137	207	107	207
LT Vol	35	25	35	30
Through Vol	75	110	47	164
RT Vol	27	72	25	13
Lane Flow Rate	176	265	137	265
Geometry Grp	1	1	1	1
Degree of Util (X)	0.266	0.381	0.209	0.388
Departure Headway (Hd)	5.45	5.175	5.474	5.267
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	659	695	654	682
Service Time	3.489	3.212	3.516	3.303
HCM Lane V/C Ratio	0.267	0.381	0.209	0.389
HCM Control Delay, s/veh	10.5	11.4	10	11.6
HCM Lane LOS	B	B	A	B
HCM 95th-tile Q	1.1	1.8	0.8	1.8

Intersection	
Intersection Delay, s/veh	10.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	77	17	19	23	11	28	6	101	10	23	151	17
Future Vol, veh/h	77	17	19	23	11	28	6	101	10	23	151	17
Peak Hour Factor	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63
Heavy Vehicles, %	1	1	1	3	3	3	3	3	3	1	1	1
Mvmt Flow	122	27	30	37	17	44	10	160	16	37	240	27
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.3	9.2	9.9	11.3
HCM LOS	B	A	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	68%	37%	12%
Vol Thru, %	86%	15%	18%	79%
Vol Right, %	9%	17%	45%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	117	113	62	191
LT Vol	6	77	23	23
Through Vol	101	17	11	151
RT Vol	10	19	28	17
Lane Flow Rate	186	179	98	303
Geometry Grp	1	1	1	1
Degree of Util (X)	0.264	0.267	0.145	0.408
Departure Headway (Hd)	5.119	5.36	5.306	4.945
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	706	673	678	734
Service Time	3.119	3.374	3.323	2.945
HCM Lane V/C Ratio	0.263	0.266	0.145	0.413
HCM Control Delay, s/veh	9.9	10.3	9.2	11.3
HCM Lane LOS	A	B	A	B
HCM 95th-tile Q	1.1	1.1	0.5	2

Intersection	
Int Delay, s/veh	6.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	128	28	43	0	0	77
Future Vol, veh/h	128	28	43	0	0	77
Conflicting Peds, #/hr	0	0	0	10	10	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	59	59	59	59	59	59
Heavy Vehicles, %	0	0	0	0	1	1
Mvmt Flow	217	47	73	0	0	131

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	203	73	0	-	-	-
Stage 1	73	-	-	-	-	-
Stage 2	131	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	790	995	-	0	0	-
Stage 1	955	-	-	0	0	-
Stage 2	900	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	790	995	-	-	-	-
Mov Cap-2 Maneuver	790	-	-	-	-	-
Stage 1	955	-	-	-	-	-
Stage 2	900	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	11.47	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	820	-
HCM Lane V/C Ratio	-	0.322	-
HCM Ctrl Dly (s/v)	-	11.5	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q(veh)	-	1.4	-

Intersection	
Int Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	13	14	52	0	0	64
Future Vol, veh/h	13	14	52	0	0	64
Conflicting Peds, #/hr	0	0	0	25	25	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	54	54	54	54	54	54
Heavy Vehicles, %	0	0	0	0	1	1
Mvmt Flow	24	26	96	0	0	119

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	215	96	0	-	-	-
Stage 1	96	-	-	-	-	-
Stage 2	119	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	778	966	-	0	0	-
Stage 1	933	-	-	0	0	-
Stage 2	912	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	778	966	-	-	-	-
Mov Cap-2 Maneuver	778	-	-	-	-	-
Stage 1	933	-	-	-	-	-
Stage 2	912	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	9.42	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	865	-
HCM Lane V/C Ratio	-	0.058	-
HCM Ctrl Dly (s/v)	-	9.4	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0.2	-

Intersection	
Intersection Delay, s/veh	10.5
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	100	66	50	156	40	69	93	49	18	60	7
Future Vol, veh/h	11	100	66	50	156	40	69	93	49	18	60	7
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	2	2	2	0	0	0	0	0	0	0	0	0
Mvmt Flow	12	110	73	55	171	44	76	102	54	20	66	8
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	9.9	11.1	10.8	9.4
HCM LOS	A	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	33%	6%	20%	21%
Vol Thru, %	44%	56%	63%	71%
Vol Right, %	23%	37%	16%	8%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	211	177	246	85
LT Vol	69	11	50	18
Through Vol	93	100	156	60
RT Vol	49	66	40	7
Lane Flow Rate	232	195	270	93
Geometry Grp	1	1	1	1
Degree of Util (X)	0.333	0.27	0.378	0.142
Departure Headway (Hd)	5.168	4.999	5.034	5.46
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	696	720	719	657
Service Time	3.197	3.029	3.034	3.496
HCM Lane V/C Ratio	0.333	0.271	0.376	0.142
HCM Control Delay, s/veh	10.8	9.9	11.1	9.4
HCM Lane LOS	B	A	B	A
HCM 95th-tile Q	1.5	1.1	1.8	0.5

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	29	20	14	30	9	25	71	29	13	27	2
Future Vol, veh/h	15	29	20	14	30	9	25	71	29	13	27	2
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	2	2	2
Mvmt Flow	18	35	24	17	36	11	30	85	35	15	32	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.7	7.7	8	7.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	20%	23%	26%	31%
Vol Thru, %	57%	45%	57%	64%
Vol Right, %	23%	31%	17%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	125	64	53	42
LT Vol	25	15	14	13
Through Vol	71	29	30	27
RT Vol	29	20	9	2
Lane Flow Rate	149	76	63	50
Geometry Grp	1	1	1	1
Degree of Util (X)	0.169	0.09	0.077	0.062
Departure Headway (Hd)	4.08	4.271	4.375	4.436
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	863	843	823	811
Service Time	2.18	2.277	2.381	2.444
HCM Lane V/C Ratio	0.173	0.09	0.077	0.062
HCM Control Delay, s/veh	8	7.7	7.7	7.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.6	0.3	0.2	0.2

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	0	88	0	0	44
Future Vol, veh/h	2	0	88	0	0	44
Conflicting Peds, #/hr	4	0	0	5	5	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	0	131	0	0	66

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	201	131	0	-	-	-
Stage 1	131	-	-	-	-	-
Stage 2	70	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	792	923	-	0	0	-
Stage 1	900	-	-	0	0	-
Stage 2	958	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	789	923	-	-	-	-
Mov Cap-2 Maneuver	789	-	-	-	-	-
Stage 1	900	-	-	-	-	-
Stage 2	955	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	9.58	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	789	-
HCM Lane V/C Ratio	-	0.004	-
HCM Ctrl Dly (s/v)	-	9.6	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	0	63	0	0	41
Future Vol, veh/h	2	0	63	0	0	41
Conflicting Peds, #/hr	0	0	0	4	4	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	66	66	66	66	66	66
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	0	95	0	0	62

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	158	95	0	-	-	-
Stage 1	95	-	-	-	-	-
Stage 2	62	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	838	967	-	0	0	-
Stage 1	933	-	-	0	0	-
Stage 2	966	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	838	967	-	-	-	-
Mov Cap-2 Maneuver	838	-	-	-	-	-
Stage 1	933	-	-	-	-	-
Stage 2	966	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	9.31	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	838	-
HCM Lane V/C Ratio	-	0.004	-
HCM Ctrl Dly (s/v)	-	9.3	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

D. HCM REPORTS – BACKGROUND CONDITIONS

Intersection	
Intersection Delay, s/veh	11.2
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	25	112	73	36	48	25	36	76	27	30	166	13
Future Vol, veh/h	25	112	73	36	48	25	36	76	27	30	166	13
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	1	1	1	6	6	6	0	0	0
Mvmt Flow	32	144	94	46	62	32	46	97	35	38	213	17
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	11.5	10.1	10.6	11.8
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	26%	12%	33%	14%
Vol Thru, %	55%	53%	44%	79%
Vol Right, %	19%	35%	23%	6%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	139	210	109	209
LT Vol	36	25	36	30
Through Vol	76	112	48	166
RT Vol	27	73	25	13
Lane Flow Rate	178	269	140	268
Geometry Grp	1	1	1	1
Degree of Util (X)	0.271	0.389	0.214	0.394
Departure Headway (Hd)	5.481	5.2	5.504	5.295
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	654	692	651	678
Service Time	3.525	3.239	3.551	3.334
HCM Lane V/C Ratio	0.272	0.389	0.215	0.395
HCM Control Delay, s/veh	10.6	11.5	10.1	11.8
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	1.1	1.8	0.8	1.9

Intersection	
Intersection Delay, s/veh	10.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	78	17	19	23	11	28	6	103	10	23	153	17
Future Vol, veh/h	78	17	19	23	11	28	6	103	10	23	153	17
Peak Hour Factor	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63
Heavy Vehicles, %	1	1	1	3	3	3	3	3	3	1	1	1
Mvmt Flow	124	27	30	37	17	44	10	163	16	37	243	27
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.4	9.3	10	11.5
HCM LOS	B	A	A	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	68%	37%	12%
Vol Thru, %	87%	15%	18%	79%
Vol Right, %	8%	17%	45%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	119	114	62	193
LT Vol	6	78	23	23
Through Vol	103	17	11	153
RT Vol	10	19	28	17
Lane Flow Rate	189	181	98	306
Geometry Grp	1	1	1	1
Degree of Util (X)	0.269	0.27	0.146	0.421
Departure Headway (Hd)	5.133	5.381	5.328	4.953
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	703	668	673	729
Service Time	3.142	3.41	3.362	2.959
HCM Lane V/C Ratio	0.269	0.271	0.146	0.42
HCM Control Delay, s/veh	10	10.4	9.3	11.5
HCM Lane LOS	A	B	A	B
HCM 95th-tile Q	1.1	1.1	0.5	2.1

Intersection	
Int Delay, s/veh	6.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	130	28	44	0	0	78
Future Vol, veh/h	130	28	44	0	0	78
Conflicting Peds, #/hr	0	0	0	10	10	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	59	59	59	59	59	59
Heavy Vehicles, %	0	0	0	0	1	1
Mvmt Flow	220	47	75	0	0	132

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	207	75	0	-	-	-
Stage 1	75	-	-	-	-	-
Stage 2	132	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	786	993	-	0	0	-
Stage 1	953	-	-	0	0	-
Stage 2	899	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	786	993	-	-	-	-
Mov Cap-2 Maneuver	786	-	-	-	-	-
Stage 1	953	-	-	-	-	-
Stage 2	899	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	11.55	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	816	-
HCM Lane V/C Ratio	-	0.328	-
HCM Ctrl Dly (s/v)	-	11.5	-
HCM Lane LOS	-	B	-
HCM 95th %tile Q(veh)	-	1.4	-

Intersection	
Int Delay, s/veh	1.8

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	13	14	53	0	0	65
Future Vol, veh/h	13	14	53	0	0	65
Conflicting Peds, #/hr	0	0	0	25	25	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	54	54	54	54	54	54
Heavy Vehicles, %	0	0	0	0	1	1
Mvmt Flow	24	26	98	0	0	120

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	219	98	0	-	-	-
Stage 1	98	-	-	-	-	-
Stage 2	120	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	774	963	-	0	0	-
Stage 1	931	-	-	0	0	-
Stage 2	910	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	774	963	-	-	-	-
Mov Cap-2 Maneuver	774	-	-	-	-	-
Stage 1	931	-	-	-	-	-
Stage 2	910	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	9.43	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	862	-
HCM Lane V/C Ratio	-	0.058	-
HCM Ctrl Dly (s/v)	-	9.4	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0.2	-

Intersection	
Intersection Delay, s/veh	10.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	11	102	67	51	158	41	70	94	50	18	61	7
Future Vol, veh/h	11	102	67	51	158	41	70	94	50	18	61	7
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	2	2	2	0	0	0	0	0	0	0	0	0
Mvmt Flow	12	112	74	56	174	45	77	103	55	20	67	8
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10	11.2	10.9	9.5
HCM LOS	A	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	33%	6%	20%	21%
Vol Thru, %	44%	57%	63%	71%
Vol Right, %	23%	37%	16%	8%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	214	180	250	86
LT Vol	70	11	51	18
Through Vol	94	102	158	61
RT Vol	50	67	41	7
Lane Flow Rate	235	198	275	95
Geometry Grp	1	1	1	1
Degree of Util (X)	0.339	0.276	0.386	0.144
Departure Headway (Hd)	5.191	5.023	5.056	5.491
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	694	716	717	652
Service Time	3.224	3.054	3.056	3.532
HCM Lane V/C Ratio	0.339	0.277	0.384	0.146
HCM Control Delay, s/veh	10.9	10	11.2	9.5
HCM Lane LOS	B	A	B	A
HCM 95th-tile Q	1.5	1.1	1.8	0.5

Intersection	
Intersection Delay, s/veh	7.8
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	15	29	20	14	30	9	25	72	29	13	27	2
Future Vol, veh/h	15	29	20	14	30	9	25	72	29	13	27	2
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	2	2	2
Mvmt Flow	18	35	24	17	36	11	30	86	35	15	32	2
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.7	7.7	8	7.7
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	20%	23%	26%	31%
Vol Thru, %	57%	45%	57%	64%
Vol Right, %	23%	31%	17%	5%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	126	64	53	42
LT Vol	25	15	14	13
Through Vol	72	29	30	27
RT Vol	29	20	9	2
Lane Flow Rate	150	76	63	50
Geometry Grp	1	1	1	1
Degree of Util (X)	0.17	0.09	0.077	0.062
Departure Headway (Hd)	4.081	4.273	4.377	4.437
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	864	843	822	811
Service Time	2.18	2.279	2.383	2.445
HCM Lane V/C Ratio	0.174	0.09	0.077	0.062
HCM Control Delay, s/veh	8	7.7	7.7	7.7
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.6	0.3	0.2	0.2

Intersection	
Int Delay, s/veh	0.1

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	0	89	0	0	45
Future Vol, veh/h	2	0	89	0	0	45
Conflicting Peds, #/hr	4	0	0	5	5	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	67	67	67	67	67	67
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	0	133	0	0	67

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	204	133	0	-	-	-
Stage 1	133	-	-	-	-	-
Stage 2	71	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	789	922	-	0	0	-
Stage 1	898	-	-	0	0	-
Stage 2	957	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	786	922	-	-	-	-
Mov Cap-2 Maneuver	786	-	-	-	-	-
Stage 1	898	-	-	-	-	-
Stage 2	953	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	9.6	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	786	-
HCM Lane V/C Ratio	-	0.004	-
HCM Ctrl Dly (s/v)	-	9.6	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	2	0	64	0	0	42
Future Vol, veh/h	2	0	64	0	0	42
Conflicting Peds, #/hr	0	0	0	4	4	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	66	66	66	66	66	66
Heavy Vehicles, %	0	0	0	0	0	0
Mvmt Flow	3	0	97	0	0	64

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	161	97	0	-	-	-
Stage 1	97	-	-	-	-	-
Stage 2	64	-	-	-	-	-
Critical Hdwy	6.4	6.2	-	-	-	-
Critical Hdwy Stg 1	5.4	-	-	-	-	-
Critical Hdwy Stg 2	5.4	-	-	-	-	-
Follow-up Hdwy	3.5	3.3	-	-	-	-
Pot Cap-1 Maneuver	835	965	-	0	0	-
Stage 1	932	-	-	0	0	-
Stage 2	964	-	-	0	0	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	835	965	-	-	-	-
Mov Cap-2 Maneuver	835	-	-	-	-	-
Stage 1	932	-	-	-	-	-
Stage 2	964	-	-	-	-	-

Approach	WB	NB	SB
HCM Ctrl Dly, s/v	9.33	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBT	WBLn1	SBT
Capacity (veh/h)	-	835	-
HCM Lane V/C Ratio	-	0.004	-
HCM Ctrl Dly (s/v)	-	9.3	-
HCM Lane LOS	-	A	-
HCM 95th %tile Q(veh)	-	0	-

E. HCM REPORTS – BUILD CONDITIONS

Intersection	
Intersection Delay, s/veh	11.6
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	26	112	73	36	48	26	36	81	27	33	180	16
Future Vol, veh/h	26	112	73	36	48	26	36	81	27	33	180	16
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Heavy Vehicles, %	2	2	2	1	1	1	6	6	6	0	0	0
Mvmt Flow	33	144	94	46	62	33	46	104	35	42	231	21
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	11.9	10.3	10.8	12.5
HCM LOS	B	B	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	25%	12%	33%	14%
Vol Thru, %	56%	53%	44%	79%
Vol Right, %	19%	35%	24%	7%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	144	211	110	229
LT Vol	36	26	36	33
Through Vol	81	112	48	180
RT Vol	27	73	26	16
Lane Flow Rate	185	271	141	294
Geometry Grp	1	1	1	1
Degree of Util (X)	0.285	0.399	0.22	0.435
Departure Headway (Hd)	5.558	5.306	5.616	5.333
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	644	676	637	675
Service Time	3.609	3.353	3.67	3.378
HCM Lane V/C Ratio	0.287	0.401	0.221	0.436
HCM Control Delay, s/veh	10.8	11.9	10.3	12.5
HCM Lane LOS	B	B	B	B
HCM 95th-tile Q	1.2	1.9	0.8	2.2

Intersection	
Intersection Delay, s/veh	11.4
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	79	17	19	23	11	29	6	110	10	28	173	22
Future Vol, veh/h	79	17	19	23	11	29	6	110	10	28	173	22
Peak Hour Factor	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63
Heavy Vehicles, %	1	1	1	3	3	3	3	3	3	1	1	1
Mvmt Flow	125	27	30	37	17	46	10	175	16	44	275	35
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.8	9.6	10.4	12.8
HCM LOS	B	A	B	B

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	5%	69%	37%	13%
Vol Thru, %	87%	15%	17%	78%
Vol Right, %	8%	17%	46%	10%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	126	115	63	223
LT Vol	6	79	23	28
Through Vol	110	17	11	173
RT Vol	10	19	29	22
Lane Flow Rate	200	183	100	354
Geometry Grp	1	1	1	1
Degree of Util (X)	0.29	0.282	0.153	0.493
Departure Headway (Hd)	5.224	5.555	5.507	5.014
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	688	646	650	722
Service Time	3.26	3.593	3.551	3.014
HCM Lane V/C Ratio	0.291	0.283	0.154	0.49
HCM Control Delay, s/veh	10.4	10.8	9.6	12.8
HCM Lane LOS	B	B	A	B
HCM 95th-tile Q	1.2	1.2	0.5	2.8

Intersection	
Int Delay, s/veh	7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	15	130	0	28	5	48	0	0	93	0
Future Vol, veh/h	0	0	15	130	0	28	5	48	0	0	93	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	10	10	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	59	59	59	59	59	59	59	59	59	59	59	59
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	1	1	1
Mvmt Flow	0	0	25	220	0	47	8	81	0	0	158	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	256	256	158	256	-	81	158	0	-	-	-	0
Stage 1	158	158	-	98	-	-	-	-	-	-	-	-
Stage 2	98	98	-	158	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	-	6.2	4.1	-	-	-	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	3.3	2.2	-	-	-	-	-
Pot Cap-1 Maneuver	701	651	893	701	0	984	1434	-	0	0	-	-
Stage 1	849	771	-	913	0	-	-	-	0	0	-	-
Stage 2	913	818	-	849	0	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	663	647	893	677	-	984	1434	-	-	-	-	-
Mov Cap-2 Maneuver	663	647	-	677	-	-	-	-	-	-	-	-
Stage 1	849	771	-	907	-	-	-	-	-	-	-	-
Stage 2	864	813	-	825	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	9.15	12.99	0.71	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	170	-	893	717	-	-
HCM Lane V/C Ratio	0.006	-	0.028	0.374	-	-
HCM Ctrl Dly (s/v)	7.5	0	9.1	13	-	-
HCM Lane LOS	A	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	1.7	-	-

Intersection	
Int Delay, s/veh	2.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	15	13	0	14	4	53	0	0	65	0
Future Vol, veh/h	0	0	15	13	0	14	4	53	0	0	65	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	25	25	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	54	54	54	54	54	54	54	54	54	54	54	54
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	1	1	1
Mvmt Flow	0	0	28	24	0	26	7	98	0	0	120	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	233	233	120	233	-	98	120	0	-	-	-	0
Stage 1	120	120	-	113	-	-	-	-	-	-	-	-
Stage 2	113	113	-	120	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	-	6.2	4.1	-	-	-	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	3.3	2.2	-	-	-	-	-
Pot Cap-1 Maneuver	726	670	936	726	0	963	1480	-	0	0	-	-
Stage 1	889	800	-	897	0	-	-	-	0	0	-	-
Stage 2	897	806	-	889	0	-	-	-	0	0	-	-
Platoon blocked, %								-			-	-
Mov Cap-1 Maneuver	702	667	936	700	-	963	1480	-	-	-	-	-
Mov Cap-2 Maneuver	702	667	-	700	-	-	-	-	-	-	-	-
Stage 1	889	800	-	892	-	-	-	-	-	-	-	-
Stage 2	868	802	-	862	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.96	9.7	0.52	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	126	-	936	816	-	-
HCM Lane V/C Ratio	0.005	-	0.03	0.061	-	-
HCM Ctrl Dly (s/v)	7.4	0	9	9.7	-	-
HCM Lane LOS	A	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	0.2	-	-

Intersection	
Intersection Delay, s/veh	10.9
Intersection LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	13	102	67	51	158	43	70	108	50	20	69	9
Future Vol, veh/h	13	102	67	51	158	43	70	108	50	20	69	9
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles, %	2	2	2	0	0	0	0	0	0	0	0	0
Mvmt Flow	14	112	74	56	174	47	77	119	55	22	76	10
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	10.2	11.5	11.3	9.7
HCM LOS	B	B	B	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	31%	7%	20%	20%
Vol Thru, %	47%	56%	63%	70%
Vol Right, %	22%	37%	17%	9%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	228	182	252	98
LT Vol	70	13	51	20
Through Vol	108	102	158	69
RT Vol	50	67	43	9
Lane Flow Rate	251	200	277	108
Geometry Grp	1	1	1	1
Degree of Util (X)	0.366	0.285	0.394	0.166
Departure Headway (Hd)	5.255	5.135	5.127	5.552
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	684	700	703	645
Service Time	3.287	3.168	3.158	3.591
HCM Lane V/C Ratio	0.367	0.286	0.394	0.167
HCM Control Delay, s/veh	11.3	10.2	11.5	9.7
HCM Lane LOS	B	B	B	A
HCM 95th-tile Q	1.7	1.2	1.9	0.6

Intersection	
Intersection Delay, s/veh	8.1
Intersection LOS	A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	19	29	20	14	30	14	25	90	29	15	39	4
Future Vol, veh/h	19	29	20	14	30	14	25	90	29	15	39	4
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	2	2	2
Mvmt Flow	23	35	24	17	36	17	30	107	35	18	46	5
Number of Lanes	0	1	0	0	1	0	0	1	0	0	1	0

Approach	EB	WB	NB	SB
Opposing Approach	WB	EB	SB	NB
Opposing Lanes	1	1	1	1
Conflicting Approach Left	SB	NB	EB	WB
Conflicting Lanes Left	1	1	1	1
Conflicting Approach Right	NB	SB	WB	EB
Conflicting Lanes Right	1	1	1	1
HCM Control Delay, s/veh	7.9	7.9	8.3	7.9
HCM LOS	A	A	A	A

Lane	NBLn1	EBLn1	WBLn1	SBLn1
Vol Left, %	17%	28%	24%	26%
Vol Thru, %	63%	43%	52%	67%
Vol Right, %	20%	29%	24%	7%
Sign Control	Stop	Stop	Stop	Stop
Traffic Vol by Lane	144	68	58	58
LT Vol	25	19	14	15
Through Vol	90	29	30	39
RT Vol	29	20	14	4
Lane Flow Rate	171	81	69	69
Geometry Grp	1	1	1	1
Degree of Util (X)	0.202	0.099	0.085	0.086
Departure Headway (Hd)	4.233	4.394	4.432	4.468
Convergence, Y/N	Yes	Yes	Yes	Yes
Cap	850	817	810	804
Service Time	2.248	2.414	2.452	2.485
HCM Lane V/C Ratio	0.201	0.099	0.085	0.086
HCM Control Delay, s/veh	8.3	7.9	7.9	7.9
HCM Lane LOS	A	A	A	A
HCM 95th-tile Q	0.8	0.3	0.3	0.3

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	8	2	0	0	14	102	0	0	50	0
Future Vol, veh/h	0	0	8	2	0	0	14	102	0	0	50	0
Conflicting Peds, #/hr	0	0	4	4	0	0	0	0	5	5	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	67	67	67	67	67	67	67	67	67	67	67
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	0	12	3	0	0	21	152	0	0	75	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	269	269	79	273	-	-	75	0	-	-	-	0
Stage 1	75	75	-	194	-	-	-	-	-	-	-	-
Stage 2	194	194	-	79	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	-	-	4.1	-	-	-	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	-	2.2	-	-	-	-	-
Pot Cap-1 Maneuver	688	641	987	684	0	0	1538	-	0	0	-	-
Stage 1	940	837	-	812	0	0	-	-	0	0	-	-
Stage 2	812	744	-	935	0	0	-	-	0	0	-	-
Platoon blocked, %						-		-			-	-
Mov Cap-1 Maneuver	678	631	984	663	-	-	1538	-	-	-	-	-
Mov Cap-2 Maneuver	678	631	-	663	-	-	-	-	-	-	-	-
Stage 1	940	837	-	800	-	-	-	-	-	-	-	-
Stage 2	800	733	-	920	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.7	10.45	0.89	0
HCM LOS	A	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	217	-	984	663	-	-
HCM Lane V/C Ratio	0.014	-	0.012	0.005	-	-
HCM Ctrl Dly (s/v)	7.4	0	8.7	10.5	-	-
HCM Lane LOS	A	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	0	-	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	0	0	8	2	0	0	13	64	0	0	42	0
Future Vol, veh/h	0	0	8	2	0	0	13	64	0	0	42	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	4	4	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	66	66	66	66	66	66	66	66	66	66	66	66
Heavy Vehicles, %	0	0	0	0	0	0	0	0	0	0	0	0
Mvmt Flow	0	0	12	3	0	0	20	97	0	0	64	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	200	200	64	200	-	-	64	0	-	-	-	0
Stage 1	64	64	-	136	-	-	-	-	-	-	-	-
Stage 2	136	136	-	64	-	-	-	-	-	-	-	-
Critical Hdwy	7.1	6.5	6.2	7.1	-	-	4.1	-	-	-	-	-
Critical Hdwy Stg 1	6.1	5.5	-	6.1	-	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.1	5.5	-	6.1	-	-	-	-	-	-	-	-
Follow-up Hdwy	3.5	4	3.3	3.5	-	-	2.2	-	-	-	-	-
Pot Cap-1 Maneuver	763	699	1006	763	0	0	1552	-	0	0	-	-
Stage 1	952	846	-	872	0	0	-	-	0	0	-	-
Stage 2	872	787	-	952	0	0	-	-	0	0	-	-
Platoon blocked, %						-		-			-	-
Mov Cap-1 Maneuver	753	690	1006	744	-	-	1552	-	-	-	-	-
Mov Cap-2 Maneuver	753	690	-	744	-	-	-	-	-	-	-	-
Stage 1	952	846	-	860	-	-	-	-	-	-	-	-
Stage 2	860	777	-	941	-	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Ctrl Dly, s/v	8.62	9.86	1.24	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	WBLn1	SBT	SBR
Capacity (veh/h)	304	-	1006	744	-	-
HCM Lane V/C Ratio	0.013	-	0.012	0.004	-	-
HCM Ctrl Dly (s/v)	7.3	0	8.6	9.9	-	-
HCM Lane LOS	A	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	0	-	-

F. TRIP GENERATION & DISTRIBUTION – INTERSECTION BREAKDOWN

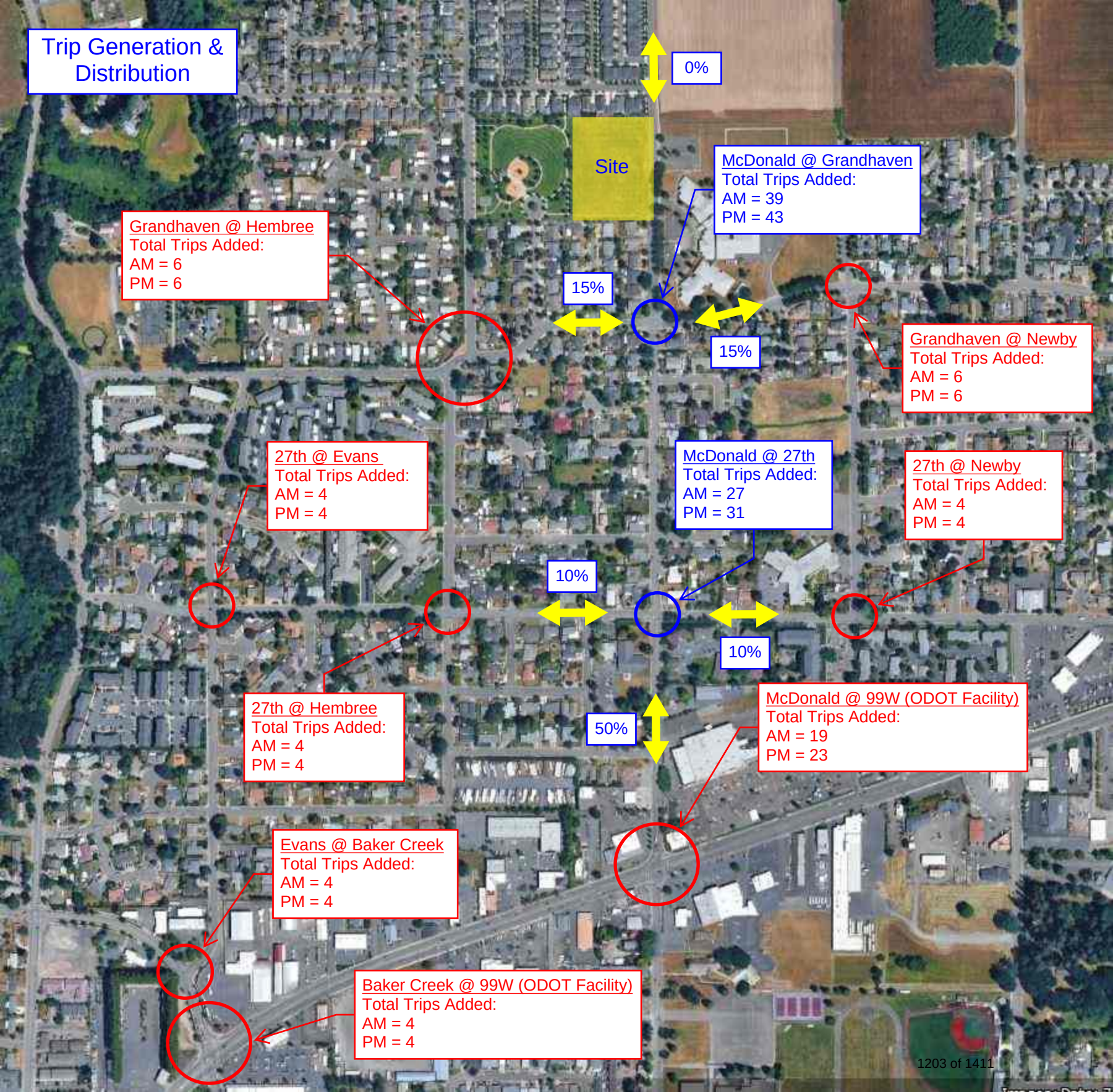

Trip Generation & Distribution
0%
Site
McDonald @ Grandhaven
Total Trips Added:
AM = 39
PM = 43
Grandhaven @ Hembree
Total Trips Added:
AM = 6
PM = 6
15%
15%
Grandhaven @ Newby
Total Trips Added:
AM = 6
PM = 6
27th @ Evans
Total Trips Added:
AM = 4
PM = 4
McDonald @ 27th
Total Trips Added:
AM = 27
PM = 31
27th @ Newby
Total Trips Added:
AM = 4
PM = 4
10%
10%
27th @ Hembree
Total Trips Added:
AM = 4
PM = 4
50%
McDonald @ 99W (ODOT Facility)
Total Trips Added:
AM = 19
PM = 23
Evans @ Baker Creek
Total Trips Added:
AM = 4
PM = 4
Baker Creek @ 99W (ODOT Facility)
Total Trips Added:
AM = 4
PM = 4

EXHIBIT 10
SANITARY SEWER SYSTEM MAP

EXHIBIT 10
SANITARY SEWER SYSTEM MAP



EXHIBIT 11
SANITARY SEWER ANALYSIS

Parkview Development Capacity Assessment

Date:	August 28, 2025
Project name:	City of McMinnville On-call Modeling
Project no:	D3646100
Client:	City of McMinnville
Prepared by:	Ezekiel Harrison, EIT Thomas C. Walsh, PhD PE
Reviewed by:	Shad Roundy, PE
Document no:	Parkview Development Analysis
Revision no:	2

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3. **Flow Definitions, Assumptions, and Estimates** 3
4. **Capacity Analysis in Existing Modeled Gravity Trunk Sewers** 8
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   - 4.3 Local 8-inch Piping Capacity Assessment 8
   - 4.4 Conclusions 8

1. Introduction

The City of McMinnville (City) is requesting a capacity assessment to understand the impacts related to the Parkview Development on the sanitary sewer system. The property has an assumed development zoning of R2 for the City's sanitary capacity model, but the development is applying to annex as R4 with a density of between 72 and 78 dwelling units. The development is located north of NE Grandhaven Street, between NE McDonald Lane and NE Hembree Street, and will discharge into a 15" receiving trunkline that runs south along NE Newby Street, NE 27th Street, and NE McDaniel Lane, prior to discharging into the 21" trunkline which conveys flows east and south to the Raw Sewage Pump Station.

2. Sanitary Sewer Capacity Criteria

The City's criteria for evaluating gravity sanitary sewers focuses on the allowable surcharging during a wet weather 5-year design storm event (shown in Figure 1) and limiting the depth of flow within the pipe's crown during dry weather conditions. For pump stations, the criteria focus on the peak hour wet weather flows, with the largest pump out of service (firm capacity). Force main criteria compare velocity during varied operational conditions, with 8 and 10 feet per second (FPS) being critical thresholds.

Deficient sanitary sewers assume a high risk to property and public health when the surcharged hydraulic gradeline (HGL) is within 3 feet of the ground surface (also known as freeboard, which is defined as the clearance from the water surface elevation to the manhole rim) and a moderate risk when the surcharged HGL is within 10 feet of the ground surface, during the 5-year design storm.

Surcharge can occur within the network due to one or more conditions including capacity limitations (where the full capacity of the pipeline is less than the peak flow to be conveyed) or backwater conditions (where downstream capacity limitations cause a backup of the water in the upstream system).

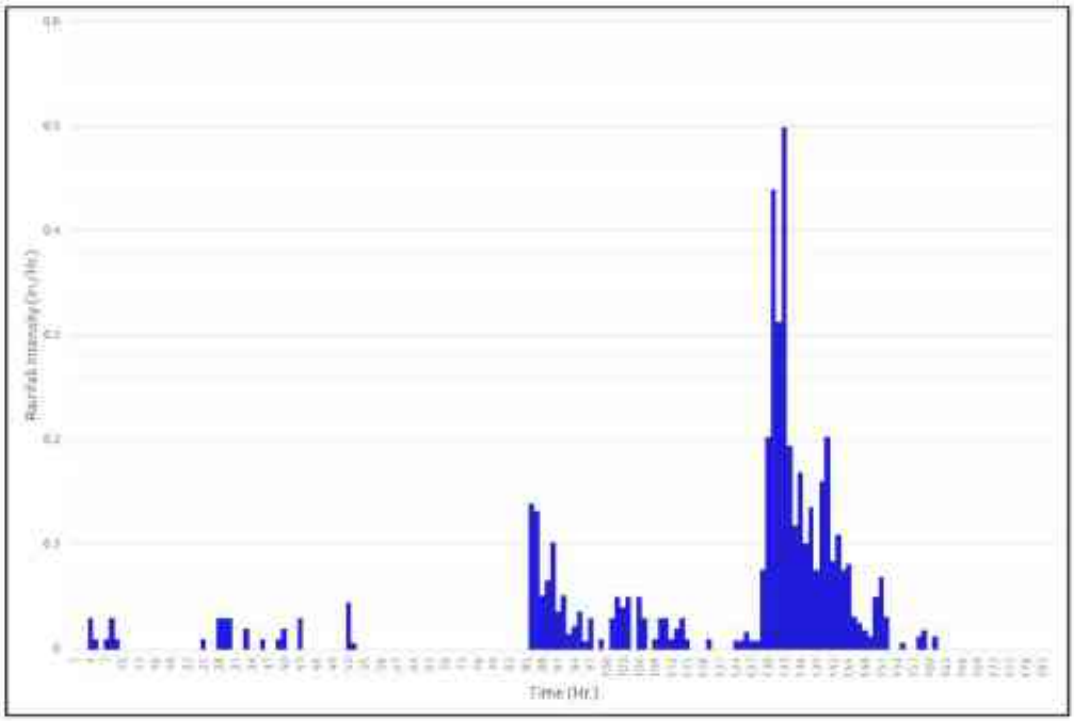


Figure 1. City of McMinnville 5-Year Frequency Design Storm.

3. Flow Definitions, Assumptions, and Estimates

Flow rates were developed for Parkview Development, components of which include:

- **Dry Weather Flow (DWF)**: Wastewater from residential sources. DWF is primarily a function of population with varied wastewater discharge throughout the day. Typical diurnal variation includes low flow rates in the middle of the night and peaks during the morning and early evening hours.
- **Groundwater Infiltration (GWI):** Groundwater entering the collection system unrelated to a specific rain event. GWI occurs when groundwater levels are above the sewer pipe invert and infiltrate through defective pipes, pipe joints, and manhole walls. This component of the wastewater flow is typically seasonal and higher during the winter months.
- **Wet Weather Flow (WWF or RDI/I)**: Also known as *rainfall derived infiltration and inflow* (RDI/I). Stormwater enters the collection system during or immediately following a rain event. Stormwater inflow reaches the collection system by direct connections, such as roof downspouts connected to sanitary sewers, yard and area drains, holes in manhole covers, or cross-connections with storm drains or catch basins. Infiltration includes flow that enters defective pipes, pipe joints, and manhole walls after percolating through the soil during and immediately following a storm event.

Two flow scenarios were developed for Parkview Development: (1) a low-flow scenario assuming a standard (R2) density and (2) a high-flow scenario assuming a higher (R4/R5) density. These low and high-flow scenarios also use a variable rate of RDI/I flow generation, between 2,500 and 4,000 gallons per net acre, per day (GPNAD). Table 1 details assumptions and factors related to the development of flows. Figure 2 and Figure 3 demonstrate the model-simulated dry-weather and 5-Year frequency design storm RDI/I flows for Scenario 1, respectively. Similarly, Figure 4 and Figure 5 demonstrate the model-simulated dry-weather and 5-year frequency design storm RDI/I flows for Scenario 2, respectively.

Table 1. Parkview Development Flow Loading Components.

Flow Loading Component	Low-Flow (Scenario 1) (R2)	High-Flow (Scenario 2) (R4/R5)	Units
Gross Acres	3.17	3.17	N/A
Net Acre Factor	0.75	0.75	N/A
Net Acres (developed acres)	2.38	2.38	N/A
Units[1]	12	48-78	N/A
Units Per Net Acre	5	20-33	N/A
Persons Per Unit	2.57	2.57	N/A
Per-Capita Flow	54.6-67.0	54.6-67.0	GPCPD
Dry Weather Peaking Factor	1.5 – 2.0	1.5 – 2.0	N/A
Peak RDI/I Rate	2,500	4,000	GPNAD
Average DWF	0.004 (2.5)	0.007-0.013 (4.9-9.0)	MGD (GPM)
Peak DWF	0.006-0.007 (4.2 – 4.9)	0.011-0.021 (7.3-15.0)	MGD (GPM)
Peak DWF + WWF	0.012 (8.3)	0.021-0.042 (15.0-29.0)	MGD (GPM)

[1] Note: Units based on standard densities and up to requested units from developer (5 units per net acre for R-2 and 20 units per net acre for R-4 with developer requesting 72 to 78 total units); MGD = million gallons per day; GPM = gallons per minute; GPCP = gallons per capital per day; GPNAD = gallons per net or developed acre per day; DWF = dry weather flow; WWF = wet weather flow

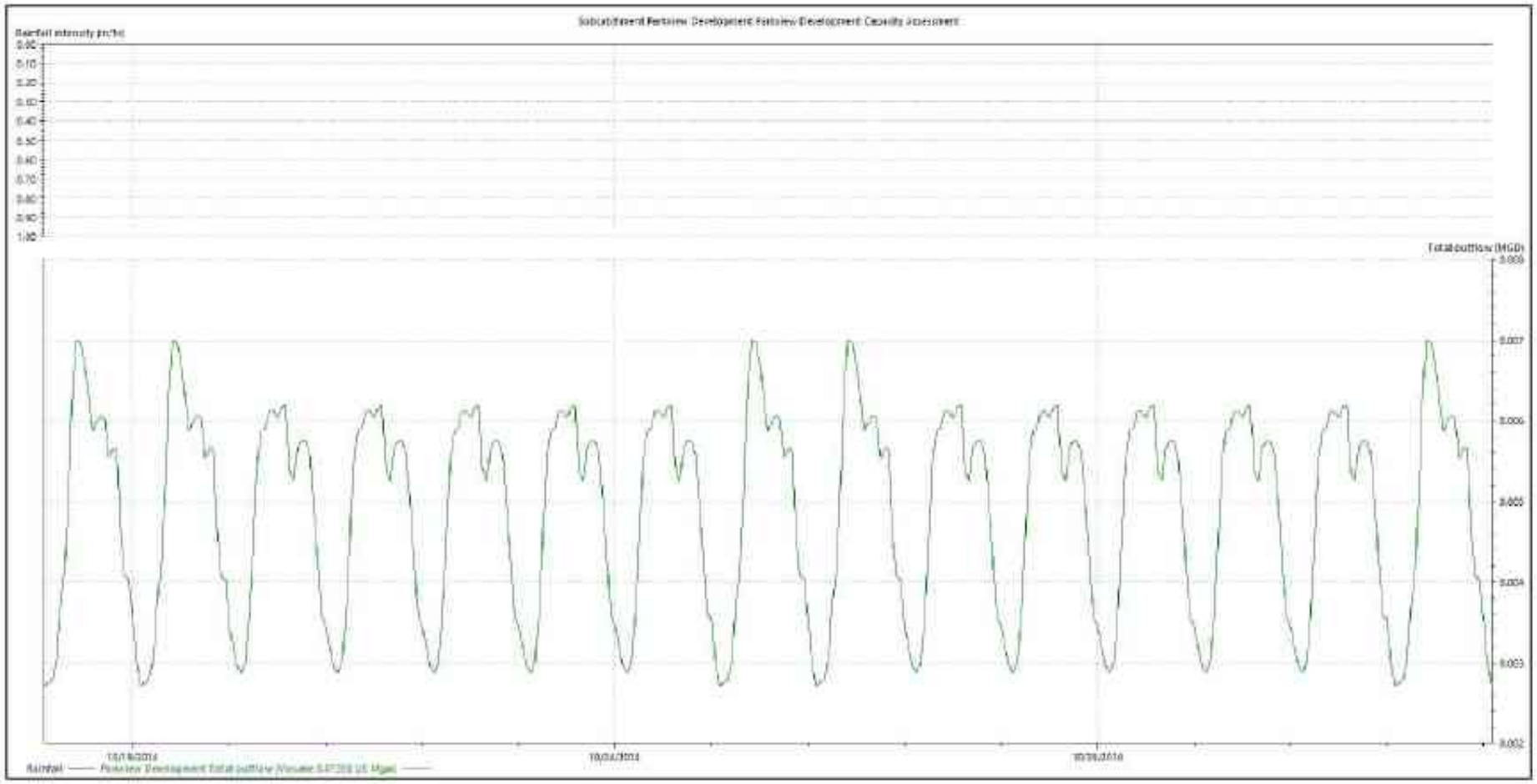


Figure 2. Scenario 1 (R2 Density) Simulated Dry Weather Flow.

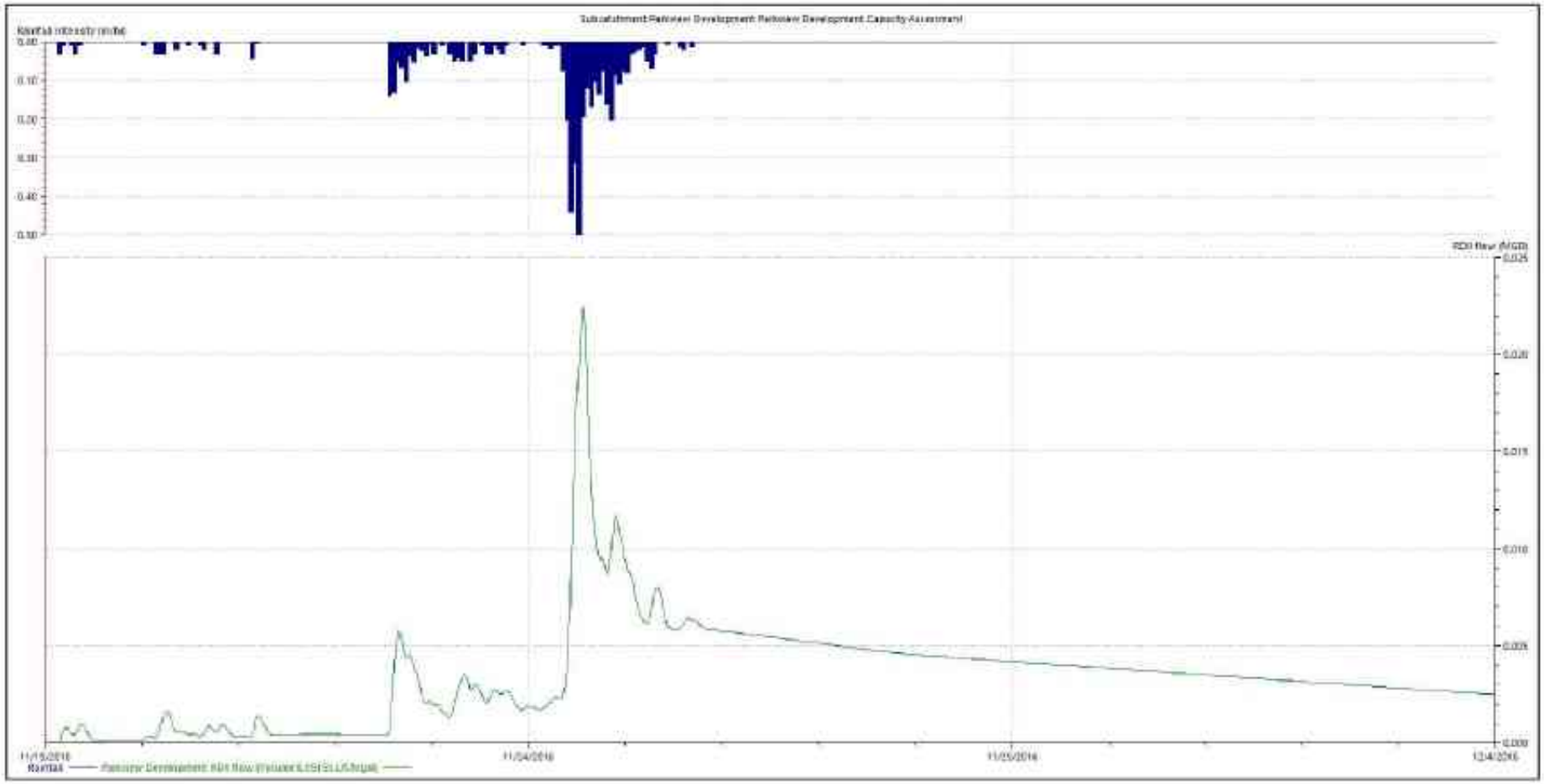


Figure 3. Scenario 1 (R2 Density) Simulated RDII Flow (5-Year Frequency Design Storm).

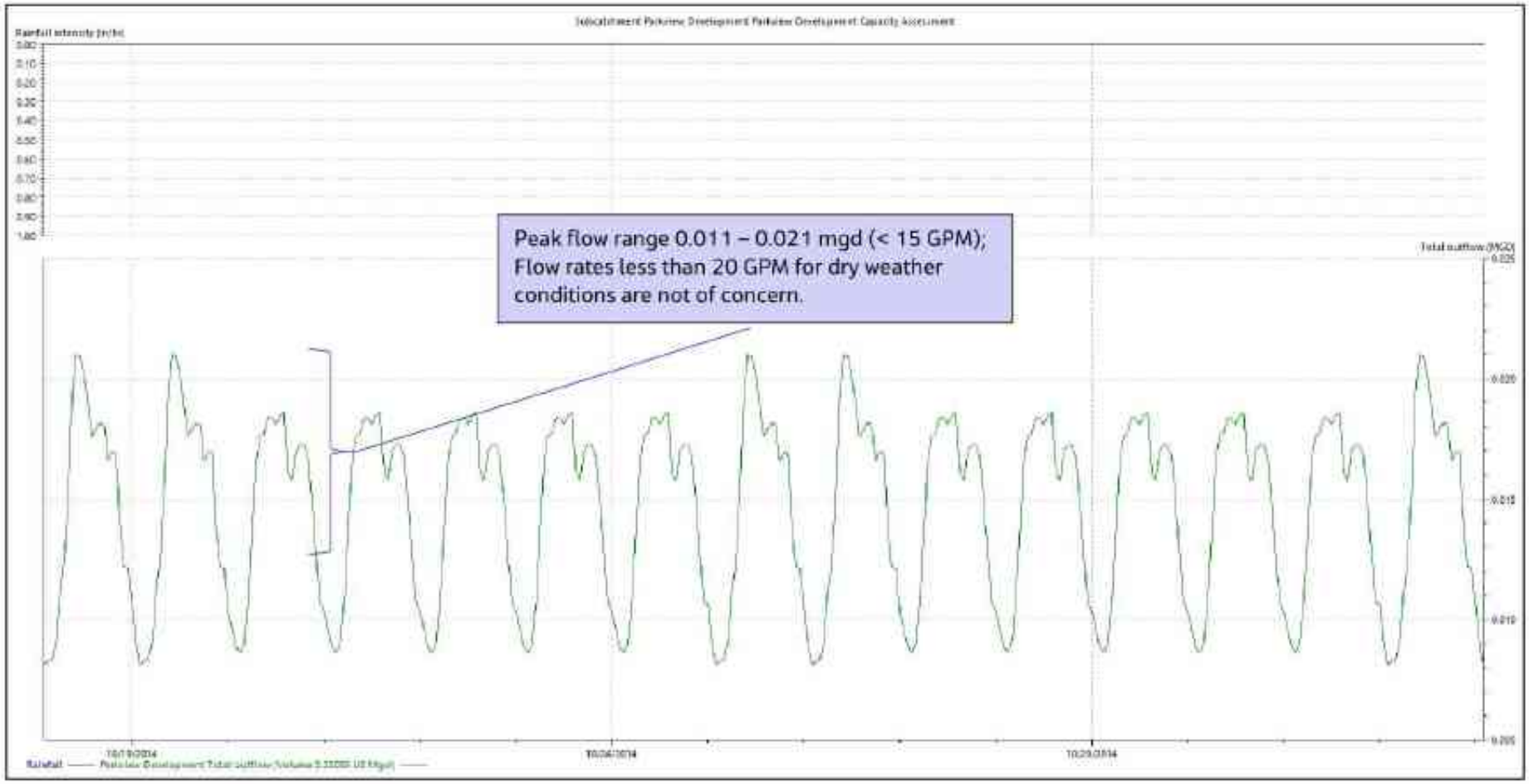


Figure 4. Scenario 2 (R4/R5 Density) Simulated Dry Weather Flow.

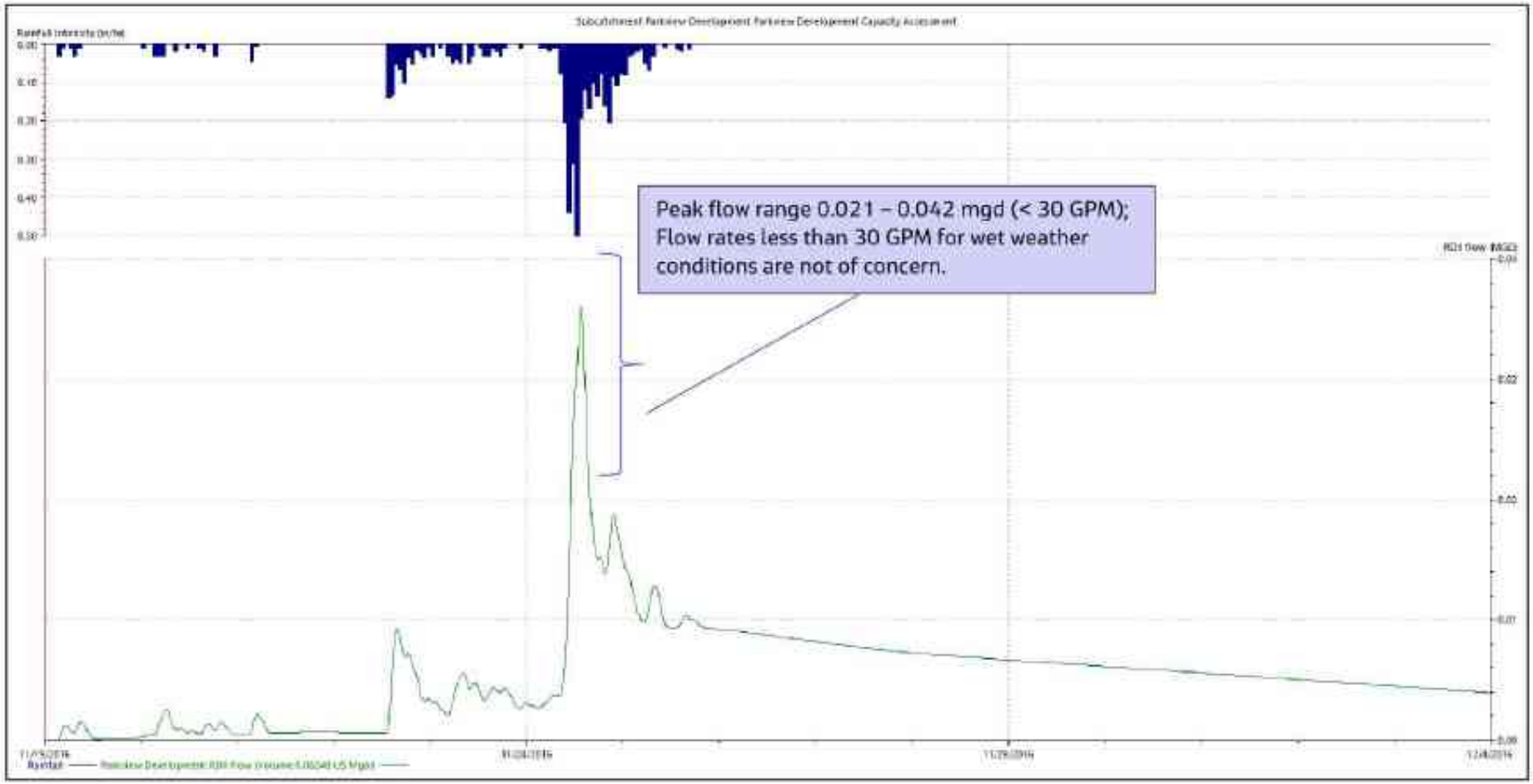


Figure 5. Scenario 2 (R4/R5 Density) Simulated RDII Flow (5-Year Frequency Design Storm). *Modeled conservative flows to show adequate capacity in system for range of wet weather influence.*

4. Capacity Analysis in Existing Modeled Gravity Trunk Sewers

The additional flow associated with this development does not directly cause any additional adverse impacts on the modeled sewer(s) under dry weather and wet weather conditions. For the wet weather scenarios, the receiving lines do experience backwater stemming from capacity limitations downstream.

4.1 Existing Conditions without Parkview Development

Figure 6 and Figure 7 demonstrate the capacity of the existing infrastructure subject to dry weather in 2025, and the 5-year design storm wet weather conditions, respectively and without the Parkview Development.

4.2 Existing Conditions with the inclusion of Parkview Development

Figure 8 and Figure 9 demonstrate the capacity of the existing infrastructure subject to dry weather and 5-year design storm wet weather conditions, including the lower-flows (R2-zoning) associated with the Parkview Development, respectively. Similarly, Figure 10 and Figure 11 demonstrate the capacity of the existing infrastructure subject to 2025 dry weather and the 5-year design storm wet weather conditions, including the higher-flows (R4/R5-zoning) associated with the Parkview Development, respectively.

4.3 Local 8-inch Piping Capacity Assessment

The 8-inch piping in the system is not modeled. A standard 8-inch pipeline at minimum slope (0.004 foot/foot) typically has excess capacity and has been designed based on minimum diameter and slope standards. 8-inch piping at 0.004 foot/foot slope has a full flow capacity of 340 gallons per minute (GPM) or the equivalent capacity of 700 equivalent dwelling units (EDUs). Based on local 8-inch piping in the City Geographical Information System (GIS), the maximum number of units anticipated to contribute to existing 8-inch lines upstream of the modeled trunk sewers is less than 700 EDUs including the Parkview Development at R4/R5 zoning. However, there are some pipe segments that may not meet the minimum slope requirements of 0.004 foot/foot as shown in Figure 12. The preferrable discharge location for Parkview Development is on Northeast MacDonald Lane south of NE Samson Street to avoid limiting slopes.

4.4 Conclusions

Based on this capacity assessment, the downstream sanitary sewer system has adequate capacity for the Parkview Development at the R4/R5 zoning for modeled piping 10-inch and larger. 8-inch piping with a slope equal to a minimum standard of 0.004 foot/foot also will have adequate capacity. The City should ensure that the developer connects to 8-inch sewers with slopes greater than or equal to the minimum standard.

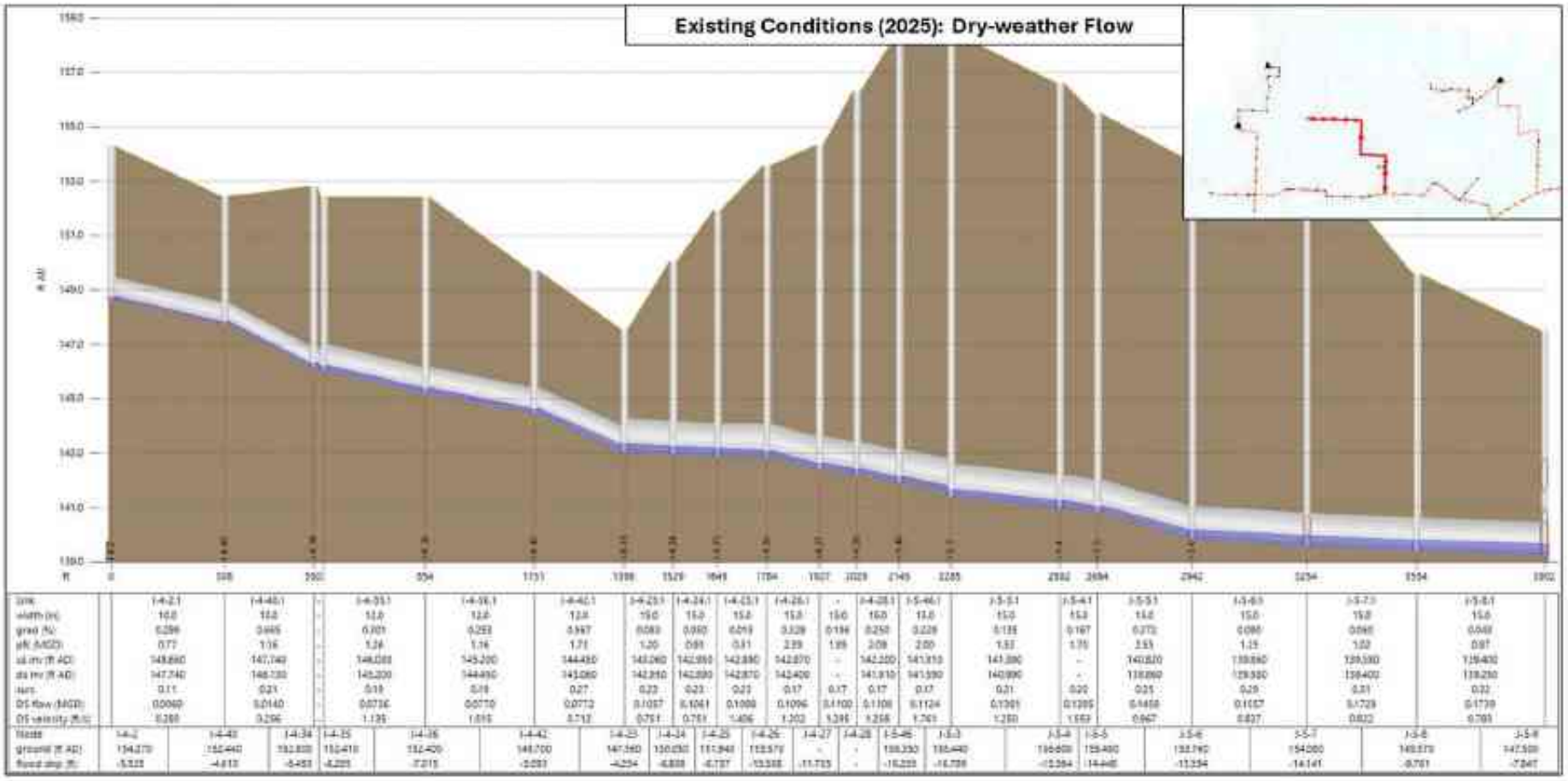


Figure 6. Base Model (without Parkview Development) Receiving Trunk Profile, Existing Conditions (2025), Dry Weather Flow. The system has adequate capacity.

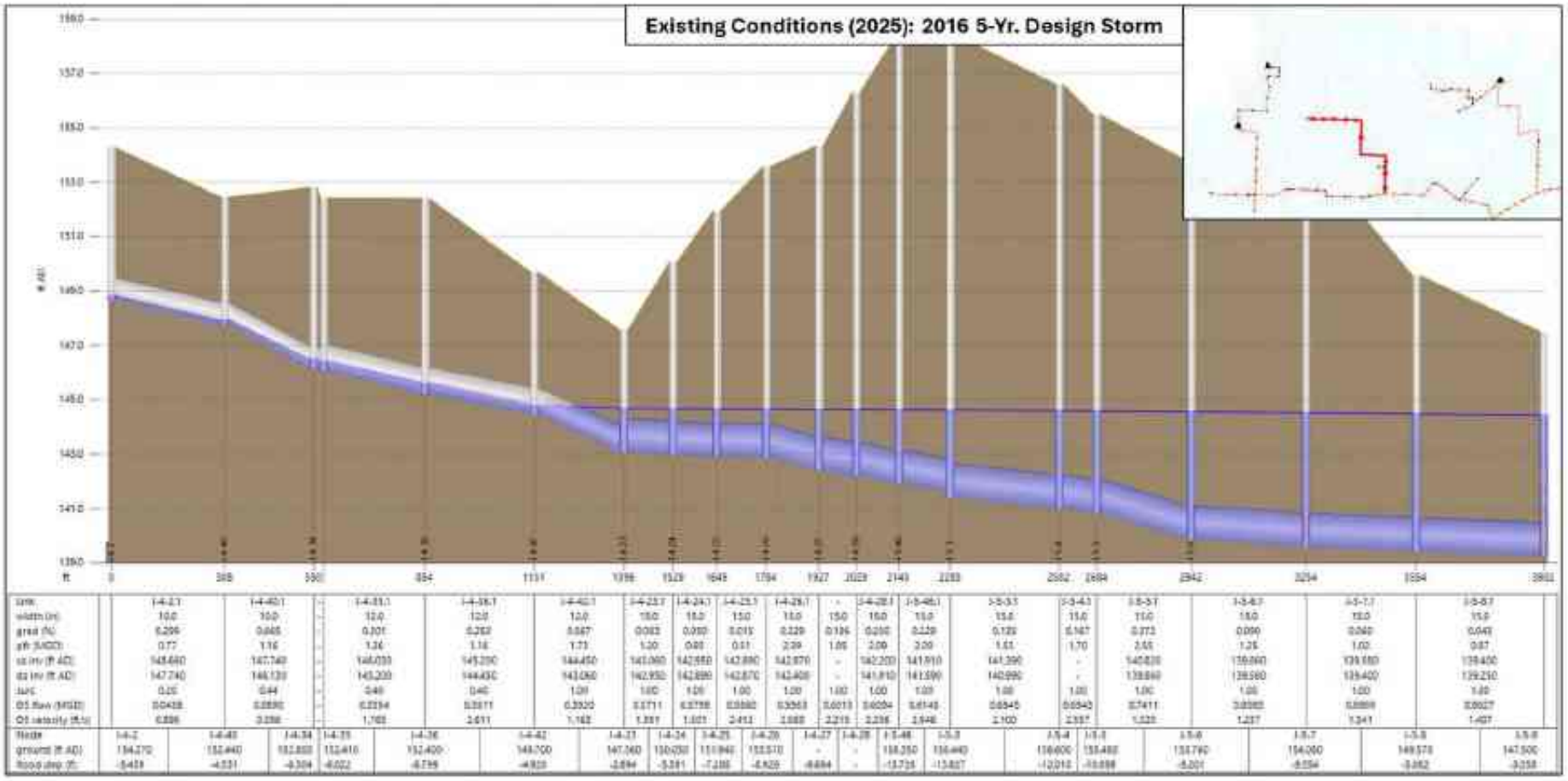


Figure 7. Base Model (without Parkview Development) Receiving Trunk Profile, Existing Conditions (2025), 5 Year Frequency Design Storm. The system has adequate capacity. Backwater due to limiting capacity at the Raw Sewage Pump Station (2 to 3 feet of freeboard acceptable).

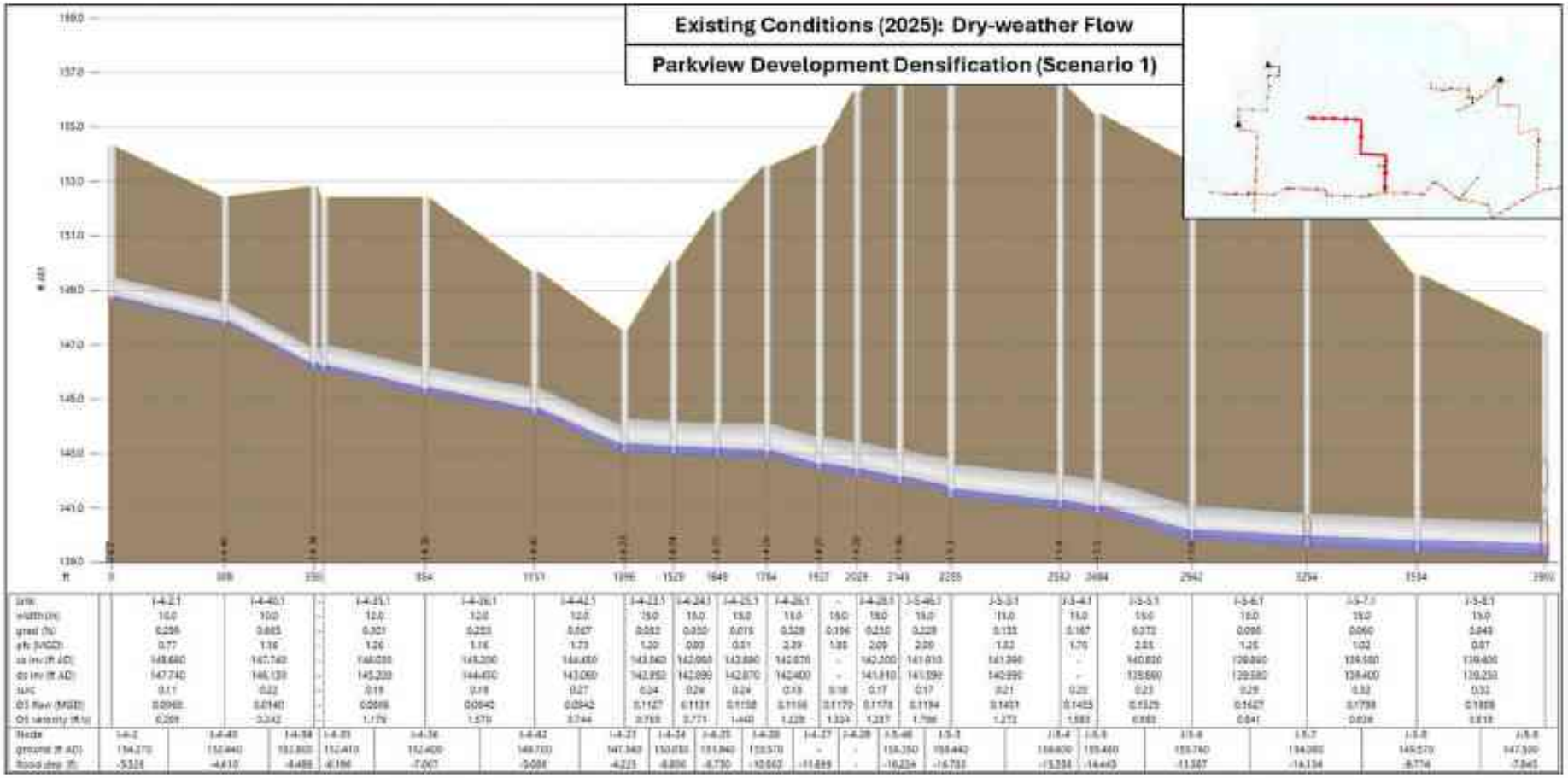


Figure 8. Scenario 1 (Low-Flow Parkview Development) Receiving Trunk Profile, Existing Conditions (2025), Dry Weather Flow. The system has adequate capacity.

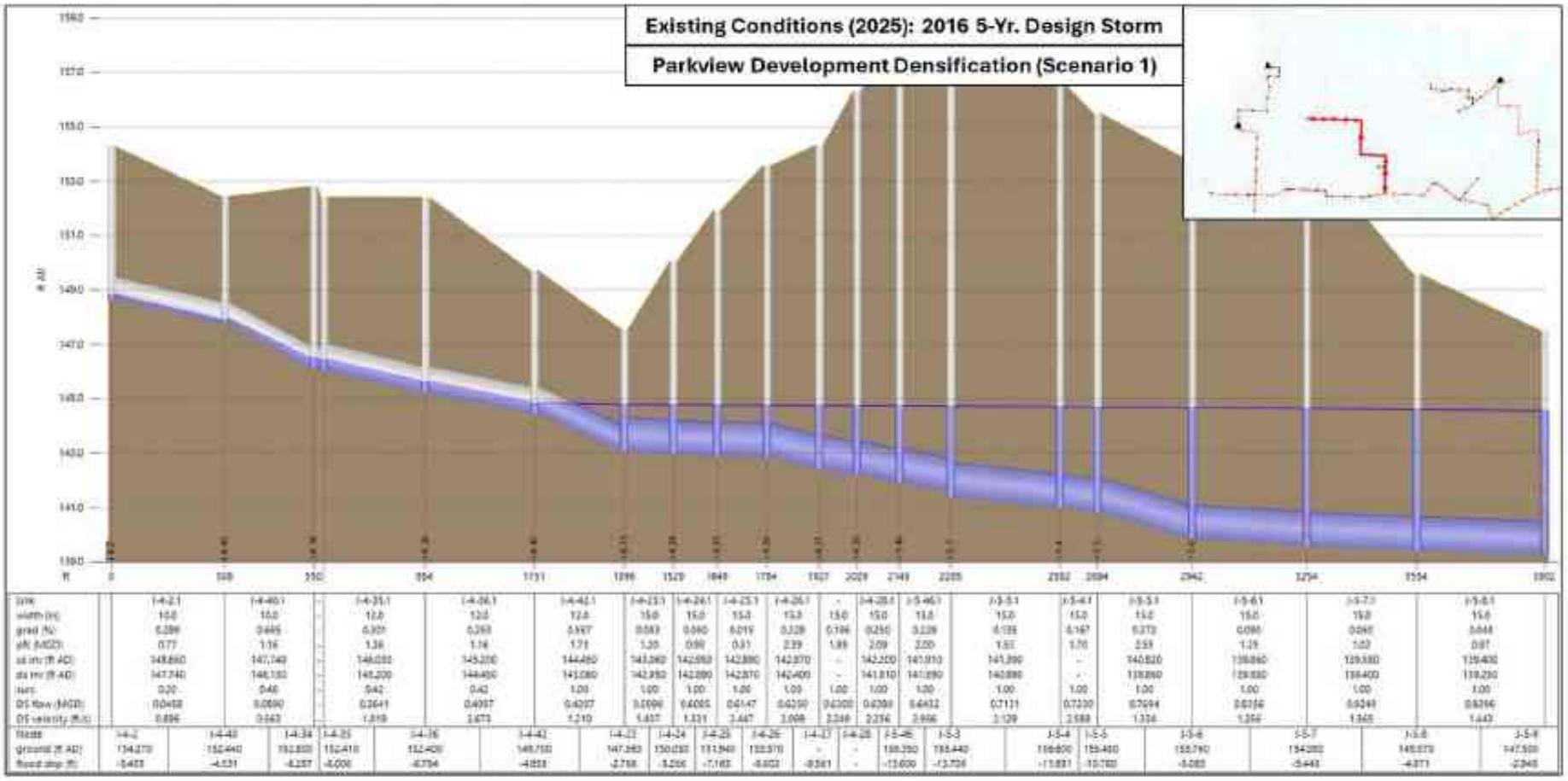


Figure 9. Scenario 1 (Low-Flow Parkview Development) Receiving Trunk Profile, Existing Conditions (2025), 5 Year Frequency Design Storm. The system has adequate capacity. Backwater due to limiting capacity at the Raw Sewage Pump Station (2 to 3 feet of freeboard acceptable).

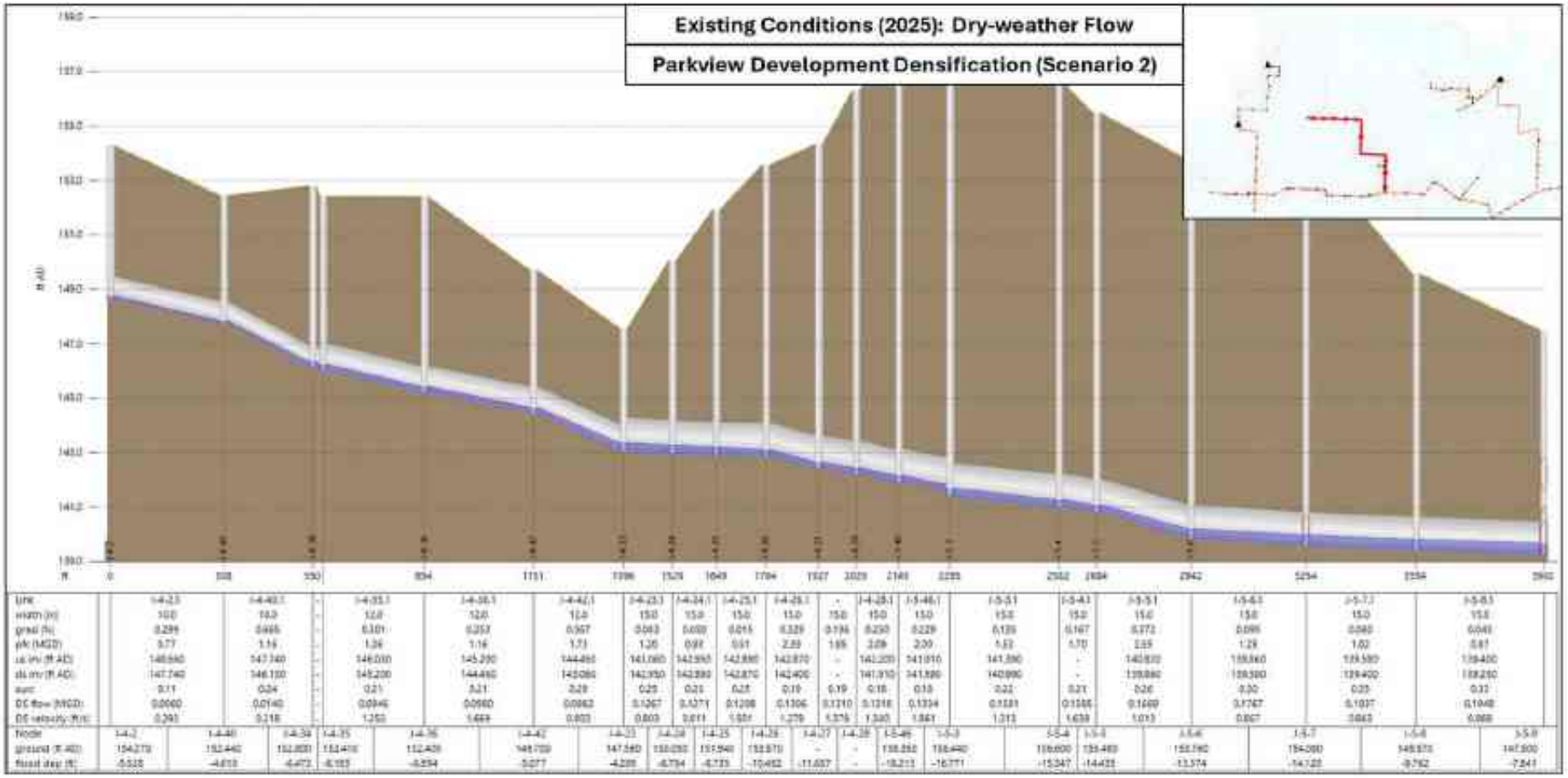


Figure 10. Scenario 2 (High-Flow Parkview Development) Receiving Trunk Profile, Existing Conditions (2025), Dry-weather Flow. The system has adequate capacity.

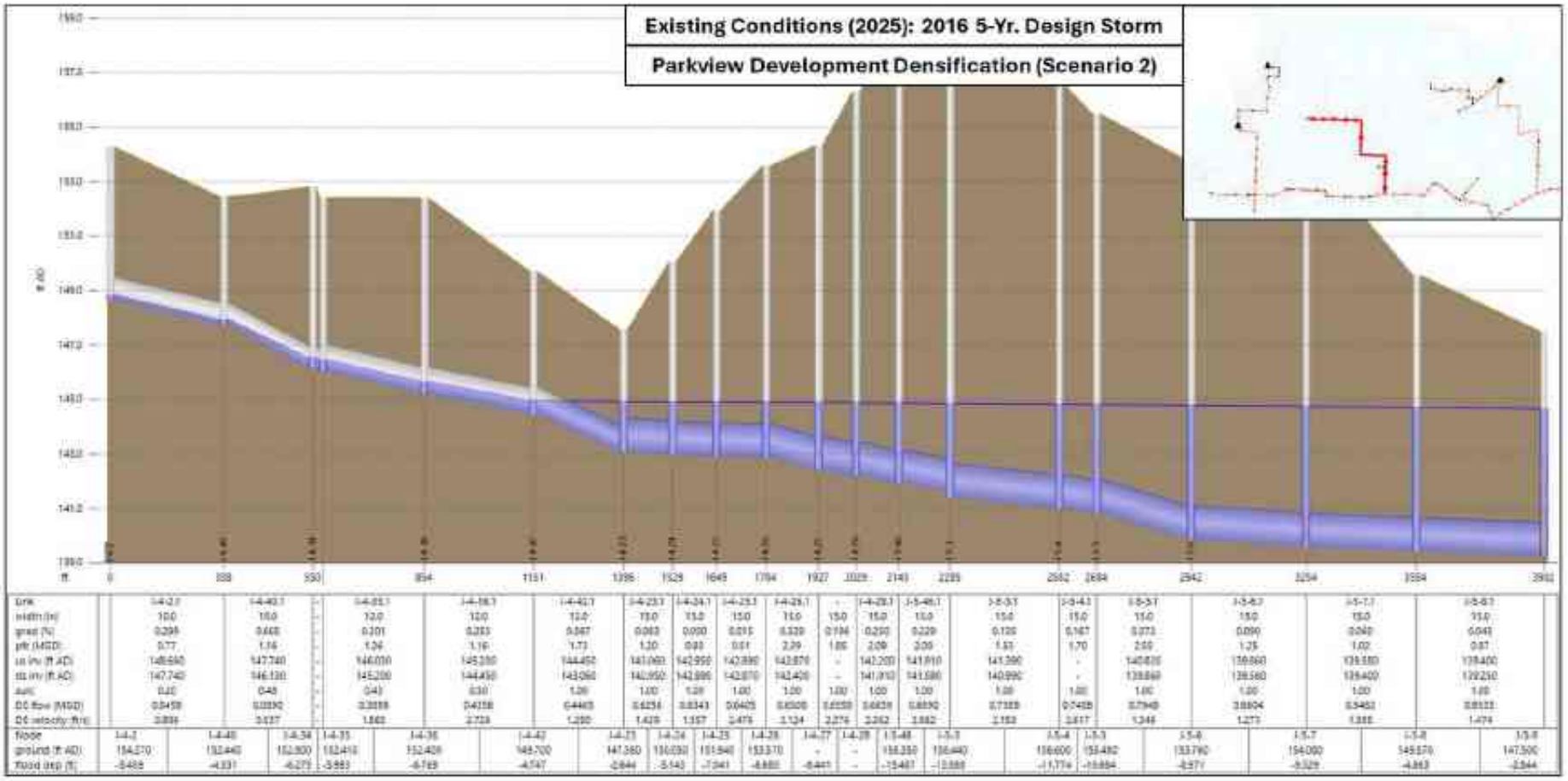


Figure 11. Scenario 2 (High-Flow Parkview Development) Receiving Trunk Profile, Existing Conditions (2025), 5-Year Frequency Design Storm. The system has adequate capacity. Backwater due to limiting capacity at the Raw Sewage Pump Station (2 to 3 feet of freeboard acceptable).

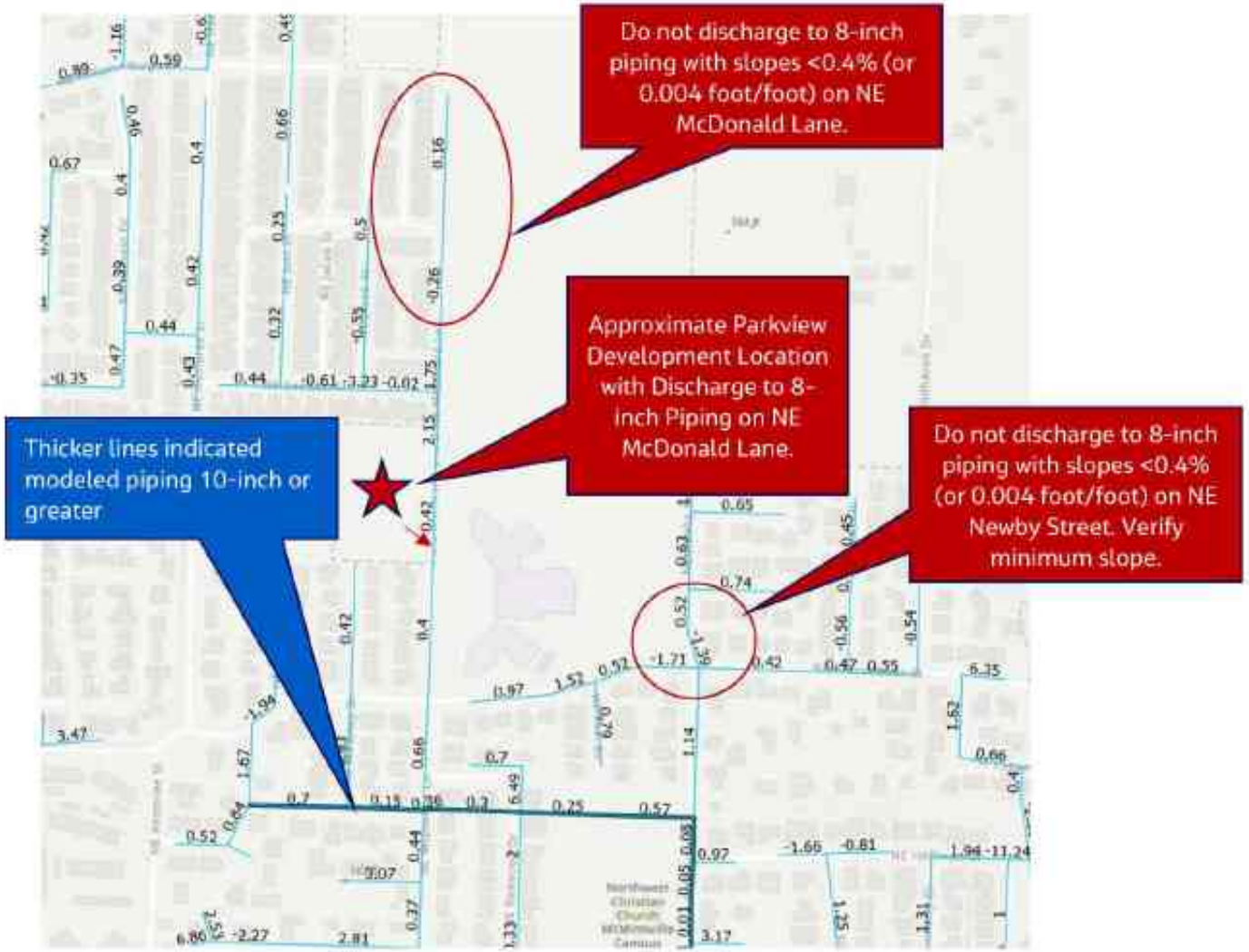


Figure 12. Parkview development location and discharge to 8-inch piping. Confirm minimum slopes are 0.004 foot/foot minimum for 8-inch piping downstream of discharge location. Labels show slope in percentage 0.4% (label) = 0.004 foot/foot.

EXHIBIT 12
STORMWATER SYSTEM MAP

EXHIBIT 12

STORMWATER SYSTEM MAP

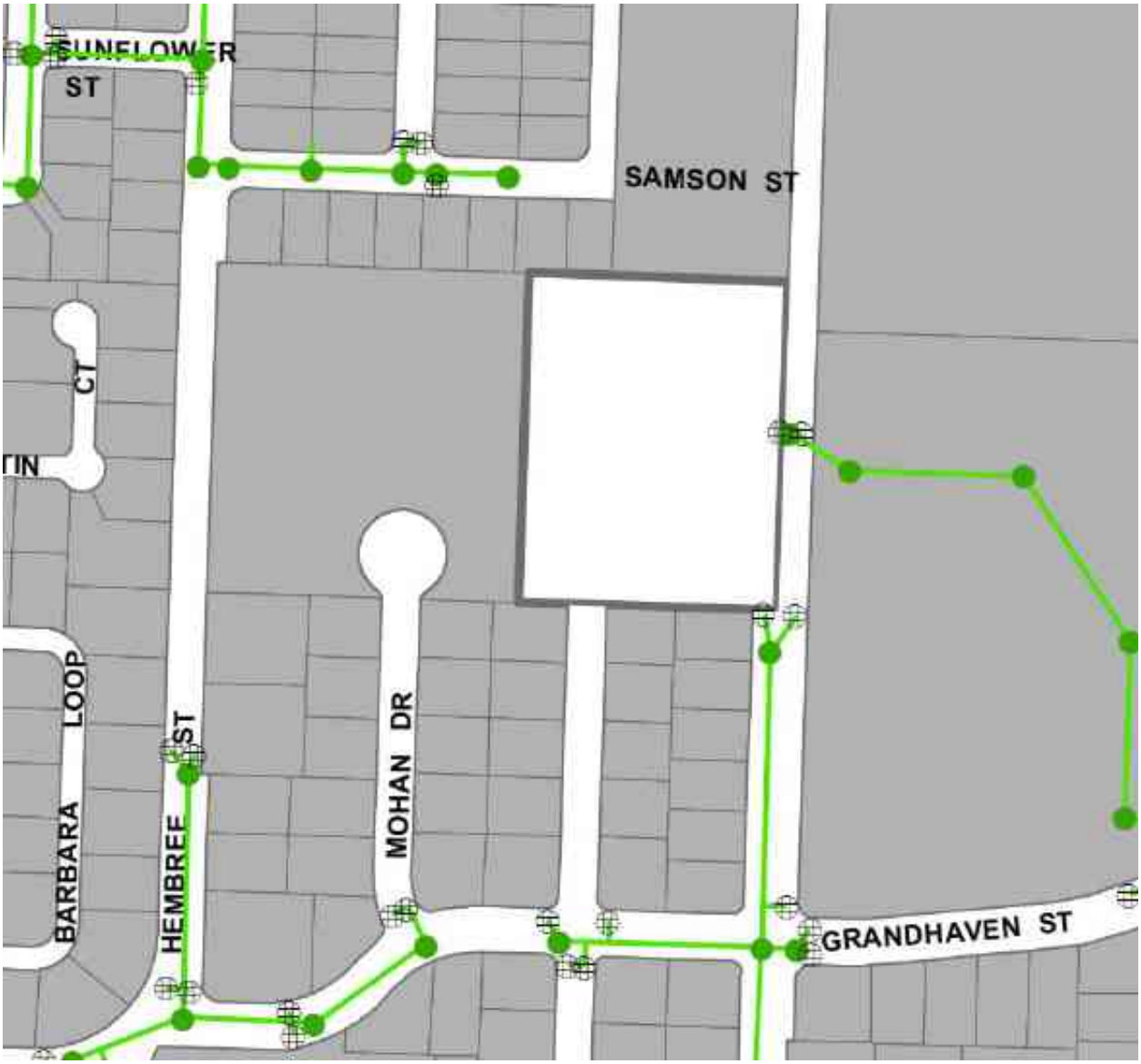


EXHIBIT 13
WATER SYSTEM MAP

EXHIBIT 13
WATER SYSTEM MAP

DI = Ductile Iron
CI = Cast Iron

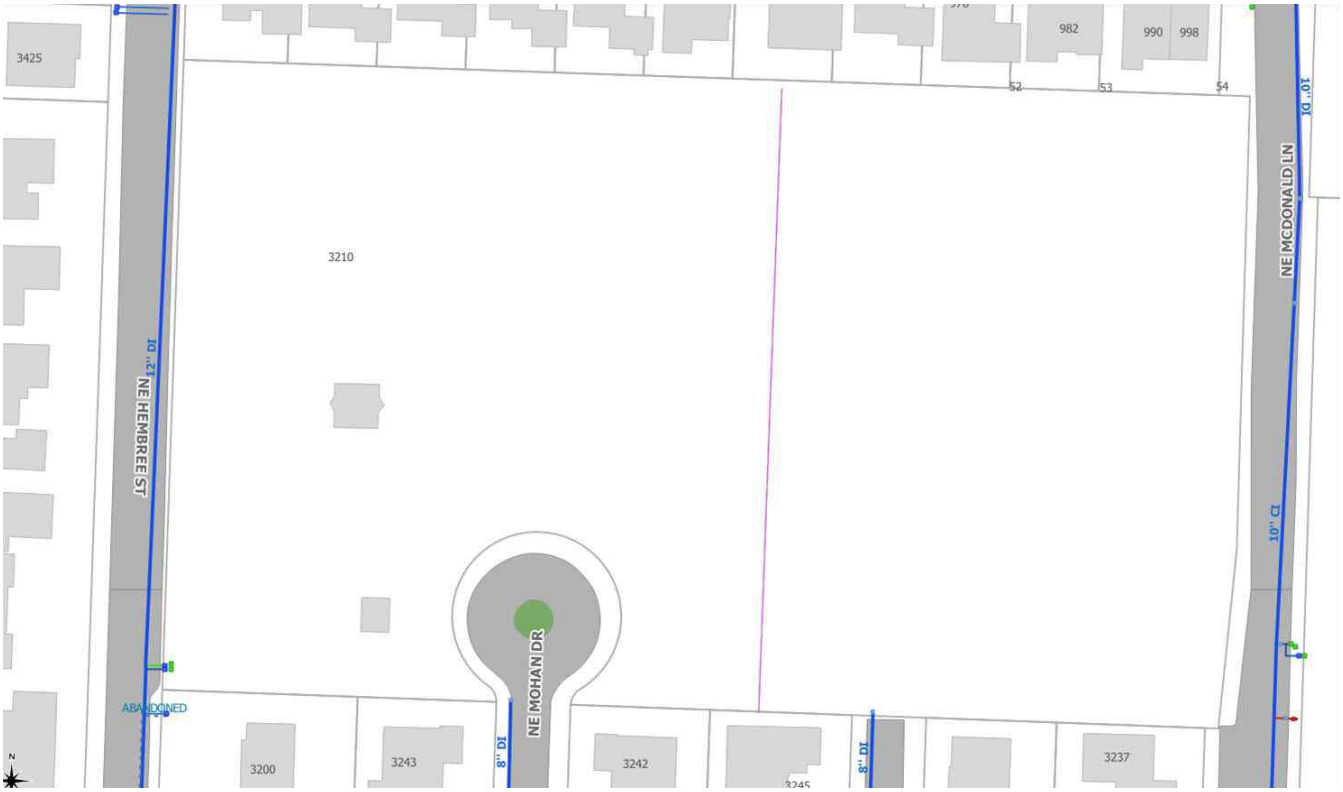
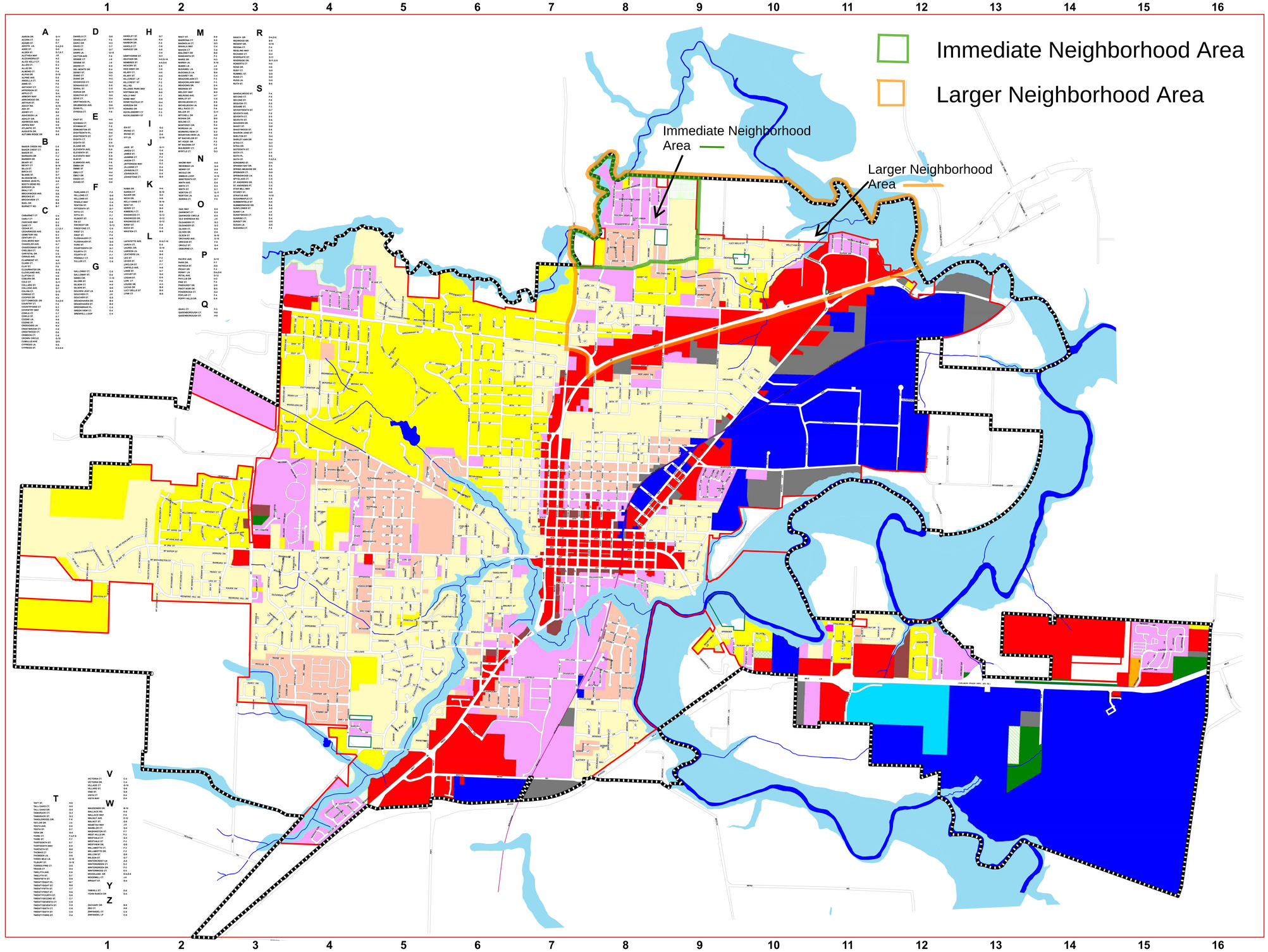


EXHIBIT 14
NEIGHBORHOOD AREA MAP

EXHIBIT 14

City of McMinnville Zoning



Legend

City Zoning

- R-1
- R-2
- R-3
- R-4
- O-R
- C-1
- C-2
- C-3
- M-L
- M-1
- M-2
- A-H
- F-P

County Zoning

- LDR9000
- VLDR-1
- AF-20
- EF-80

City Limits

Juristiction

- City
- County
- UGB

N W E S

0 1,000 2,000 4,000 Feet

Last amended September 15th, 2022

Note:

This map is for pre-planning purposes only. For more detailed information, please call the McMinnville Planning Department at (503) 434-7311.

Planned Development boundaries not identified.

Planning Department
City of McMinnville
231 NE Fifth St
McMinnville, OR 97128
(503) 434-7311

City of McMinnville
PLANNING

COMMUNITY DEVELOPMENT
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

MEMORANDUM

DATE: July 14, 2026
TO: Planning Commissioners
FROM: Tom Schauer, Senior Planner
SUBJECT: ZC 1-26 Additional Information and Written Testimony

Below and attached is additional information and written testimony for the July 16, 2026 Planning Commission public hearing for Docket ZC 1-26.

1. **Memo from Melissa Ryan.** Staff requested a memo regarding Section 3 of SB 974, codified in ORS 197A.146, relative to this application. ***See Attachment 1.***

2. **Written Testimony Submitted to the Planning Division.** Following publication of the meeting packet, additional written public testimony has been submitted to the Planning Division. Written testimony received through July 14, 2026 is attached. If additional testimony is received by the Planning Division before noon on Wednesday, July 15, it will be distributed separately before the hearing. After that time, written testimony is to be submitted at the hearing, rather than submitted to the Planning Division in advance of the hearing. ***See Attachment 2.***

3. **Advance Notification of Oral Testimony.** To date, several people have also provided advance notice that they intend to provide oral testimony at the hearing, listed below.

    - Patrick Evans
    - Deborah A. Hammond
    - Peter Asher
    - Jeff Keikkala
    - Jordan Christie

Attachments:

1. Memo from Melissa Ryan

2. Written Public Testimony:

Testimony Received by Planning Division Before Packet –
(Previously Distributed in Packet, Re-Attached To This Memo):

- 1-Ron Larson, submitted via email on 7/8/2026

Testimony Received by Planning Division After Packet was Distributed:

- 2-Deborah A. Hammond, submitted via email on 7/11/2026
- 3- Patrick Evans, testimony, submitted via email on 7/12/2026
- 4-Patrick Evans, petition with cover letter, submitted via email on 7/12/2026
- 5-Alicia Gray, submitted via email on 7/13/2026
- 6-Kenneth P. Carlson, submitted via email on 7/14/2026
- 7-Jeff Keikkala, submitted via email on 7/14/2026
- 8-Patricia (Pattie) Holder, submitted via email on 7/14/2026
- 9-Kathleen Gibson, submitted via email on 7/14/2026

Bateman Seidel

MEMORANDUM

TO: Heather Richards, Community Development Director
FROM: Melissa Ryan
Special Land Use City Attorney
DATE: July 13, 2026
RE: ZC 1-26 Procedure

Introduction

You have asked for confirmation regarding whether recent legislation enacted by the Oregon Legislature applies to an application for a zone change from EFU-80 to R-4 where the property has a comprehensive plan designation of Residential.

Discussion

In the 2025 session, the Oregon Legislature enacted Senate Bill 974 (SB 974) and some parts of the legislation took effect on September 26, 2025. SB 974 is codified at ORS 197A.146. However, Section 6 of SB 974 provided that Sections 1 and 3 did not become operative until July 1, 2026.

Section 3 of SB 974 (ORS 197A.146) changed existing law. After July 1, 2026, for a zone change to a denser residential designation, where the land is either zoned primarily for residential use or mixed residential use, or comprehensive plan designated for residential use, the city is still required to provide DLCD with notice of the application pursuant to ORS 197.610, but (1) *public* notice is limited to those within 100 feet and (2) the initial decision is made without a hearing. An appeal hearing may be provided if an appeal is filed.

The application at issue was filed on May 7, 2026, prior to the date that SB 974 Section 3 became operative. Accordingly, the city is required to process the zone change application according to its procedures for zone changes in McMinnville Municipal Code 17.72.120.

The following rebuttal testimony has been prepared by the residents of the Chegwyn-Grandhaven neighborhood who are opposed to the proposed development of 75 apartments at a density of 26.22 dwelling units (DU) per acre. The 2.86 acre property is located on NE McDonald Lane, opposite Grandhaven Elementary School, and is immediately adjoining the Grandhaven Neighborhood Park to the west of the property.

This rebuttal testimony has been prepared in response to the narrative presented by MAC Multi, LLC, the developer of the Parkview Apartment Living project. The developer submitted the narrative of the proposed development in support of the Zone Change application currently under review by the City of McMinnville. The Planning Commission is scheduled to review the Zone Change request at a public hearing on July 16, 2026.

We request that this rebuttal testimony be submitted into the record for this Zone Change request.

The main points of this rebuttal testimony are as follows, with additional details on the following pages:

1. The proposal does not comply with the Great Neighborhoods Policies 8. and 8.a. of the McMinnville Comprehensive Plan and Zoning Ordinance. The proposed density of 26.22 DU/acre is not in compliance with the Great Neighborhoods Policy that states "*The size, form, and proportionality of development is designed to function and be balanced with the existing built environment*".
2. The proposal does not comply with the Residential Design Policy 83.00 of the Comprehensive Plan that states "*The City of McMinnville shall review the design of residential developments to ensure site orientation that preserves the potential for future utilization of solar energy*". The two 3-story buildings proposed along the north property line will block the potential for future utilization of solar energy to the homes adjoining the north property line, unless the building heights for two buildings on the north property line are modified.
3. The proposal shows stacked parking in an attempt at meeting the minimum number of parking spaces required by the Zoning Ordinance, McMinnville Municipal Code (MMC) Chapter 17.60, which does not allow for stacked parking. As such the garages cannot be counted as available parking spaces and the proposed project does not provide adequate parking spaces.
4. The need for this type of multi-family housing at the proposed density of 26.66 DU/acre is not justified in the Zone Change application narrative. The Zone Change application narrative relies on the City of McMinnville Housing Needs Analysis (HNA), dated November 2023, adopted by the City of McMinnville as Exhibit B to Ordinance No. 5141. The HNA is now, in 2026, outdated, as it is based on data from as late as 2017 to 2021. The Background section of the HNA, page i, states that the HNA update of 2023 *"updated the Building Lands Inventory to include development through December 31, 2021"*.

Respectfully submitted by

Ron Larson
3672 NE Joel St
McMinnville, OR 97128

The McMinnville Zoning Ordinance, Section 17.74.020, contains the review criteria for a Zone Change. The first paragraph of that section is shown below:

> 17.74.020 Comprehensive Plan Map Amendment and Zone Change - Review Criteria. An amendment to the official zoning map may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:
>
> A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;
>
> B. ~~The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.~~
>
> C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.
>
> When the proposed amendment concerns needed housing (as defined in the McMinnville Comprehensive Plan and state statute), criterion "B" shall not apply to the rezoning of land designated for residential use on the plan map.
>
> In addition, the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to: (1) exclude needed housing; (2) unnecessarily decrease densities; or (3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay. (Ord. 4242 §3, 1983; Ord. 4221 §4, 1982; Ord. 4128 (part), 1981; Ord. 3380 (part), 1968).

From the first paragraph above, the applicant must demonstrate that the proposed zone change amendment is consistent with the goals and policies of the Comprehensive Plan. That same requirement for the applicant to demonstrate compliance with the goals and policies of the McMinnville Comprehensive Plan is further detailed in the City's application for a Zone Change. It is our opinion that the application narrative does not meet these requirements.

> 2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2).

Additionally, the Annexation Agreement, Resolution No. 2025-51, between the Owner and the City requires that the development of the property comply with the City's Zoning Ordinance and will incorporate and follow the City's Great Neighborhood Principles stated in the McMinnville Comprehensive Plan and McMinnville Zoning Ordinance.

1. **Great Neighborhoods Policies 8. and 8.a.** In this rebuttal testimony, we believe that the proposed development of 75 apartment units on 2.86 gross acres at a density of 26.22 dwelling units per gross acre is not consistent with the Great Neighborhood Principles set forth in Sections 187.10 – 187.50 of the City's Comprehensive Plan. In our opinion, the proposed development is not consistent with the Great Neighborhood Principles No. 8. and 8.a:

> *8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.*
>
> *a. The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.*

Specifically, the size, form and proportionality of the proposed development is not designed to function with the existing built environment, and the proposed development is not designed to be balanced with the existing built environment. The size, form and proportionality of any development can be measured in several different ways, such as comparable number of building stories, comparable building heights, and comparable densities of dwelling units.

1.1 Comparable number of building stories: The proposed development is 3-stories tall. No other 3-story buildings are located within 1500 feet of the subject property. There are three buildings adjoining the subject property to the south that are each 1-story residences. There are five buildings adjoining the subject property to the north, including two 1-story residences and three 2-story residences.

1.2 Comparable building heights: The proposed development includes six 3-story buildings with building heights of 40'-9" and 37'-6". Two of the proposed buildings are along the north property line as shown below. The five buildings immediately north of the proposed development are shown below, at scale of the proposed development, and have approximate roof peak heights of the following:



The building heights are disproportionate to the adjoining buildings both to the north and to the south of the project site. The proposed buildings along the north and south property lines are not balanced with the existing built environment as required by the Great Neighborhood Principle No. 8.a.



1.3 Comparable densities of dwelling units: The proposed development includes 75 dwelling units on 2.86 net acres (including a 20' pedestrian easement along the south property line) after dedication of additional street right-of-way on NE McDonald Lane. The density is **26.22** dwelling units (DU) per net acre. All buildings are proposed to be 3-story buildings.

Comparable densities are shown in the table below and keyed to the Assessor maps to the left for individual blocks of residential lots that are adjacent to the subject property. The development to the north of the proposed apartments is the Chegwyn Farms development and consists of 1-story and 2-story residences on Blocks A through F.

Blocks A, B, D, and F are all single-family residences other than two duplexes with a total of 87 dwelling units on 10.23 net acres for 8.51 DU/acre.

Block C consists of smaller homes with a higher density of single-family residences with a total of 28 dwelling units on 1.88 net acres for 14.89 DU/acre.

Block E is a group of six apartment buildings, both 1-story and 2-story, with 32 dwelling units on 1.95 net acres for 16.42 DU/acre.

Blocks G, H, and I are located south of the proposed development that have been developed over time in previous decades as single-family residential homes, predominately 1-story tall, with a few 2-story homes.

Block ID	Dwelling Units	Acres, net	DU/net acre
Block A	39	4.07	9.57
Block B	18	2.08	8.66
Block D	18	2.12	8.50
Block F	12	1.50	7.98
Blocks A+B+D+F	87	9.77	8.90
Block C	28	1.68	16.69
Block E (Apts)	32	1.95	16.42
Sum North	147	13.40	10.97

Block G	11	2.58	4.26
Block H	12	1.71	7.02
Block I	12	1.69	7.11
Sum South	35	5.98	5.85

1.3 Comparable densities of dwelling units (continued): As shown on the previous page, the proposed net density of Parkview Apartments at 26.22 dwelling units (DU) per acre is not proportional to the existing built environment. The proposed density far exceeds the densities of the surrounding neighborhoods. The proposed R-4 zone density for the subject property is NOT compatible with the surrounding zones, which includes R-2 and R-3 to the south and R-4 to the north.

It is important to note that Block **C**, at 16.69 DU/net acre, and Block **E**, at 16.42 DU/net acre, incrementally increased density as compared with the combined density of Blocks **A+B+D+F**, at 8.90 DU/net acre. The relative increase of Block **C** compared with Blocks **A+B+D+F** is 16.69 / 8.90 = 88% increase. The relative increase of Block **E** compared with Blocks **A+B+D+F** is 16.42 / 8.90 = 84% increase.

Conversely, the relative increase of the proposed 75 DU apartments compared with Blocks **A+B+D+F** is 26.22 / 8.90 = **105%** increase. That is more than double the relative density increases in the Chegwyn Farms development as shown above and to the right.

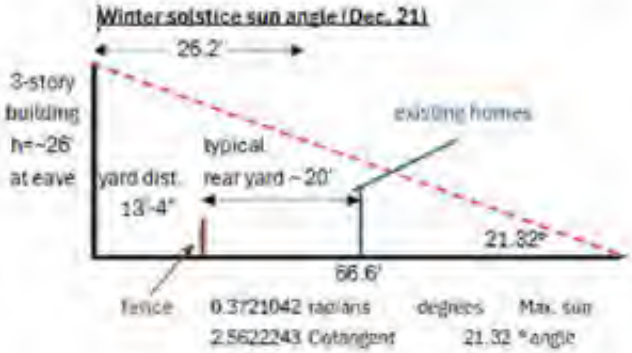
With respect to the density of the adjoining properties to the south, the comparable density of the proposed development is even further out of balance with the average existing density of Blocks **G**, **H**, and **I**, which is 5.85 DU/net acre that results in a 26.22/5.85 = **348%** increase.

The conclusion of this analysis of comparable densities is that the proposed density of 26.22 DU/acre is **not** designed to function with and be balanced with the built environment. The proposed density of 26.22 DU/acre is not consistent with the Great Neighborhood Principle No. 8.a.



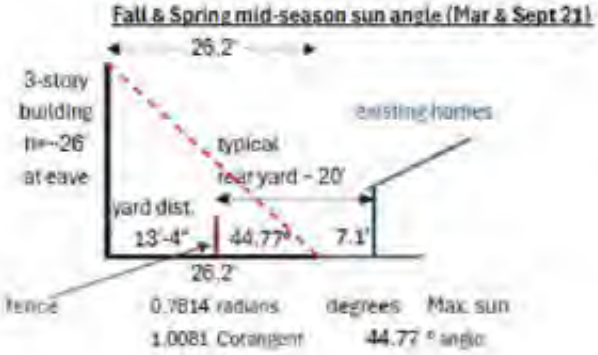
2. **Sun blockage of neighboring homes to the north:** The diagrams below show the shadow cast on the neighboring homes to the north and their rear yards by the proposed 3-story buildings on the subject property. For a peak building height of 37'-6", the estimated eave height is ~26'. The proposed apartment buildings are set back 13'-4" from the north property line, where an existing 6' tall fence now exists and has been since ~2018. The five adversely affected properties are all located with the south facing wall of the home set back ~20 feet from the property line.

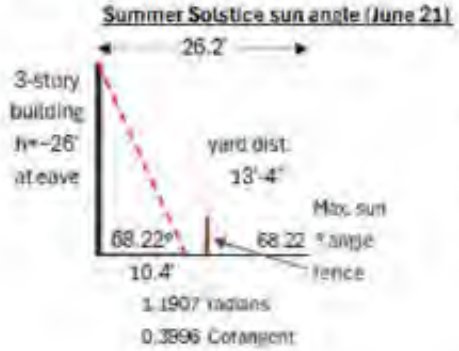
In the peak of winter, at the **winter solstice (Dec. 21st)**, the rear yards are completely in shadow as shown in the diagram to the right.



Even on March 21st and September 21st the shadow of the a 3-story building covers 13 feet of the neighboring rear yards, leaving only 7 feet of sunlight on the ground next to the south facing wall of the neighboring homes.

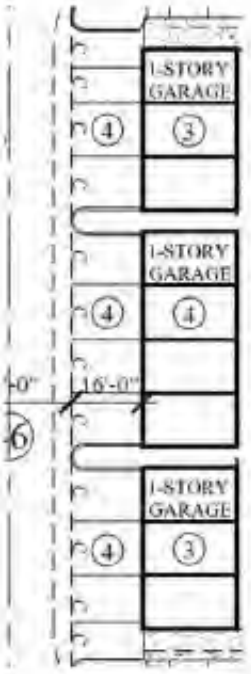
A reduction to 2-story buildings for five units along the north edge of the development will alleviate this shadow issue (reduce one 3/2 unit at NE bldg. and reduce four 2/2 units at NE building).





←The 3-story building does not adversely affect the sun shadow at the summer solstice.

3. **Parking space deficiency**: The proposed site plan shows the location of three garage buildings for 10 parking spaces. The site plan also shows 10 additional parking spaces immediately in front of the 10 garage spaces, that also includes two additional parking spaces that infringe upon the access in front of the most northerly and the most southerly garages. The "stacking" of conventional parking spaces directly in front of garage parking spaces obstructs the used of the garage as a parking space. The garage units will most likely be rented and used as storage spaces. The City Zoning Ordinance does not allow for "stacked" parking spaces. Therefore, the proposed parking lot site plan is not consistent with the Zoning Ordinance requirements for parking spaces. As proposed, the site plan is 10 parking spaces less than required.



4. Significant differences on population projections for McMinnville:

From HNA, page 80:

> **Growth in housing will be driven by growth in population.** Between 1990 and 2017, McMinnville's population grew by 15,771 people or 88%. The population in McMinnville's UGB is forecast to grow from 36,238 (in 2021) to 47,498 (in 2041), an increase of 11,260 people (31%).[48]
>
> [48] This forecast is based on McMinnville's official forecast from the Oregon Population Forecast Program for the 2021 to 2041 period.

The forecast stated above for McMinnville's UGB growth from 36,238 (in 2021) to 47,498 (in 2041) is calculated are a uniform annual rate of 1.3621% per year as shown in the calculations to the right. That forecast is outdated. As an example, the US Census Bureau population estimates for the McMinnville CCD, for the time period of 2017 through 2024, is much lower at 0.59325% per year.

Population Forecast by
US Census Bureau
McMinnville CCD

12/31/2017	**35,533**	
12/31/2018	36,184	1.83%
12/31/2019	36,333	0.41%
12/31/2020	36,731	1.10%
12/31/2021	36,890	0.43%
12/31/2022	36,738	-0.41%
12/31/2023	37,139	1.09%
12/31/2024	**37,028**	-0.30%
	Average =	0.59325%
	per year over 7 years	
Over 7 years Pop. Growth =		4.21%

Straightline extrapolation at fixed annual % increase
Population Forecast by
US Census Bureau for McMinnville CCD

0.5905%	Calculated Annual % Increase		
35,533	12/31/2017		
35,743	12/31/2018		
35,954	12/31/2019		
36,166	12/31/2020		
36,380	12/31/2021		
36,595	12/31/2022	0.59% total over	1 year
36,811	12/31/2023	1.18% total over	2 years
37,028	12/31/2024	1.78% total over	3 years
37,247	12/31/2025	2.38% total over	4 years
37,467	12/31/2026	2.99% total over	5 years
37,688	12/31/2027	3.60% total over	6 years
37,910	12/31/2028	4.21% total over	7 years
38,134	12/31/2029	4.82% total over	8 years
38,359	12/31/2030	5.44% total over	9 years
38,586	12/31/2031	6.06% total over	10 years
38,814	12/31/2032	6.69% total over	11 years
39,043	12/31/2033	7.32% total over	12 years
39,274	12/31/2034	7.95% total over	13 years
39,505	12/31/2035	8.59% total over	14 years
39,739	12/31/2036	9.23% total over	15 years
39,973	12/31/2037	9.88% total over	16 years
40,209	12/31/2038	10.53% total over	17 years
40,447	12/31/2039	11.18% total over	18 years
40,686	12/31/2040	11.84% total over	19 years
40,926	12/31/2041	12.50% total over	20 years

Straightline annual % increase
McMinnville
Housing Needs Analysis, Nov. 2023

1.3621%	Calculated Annual % Increase	
36,238	12/31/2021	
36,732	12/31/2022	1.36%
37,232	12/31/2023	2.74%
37,739	12/31/2024	4.14%
38,253	12/31/2025	5.56%
38,774	12/31/2026	7.00%
39,302	12/31/2027	8.46%
39,838	12/31/2028	9.93%
40,380	12/31/2029	11.43%
40,930	12/31/2030	12.95%
41,488	12/31/2031	14.49%
42,053	12/31/2032	16.05%
42,626	12/31/2033	17.63%
43,206	12/31/2034	19.23%
43,795	12/31/2035	20.85%
44,391	12/31/2036	22.50%
44,996	12/31/2037	24.17%
45,609	12/31/2038	25.86%
46,230	12/31/2039	27.57%
46,860	12/31/2040	29.31%
47,498	12/31/2041	31.07%

Extrapolating from the US Census Bureau rates from 2017 through 2024, at an average annual rate of 0.59325% per year through 2041, compounded, results in a population of **40,926**.

The data set on the far left is based on population estimates of the US Census Bureau for the time period of 2017 to 2024, with a population of **35,533** in 2017, to a population of **37,028** in 2024. The calculated compounded percent increase is 0.5905% per year over those seven years. Extrapolating that data set out to 2041 at a compounded annual rate of results in a population of **40,926**. This is significantly lower (**13.84%** lower) than HNA population of **47,498** in 2041 which uses a growth rate of 1.3621% per year. The need for this development is based on the use of outdated population forecasts and is, therefore, inaccurate.

Since 2021 there has been significant increase in multi-family housing construction in McMinnville that has not been accounted for to justify the need for multi-family housing at this location at this density. The McMinnville Building Permits database shows that a total of 350 multi-family dwelling units were permitted by the McMinnville Building Department. Additionally, the population data used in the HNA for projected growth is significantly less than the population projections by the US Census Bureau for the McMinnville CCD. Finally, the Comprehensive Plan Policy 61.00 mandates that "*Annual reports on the housing development pattern, housing density and mix shall be prepared for city review*".

> *61.00 The City of McMinnville shall monitor the conversion of lands to residential use to insure that adequate opportunities for development of all housing types are assured. Annual reports on the housing development pattern, housing density and mix shall be prepared for city review.*

Again, the applicant and the City of McMinnville are both using outdated data to justify the need for this development at this density at this location. The annual reports mandated by the above policy have NOT been used in the statement of need.

The HNA concluded that for the 5-year period of 2021 – 2026, McMinnville would need to add 331 new multi-family dwelling units, as shown in Exhibit 105, page 121:

Exhibit 105. Scenario Model: 5-, 10-, and 46-year Forecast of Demand for New Dwelling Units, McMinnville UGB, 2021 to 2067

Source: Calculations by EDNorthwest. Note: This exhibit uses the historical a scenario.

Variable	Baseline Forecast			
	2021 to 2026 (5-Year)	2021 to 2031 (10-Year)	2021 to 2041 (20-Year)	2021 to 2067 (46-year)
Needed new dwelling units	1,079	2,190	4,424	10,435
Dwelling units by structure type				
Single-family detached				
Percent single-family detached DU	62%	62%	62%	62%
equals Total new single-family detached DU	667	1,353	2,733	6,447
Single-family attached				
Percent single-family attached DU	8%	8%	8%	8%
equals Total new single-family attached DU	81	164	332	783
Multifamily				
Percent multifamily	31%	31%	31%	31%
Total new multifamily	331	673	1,359	3,205
equals Total new dwelling units	1,079	2,190	4,424	10,435

As noted previously, McMinnville issued building permits for 350 new multi-family dwelling units in 2023 and 2024, exceeding the forecast. The need for this development is based on the use of outdated population forecasts and is, therefore, inaccurate.

From: Heather Richards
To: Tom Schauer
Subject: Fwd: Proposed Parkview Apartments
Date: Saturday, July 11, 2026 8:03:35 PM

Tom, below is public testimony for the rezone hearing on Thursday.

Heather Richards, PCED
Community Development Director
231 NE Fifth Street
McMinnville, OR 97128

503-474-5107 (work)
541-604-4152 (cell)

Sent from my iPhone.

Begin forwarded message:

From: Debbie Hammond <debbiehammond611@gmail.com>
Date: July 11, 2026 at 7:34:20 AM PDT
To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Cc: Patrick Evans <patevans60@gmail.com>, Ronald Larson <ronald.g.larson@gmail.com>
Subject: Fwd: Proposed Parkview Apartments

This message originated outside of the City of McMinnville.

On Sat, Jul 11, 2026, 5:15 AM Debbie Hammond <debbiehammond611@gmail.com> wrote:

> Please forgive me straight up if i offend anyone on the Planning Commission. I am 72 1/2 years old & have NEVER spoken at a Planning Commission hearing nor public meeting.
> But i feel very deeply about how precious the life of an elementary child is .I enjoy their sense of humor, sense of exploration, their joy of life, and watching them grow up way too fast. That said, I have a few questions that I would like to ask you....in the event this proposed construction takes place...Will it be during the school year? Will the construction be cleaned up every afternoon? Will McDonald Road in front of the elementary school be cleaned up of building debris such as nails and building staples? Would hate to see small children on their way to and from school step on or pick up those items. Also, at what hours will the heavy construction trucks be on the neighboring roads of McDonald a d Samson and Hembree? Just so that the Planning Commission is aware these road are more narrow than those surrounding other elementary schools in McMinnville communities. Also, will the proposed construction site be stopped

during the hours of the children being dropped off and being picked up from Grandhaven Elementary school which is directly facing the proposed apartment building construction site? Also, will the various different construction crews be required to park their construction vehicles off the adjoining neighborhood streets that are especially too narrow during trash pickup days of the week? Also, will the construction crew vehicles be required in writing not to park in the school parking lot? Also, just so that the Planning Commission is aware many of the children attending the Grandhaven Elementary school walk or ride their bikes to school every day and they do not know the rules of the road nor how long it takes for a cement truck to stop. Also, will the construction of the said proposed building project be required to respect the neighbors property? Also, will the proposed construction crews be required to repair and clean up any ares of neighboring Chegwn Park properties?

Also, these objections are not only about this proposal of land use in my neighborhood it is about the zone change to R4. The absolute sheer density of the apartment buildings and lack of proposed parking spaces for said apartments is inexcusable to public needs. The absolute lack of concern to the neighboring home owners is absolutely inexcusable . The absolute lack of concern to what the proposed three story building will be blocking sunlight from the existing homes on Samson Road is inexcusable. The absolute lack of concern for the environmental effect of the excessive amount of heat that the proposed apartment building parking lots and roads will generate is inexcusable.

To the Planning Commission please be respectful to the people who vote for the leadership of our community.

In the bottom line, this is not about the amount of money that will be generated from the said sale of property on McDonald adjoining the Chegwn Park. This statement is about protecting the precious lives of children attending Grandhaven Elementary school. This is about a better use of the land on said property up for rezoning. The property in accordance to the Greater Neighborhood is suitable for a neighborhood of smaller homes similar to the ones built by Alan Ruden on McDonald Road and Jacob Road and Autumn Ridge. This style of smaller home development on said property would generate enough dollars to comminsate for the sale to the builders of the proposed Parkview Apartments.

Please consider my views when making your final decision on the rezoning of the property across from Grandhaven Elementary school and adjoining Chegwn Park.

Sincerely yours,

Deborah A. Hammond

Comments to Planning Commission re Docket ZC 1-26 at the Public Hearing 7/16/26

Good evening. My name is Patrick Evans and I live at 3587 NE Joel Street.

You have received a detailed technical analysis prepared by my neighbor, Ron Larson, a professional planning consultant and former Planning Commissioner in coastal jurisdictions. In the interest of time, I will not repeat the technical information contained in his report (buried on page 449 of the material you received.) Instead, I would like to highlight the broader issues I believe are directly relevant to your decision this evening.

By way of background, I am an Oregon native, a military veteran and have lived in McMinnville for nearly fifteen years. I have also served as a Planning Commissioner in both the City of Lake Oswego and the City of Lincoln City.

Tonight, however, I am speaking as the representative of more than one hundred-thirty residents of the Grandhaven and Chegwyn neighborhoods who have signed a petition in opposition to this project .

First, we recognize that McMinnville, like many Oregon communities, has a responsibility to accommodate future housing needs. **Our neighborhood is not opposed to growth, nor are we opposed to additional housing on this parcel.** The question we raise is whether this particular zone change, at this location and with the projected development intensity it enables, is consistent with the City's Comprehensive Plan, development code, and the Great Neighborhood principles adopted by the City Council.

This question is critical as this application is, in fact, fatally flawed and does not meet those fundamental requirements and must therefore be denied.

The applicant's "need" justification for the R-4 zone change relies exclusively on outdated projections of the City's need for additional multifamily housing. It is unclear where McMinnville currently stands in meeting its adopted housing targets or whether recently completed or approved multi-family projects have already addressed part or all of those projected needs. If updated information exists (as required by McMinnville regulations), it has not been presented as part of this application nor included in any staff analysis.

Anticipated growth per the Portland State University Certified Population estimates is only 0.26% per year (see page 324 of the Planning Commission agenda packet), not the higher number of 1.5% utilized by the City Planning Department.

Without the utilization of current, verifiable population estimates and data as to the current state of needed housing, it is difficult, if not impossible, to determine whether the intensity of development enabled by this zone change is necessary to meet the City's housing objectives. Repetition of outdated studies and projections by the applicant and staff simply does not answer these fundamental questions.

Equally important is the issue of density which will result from an R-4 zone change.

The Housing Needs Analysis incorporated into the Comprehensive Plan anticipated multifamily development at approximately sixteen dwelling units per acre. Yet the R-4 zone does not establish a practical upper density limit, allowing proposals such as that presented to substantially exceed that basic assumption.

The development concept in this application exceeds twenty-six (26) dwelling units per acre, significantly greater than any of the surrounding established neighborhoods which are roughly 11DU/Acre to the north and 6 DU/Acre to the south. The proposed density fails to meet the neighborhood compatibility required by the Great Neighborhoods policies adopted by City Council.

The neighboring Chegwyn Farms development demonstrates that residential growth can occur at lower densities and meet projected housing needs all while remaining compatible with the existing character of the area. The application before you fails to explain why substantially higher density resulting from the R-4 zone designation is necessary at this location when *lower effective density* has worked immediately to the North.

Traffic is another significant concern.

Residents experience the traffic conditions around Grandhaven Elementary School every school day. During morning drop-off and afternoon pick-up, congestion is already substantial, and hundreds of children walk through this

area. The traffic studies submitted are flawed in that they assume (on page 85 of the City's "Decision Document) that significant traffic is currently generated from the *undeveloped parcel* and thus any future traffic would not meet the threshold requirements for a "significant effect". ***This is not only bad statistics it is a totally erroneous conclusion***. The daily experience of residents that the real world, not theoretical, impacts on safety and neighborhood function deserve careful consideration as a "significant effect."

Finally, this application deserves careful scrutiny because of its broader implications.

Approval of this zone change will establish precedence for an interpretation of the R-4 zone that will influence future permit applications elsewhere in McMinnville. If densities of this magnitude are considered appropriate under the existing R-4 designation for this parcel, similar proposals could reasonably be expected in other established neighborhoods throughout the city including your own neighborhoods *without any neighborhood input*. That makes this decision important not only for our neighborhood but for the future application of the City's residential zoning policies.

It is important to understand that a Planning Commissioner is under no obligation to agree with either the applicant or Planning Staff's conclusions as to the merits or need for the zone change application.

I would further and more importantly argue that your role is to evaluate this application in light of its impact on not only the City generally but on your fellow citizens, 130 of whom have indicated that this proposal is inconsistent with the current neighborhood environment. To do less will be to turn the idea of citizen input on its head and reduce the Planning Commission to a mere rubber stamp.

For the above reasons, we respectfully ask that the Planning Commission deny the proposed zone change for the following reasons:

1. The current R-4 zoning in McMinnville code fails to establish a meaningful upper limit on residential density, creating uncertainty about the density of development that will occur at this location and which will override Great Neighborhood policies and principles.

2. The City has neither demonstrated, as required by its own regulations, why the level of density enabled by this zone change is necessary to meet **currently identified and updated housing needs** nor why a lower-density alternative cannot meet those needs. In fact, the Planning Director has indicated publicly (News Register 7/10/26 page 1) that there is insufficient staff to keep up with, much less, update state-mandated requirements such as the most recent Housing Needs Analysis. This lack of staffing is reflected in the absence of current, objective data to justify this need for or intensity of the proposed zoning.

3. Existing, ***real world traffic congestion and pedestrian activity*** associated with Grandhaven Elementary School raise significant compatibility and public safety concerns. The City has a code

4. 3requirement (Comprehensive Plan Volume II, Chapter VI, Policy 132.55.00) to address these concerns but failed to do so. Further, the projected traffic increases from the zone change fail to reflect *current, unbuilt con*ditions with the current EF-80 designation.

5. The applicant has failed to meet the Public Meeting requirements of Policies 17.72.095(E) et seq, in that the substantial and serious concerns raised during the required Community Meeting 11/25/25 were not addressed with any changes to the conceptual plan to reflect those concerns.

Suggested Motion:

Based on the evidence and testimony presented by plaintiffs in this action and given the lack of conclusionary findings presented by staff as to the current, demonstrable need for the proposed zoning to meet the goals contained in the City's Housing Needs Analysis and the failure of the applicant to meet the Great Neighborhood policies I move that the Planning Commission deny the Zone Change ZC 1-26.

Petition for City Council and Planning Commission Action

Request for Denial of proposed R-4 zoning of a 3.13 Acre Parcel located generally at 3210 NE Hembree Street, McMinnville, OR Tax Loy R4409CD 00100

Introduction

Application has been made by Yamhill County Soil and Water Conservation District and Multi LLC for annexation and zone change from Yamhill County EF-80 to City of McMinnville R-4 zone for the subject property.

We, the undersigned, respectfully submit this petition to the McMinnville City Council and the McMinnville Planning Commission to deny said application and allow only an R-2 or R-3 designation to be granted to the subject property consistent with existing zoning and residential homes in the immediate area.

Purpose of the Petition

The purpose of this petition is to bring attention to the fact that an R-4 designation will result in construction of a 75 unit, large apartment complex with excessive, additional traffic trip generation (543 trips/day per developer traffic study) directly across from an already highly traffic -impacted elementary school. We believe that addressing this matter to reduce the potential development of this parcel consistent with surrounding residential use will benefit our community by increasing student and vehicular safety, insuring compliance with the City of McMinnville Comprehensive Plan, the "Great Neighborhoods" Goals, and preserve the character of the Chegwyn/Grandhaven neighborhoods.

Requested Action

We respectfully request that McMinnville City Council and Planning Commission (as applicable) take the following action(s):

- 1. Deny the current application for zone change to R-4 as submitted by the applicants and as initially approved by the McMinnville City Council for potential annexation.
- 2. Direct the Director of Community Development to identify that R-2 or R-3 zoning for the subject parcel is more consistent with the existing adjacent zoning and to

assure that any future development is consistent with the built densities of the immediate surrounding neighborhoods.

- 3. Assure that the safety of school children, current and future vehicular traffic (including that of a potential middle school development adjacent to the elementary school) are all identified and mitigated as required by City codes.

Conclusion

We urge The City of McMinnville, its elected officials, officers and agents to consider our request seriously and to take prompt action. Our community stands united in seeking a positive resolution to assure the continued safety of the Grandhaven Elementary school population and the livability of the Grandhaven/Chegwyn community.

Contact Information

For further information regarding this petition, please contact:

- Name: Patrick Evans
- Email: patevans60@gmail.com
- Phone: 503-914-8977

Thank you for your support and participation in making our community a better place.

Grandhaven-Chegwyn Farm
Petition to City Council against
MAC Multi LLC Apartment Project

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Grandhaven-Chegwyn Farm Petition to City Council against MAC Multi LLC Apartment Project

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Grandhaven-Chegwyn Farm Petition to City Council against MAC Multi LLC Apartment Project

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Grandhaven-Chegwyn Farm
Petition to City Council against
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Grandhaven-Chegwyn Farm
Petition to City Council against
MAC Multi LLC Apartment Project

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Grandhaven-Chegwyn Farm
Petition to City Council against
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Grandhaven-Chegwyn Farm Petition to City Council against MAC Multi LLC Apartment Project

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Grandhaven-Chegwyn Farm
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Grandhaven-Chegwyn Farm Petition to City Council against MAC Multi LLC Apartment Project

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Lynette Studebaker		503-472-1868	3494 NE Joel McMinnville
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		971-237-2724	3487 NE Jacob St. Mac
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Grandhaven-Chegwyn Farm
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Susan Bowell	suziequisa4amer@gmail	503 709 8380	3525 NE Joel St
Mike Chouinard	mchouinard3848@gmail.com	503 360 0443	3245 NE Maloney Dr.

From: Heather Richards
To: Alicia Gray
Cc: Tom Schauer
Subject: RE: Grandhaven-Chegwyn Farms Development Proposal
Date: Monday, July 13, 2026 4:13:52 PM
Attachments: image001.png

Thank you Alicia. This email shall serve as confirmation of receipt of your testimony below. We will send it to the Planning Commission and enter it into the public record.

Have a great day!

Heather

Building Community, Together

Heather Richards
Community Development Director
Office: (503) 474-5107
Cell: (971) 287-8322

From: Alicia Gray <alicia.a.gray@hotmail.com>
Sent: Monday, July 13, 2026 3:49 PM
To: Heather Richards <heather.richards@mcminnvilleoregon.gov>
Subject: Grandhaven-Chegwyn Farms Development Proposal

This message originated outside of the City of McMinnville.

I am writing to express my strong concerns about the proposed development. I attended the community meeting with the developer earlier this year, but I will not be able to attend this week's City Council meeting.

I purchased my home on Samson Street in July 2022, where I live with my two children. I will not revisit the misinformation that was shared with me at the time regarding the intended use of the land, as that issue has already been discussed extensively.

As a Certified Safety Professional since 2010, I strongly believe the safety concerns raised by residents must be taken seriously. The existing traffic flow and parking situation already create real hazards, and this project would only increase the risk to the many school-aged children who attend Grandhaven Elementary and visit the park each day. I work remotely, have two school-aged children, and see firsthand the dangers that already exist because of traffic volume on McDonald and Samson Streets. Traffic and pedestrian safety should not be compromised simply to make this project more profitable for a developer.

In addition, the project is clearly out of scale with the existing neighborhood. The proposed three-story buildings and high density are not compatible with the surrounding one- and two-story homes and would fundamentally alter the character of our neighborhood. This concern is consistent with the technical analysis regarding height, density, and the City's Great Neighborhood Principles.

Like many others, I understand and support the need for additional housing in McMinnville. However, this proposal asks the surrounding community to absorb the burdens while the developer receives the benefit. Our quality of life will be negatively affected through increased noise, reduced privacy, greater shadowing, and increased parking demand. I am also concerned about the impact this development could have on our property values.

Respectfully,

Alicia Gray, CSP, CFPS, ARM
she/her/hers
Region Leader-Consulting Center
Risk Control Services

Liberty Mutual Insurance
Portland, Oregon
Mobile: 503-502-6345

From: Heather Richards
To: Ken Carlson
Cc: Tom Schauer
Subject: Re: Docket ZC 1-26
Date: Tuesday, July 14, 2026 9:05:08 AM

Hi Ken,

This email confirms receipt of your testimony below. It will be sent to the Planning Commission and entered into the public record.

Heather Richards, PCED
Community Development Director
231 NE Fifth Street
McMinnville, OR 97128

503-474-5107 (work)
541-604-4152 (cell)

Sent from my iPhone.

> On Jul 14, 2026, at 8:46 AM, Ken Carlson <kencarlson24@gmail.com> wrote:
>
> **This message originated outside of the City of McMinnville.**
>
> ---
>
> Good morning Heather,
> This letter comes to express my strong opposition to the R-4 zoning application by the developer Mac Multi LLC, for the parcel presently owned by the Soil and Water Conservation District adjacent to Chegwyn Farms Neighborhood Park and across fhe street fromGrandhaven Elementary School. Having lived on Samson Street with our backyard abutting the Park for almost thirteen years I am very aware of the atmosphere and use of the park by people not only from our neighborhood, but from all over the city and beyond. To approve the Parkview Apartments project and its density would totally change the atmosphere of the Park and also have a huge impact on the life and culture of our neighborhood. The proposed height and density of both the proposed size of the project and the daily traffic it would generate is totally contradictory to the city's Great Neighborhood Principles.
>
> It is hard to discern how approving the R-4 application of a project of this magnitude makes sense with its location directly across the street from an elementary school of over 500 hundred students with the car and pedistrian traffic that it already generates. Common sense would suggest with the amount of additional traffic this project would create much greater safety concerns for all students and their families and generate the hgiher risk for accidents of any kind to occur..

As public servant of our city I realize you are in a very difficult position to help meet the demand for more affordable housing while at the same time respecting your citizen's rights to have Great Neighborhoods. Therefore, I support the need for more housing, however, it should be on a scale and density that complements existing neighborhoods like ours, which is all one or two story houses, but does not allow developers to push the limits of their interpretation of the R-4 zoning ordinance with the density being proposed for this project.

My request to you and your colleagues on the Planning Commission is to ask the developer to create a more reasonable proposal for the use of this property, showing respect for the over 150 residents of homes in the neighborhoods surrounding this property.. In the spirit of the Great Neighborhood Principles we deserve that much!

Sincerely yours,
Kenneth P. Carlson, B.A., M.Div

From: Heather Richards
To: jkeikkala@gmail.com
Cc: Tom Schauer
Subject: FW: Request to speak at Planning Commission meeting
Date: Tuesday, July 14, 2026 12:36:30 PM
Attachments: image001.png
We sent you safe versions of your files.msg
Planning Commission letter Docket ZC 1-26 2026-07-14.docx

Hi Jeff,

This confirms receipt of your attached testimony. It will be forwarded to the Planning Commission in advance of the meeting and entered into the public record.

Have a great day!

Heather

Building Community, Together

Heather Richards
Community Development Director
Office: (503) 474-5107
Cell: (971) 287-8322

From: Jeff Keikkala <jkeikkala@gmail.com>
Sent: Tuesday, July 14, 2026 11:30 AM
To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: Re: Request to speak at Planning Commission meeting

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.

Good afternoon, Heather Richards,

Thank you for the confirmation of my request. In the event I am not able to finish my thought in the allotted time, I would also like to submit a summary of what I am planning

to say.

Thank you,

Jeff Keikkala

On Mon, Jul 13, 2026 at 11:19 AM Heather Richards <Heather.Richards@mcminnvilleoregon.gov> wrote:

> Thanks Jeff,
>
> This email confirms receipt of your request. Please note that due to the amount of interest we anticipate that the Planning Commission chair will limit testimony to three minutes. If you feel that is not enough time, you are always welcome to provide something in writing in advance of the meeting that we will circulate to the Planning Commission, or bring 11 copies with you to the Planning Commission meeting to distribute.
>
> Have a great day!
>
> Heather
> ---
>
> 
>
> **Building Community, Together**
>
> **Heather Richards**
> **Community Development Director**
> Office: (503) 474-5107
> Cell: (971) 287-8322
>
> **From:** Jeff Keikkala <jkeikkala@gmail.com>
> **Sent:** Monday, July 13, 2026 11:10 AM
> **To:** Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
> **Cc:** Jeff Keikkala <jkeikkala@gmail.com>
> **Subject:** Request to speak at Planning Commission meeting
>
> **This message originated outside of the City of McMinnville.**

Hello Heather Richards,

I am emailing you to request an opportunity to speak to the Planning Commission in regard to Docket ZC 1-26 in the meeting scheduled for Thursday at 6:30.

Thank you,

Jeff Keikkala

McMinnville Planning Commission:

Thank you for allowing me to address you this evening. In the event that I run out of my allotted time before completing my thoughts I am also putting them in writing to share with you as well.

Our resistance to the R-4 rating for the vacant lot next to the Grandhaven Elementary School is not a resistance to development. When you purchase a home in a residential neighborhood, it's with the understanding that vacant lots will likely be developed at some point. However, it is fair to expect that the development that will take place is in keeping with the preexisting population density and general architecture of the established neighborhood. Currently in the established neighborhood there are no structures that extend over 2 stories high and nowhere near the density proposed by this developer.

The developer is looking solely at the maximum dwelling units they can pack into that vacant lot with no regard nor respect for the existing neighborhood. From what we can see, they are counting the area of the mandated pathway between Chegwin Park and Grandhaven in their calculations for the number of dwellings they can fit in the available area, and it appears they are stacking the parking spots in some locations to accommodate the minimum requirements.

It is the responsibility of this planning commission to act as the regulatory body to balance the future growth of McMinnville and the desire of the developers with the principles and mandates of maintaining great neighborhoods and protecting the established building practices of the preexisting neighborhood. You are the governing body that needs to consider the traffic hazards that WILL multiply with that density of occupancy directly across from the school, especially during peak traffic periods. The developer is overcrowding the space and providing insufficient parking which WILL complicate the congestion in the neighborhood. This proposed development will have a detrimental effect on the livability and safety of the existing neighborhood and potentially endanger the children who attend Grandhaven Elementary School. In addition, the folks who live in the houses on NE Samson St. bought their homes understanding that eventually some construction would take place in that lot but had no reason to expect 3 story structures that will effectively block the sunlight from the livable area of their back yards and reduce the privacy of their back yards to zero due to 3 story dwelling units looming over their houses. It is reasonable to say that this development will have a detrimental effect on their home values.

I would like to ask every member of this board what their assessment of this proposal would be if it was at the edge of THEIR property line and threatened to eliminate any backyard privacy and direct sunlight from their homes? It is the responsibility of every member of this commission to put themselves in the position of the McMinnville residents who stand to be affected by this proposed development and to protect those residents' rights, safety and home values as if it were their own.

I reiterate, this is not a refusal for development in that lot, only a desire that the development that takes place is in keeping with the established norms of the neighborhood and in keeping with the principles of maintaining great neighborhoods that this commission has established.

Thank you.

ATTACHMENT 2.8 TO MEMO

Patricia (Pattie) Holder
880 NE Samson Street
McMinnville, OR 97128
pattieholder@msn.com

City of McMinnville Community Development/Planning

Citizen comment Public Hearing for
Planning Commission review of Zone Change ZC 1-26
Thursday, July 16, 2026

Dear Members,

I would like to comment with perspective as an adult McMinnville resident for 50 years, and a resident of the Chegwyn neighborhood whose property backs up to the neighborhood park and a few lots down from the proposal for R-4 zoning of tax lot R4409CD 00100.

We have seen many changes and development in McMinnville these 50 years! I worked for Yamhill County Title and Escrow/Western Title from 2001-2004, and the addition of subdivisions was booming. The subdivisions that go out Baker Creek Road, North of 27th Street (behind what was Payless/Safeway now 24 Hour Fitness/Goodwill and Walmart), Creekside to the South, and down Fellows Street/2nd Street/Hill Road. At the title company, we would see a stream of local contractors purchasing the lots in these developments. Of course they were in business to make money, but they had an interest in community quality of life. The density proposed in this zone change that ignore local residents' quality of life is coming from a company only focused on maximum profit. I know you have heard about the valid traffic, safety for students, and parking deficiencies. Why would we let this neighborhood have all the undesirable qualities of a big city??

Having been the 6th house completed in this development, we are also very aware of how disruptive and intrusive construction traffic and noise is, particularly for a project of this size. I would think that Grandhaven Elementary School would be concerned about this as well as the other issues raised. I also wonder, with all the other apartments and trailer park in this area, is this density necessary?? (I noticed an Onpoint "for sale" sign for an apartment complex on 27th Street recently)

Local contractor Alan Ruden conceived of and built an exemplary neighborhood with Chegwyn Village. I was surprised to see that it is zoned R-4 on the plat map I received, but it is nowhere near that density. If what I read in the News Register is true, recent State land use laws will allow a contractor/company to make adjustments (such as setbacks and parking spaces) as they see fit regardless of what was originally proposed. Wow, that is crazy! This desire only for maximum profit and this density should be denied. Put in something that is an asset to the Chegwyn neighborhood and McMinnville. I urge in strongest terms that you vote "NO" on R-4 for tax lot R4409CD 00100!!

Thank you very much for your time and attention.

Sincerely,
Pattie Holder

From: Heather Richards
To: Kathleen Gibson
Cc: Tom Schauer
Subject: RE: Docket# ZC 1-26 Rezoning to R-4 the 3.15 acres next to my property
Date: Tuesday, July 14, 2026 4:59:12 PM
Attachments: image001.png

Thanks Kathleen for your email below. This confirms receipt. Your comments will be forwarded to the Planning Commission and entered into the public record.

Have a great day!

Heather

Building Community, Together

Heather Richards
Community Development Director
Office: (503) 474-5107
Cell: (971) 287-8322

From: Kathleen Gibson <kdgibson29@comcast.net>
Sent: Tuesday, July 14, 2026 4:53 PM
To: Heather Richards <heather.richards@mcminnvilleoregon.gov>
Subject: Docket# ZC 1-26 Rezoning to R-4 the 3.15 acres next to my property

This message originated outside of the City of McMinnville.

Planning Commission
City of McMinnville

Attention: Heather Richards & the Zone Planning Commission:

I would like to share my concerns regarding Docket ZC 1-26 and the proposed R-4 development in the lot next to me.

As a homeowner & tax payer for the past 14 years at 3237 NE McDonald Lane in McMinnville, I would like to share how the proposed high-density R-4 development would be detrimental to our lovely, quiet, family & homeowner based neighborhood.

The proposed R-4 zone change & development of the 3 acres next to me doesn't not comply with the "Great neighborhood Policy" for residents in McMinnville, OR community.

It would allow for 6, 3 storied units that would impact my & my neighbors privacy, access to solar power. I deserve my right to privacy.

The R-4 proposal and would more than double the traffic in this area. I was disappointed to hear that a traffic study was done for the hours between 4-7pm which does not cover the effect of the traffic at Grandhaven Elementary School from 8am drop off hours & 2:30pm pick hours that will increase significantly if this acreage is designated R-4. I already have to schedule my life & appointments around traffic & parking 2 times a day for up to 2 hours of traffic impedance & taking up all my street parking & even in my driveway. Please do a study during those hours. It would also require a crosswalk to ensure the safety of the busy foot traffic between Chegwyn Park & Gandhaven Elementary.

I live across from the elementary school, and even with existing significant traffic impact the school is good neighbor. Its a nicely designed one story building that is in line with R-3 development and consistent with our neigborhood. I have hoped for in longstanding that the 3 acre lot in question, would be turned into, minimally, a similar housing development to what currently exists in this neighborhood (i.e., single or double for family homes which are one or two story structures), or better yet, designate it "recreation" and turn it into a community recreational space. As I understood the Chegwyn Sisters donated this land to keep to free of development not conducive to the Great Neighborhood Policies. The one proposed is not in alignment.

The builder who has proposed the filed plan has met with our community, and has rejected all of our concerns and refused to change the plans, and appears unconcerned by these matters and the neighborhood. We do not want to be victims of a developer who has a profit motive at the forefront rather than the interests of our community and neighborhood. As a person who will be greatly impacted by the noise of construction, and as a nature lover and conservationist, I am aware that housing does need to be built, but that the quality of this property and neighborhood should not be sacrificed for an R-4 development model when other options, like R-3 level options, could be considered. Homeowners living near me, rather than renters, would off-set concerns about the deterioration of my neighborhood.

There are various concerns at play, including traffic and pedestrian safety, the McMinnville City's neighborhood principles, quality of life for myself and existing residents, and privacy concerns, all of which require attention toward maintaining current community, housing, and neighborhood standards. Please do not vote to change this property to R-4!

Thank you for your consideration of this important issue facing the residents of my Great and Lovely family oriented neighborhood.

Sincerely

Kathleen Gibson
Owner
3237 NE McDonald Lane
McMinnville, OR 97128

kdgibson29@comcast.net

ATTACHMENT 3 TO STAFF REPORT

City of McMinnville
PLANNING

COMMUNITY DEVELOPMENT
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

MEMORANDUM

DATE: July 16, 2026
TO: Planning Commissioners
FROM: Tom Schauer, Senior Planner
SUBJECT: ZC 1-26 Additional Information and Written Testimony

Below and attached is additional information and written testimony for the July 16, 2026 Planning Commission public hearing for Docket ZC 1-26 submitted after the July 14 staff memo was distributed and posted to the website.

1. **Written Testimony Submitted to the Planning Division.** The additional written testimony attached this memo was submitted to the Planning Division after the July 14, 2026 staff memo. ***See Attachments.***

2. **Advance Notification of Oral Testimony.** To date, several people have also provided advance notice that they intend to provide oral testimony at the hearing, listed below.

   Previous Notifications:
   - Patrick Evans
   - Deborah A. Hammond
   - Peter Asher
   - Jeff Keikkala
   - Jordan Christie

   Additional Notification Since Previous Notifications:
   - Scott Larsen

Attachments:

Written Public Testimony:

Previously Distributed, Not Re-attached

- 1-Ron Larson, submitted via email on 7/8/2026
- 2-Deborah A. Hammond, submitted via email on 7/11/2026
- 3- Patrick Evans, testimony, submitted via email on 7/12/2026
- 4-Patrick Evans, petition with cover letter, submitted via email on 7/12/2026
- 5-Alicia Gray, submitted via email on 7/13/2026
- 6-Kenneth P. Carlson, submitted via email on 7/14/2026
- 7-Jeff Keikkala, submitted via email on 7/14/2026
- 8-Patricia (Pattie) Holder, submitted via email on 7/14/2026
- 9-Kathleen Gibson, submitted via email on 7/14/2026

Additional Written Testimony Attached to this Memo
(numbering continues from previous submittals)

- 10-Brad and Patty Landsiedel, submitted via email on 7/14/2026
- 11-"Concerned resident" (email address provided), submitted via email on 7/14/2026 9:17pm
- 12-"Concerned resident" (email address provided), submitted via email on 7/14/2026 9:22pm
- 13-Deborah Hammond, submitted via email on 7/15/2026
- 14-Deborah Hammond, submitted via email on 7/15/2026
- 15-Gary Dey, submitted via email on 7/15/2026

From: Heather Richards
To: patty landsiedel
Cc: Tom Schauer
Subject: RE: 75 Unit Apartment Complex - Grandhaven - Chegwyn Neighbohoods
Date: Tuesday, July 14, 2026 6:13:45 PM
Attachments: image001.png

Thank you Patty.

Your comments below will be forwarded to the Planning Commission and entered into the public record.

Have a great day!

Heather



Building Community, Together

Heather Richards
Community Development Director
Office: (503) 474-5107
Cell: (971) 287-8322

From: patty landsiedel <bpland50@gmail.com>
Sent: Tuesday, July 14, 2026 6:07 PM
To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: 75 Unit Apartment Complex - Grandhaven - Chegwyn Neighbohoods

This message originated outside of the City of McMinnville.

Dear Ms. Richards:

We are writing to express our concerns regarding the proposed apartment development in the Chegwen neighborhood.

Our primary concern is the impact on traffic and safety. During the school year, traffic on McDonald and Samson Streets is already heavily congested, particularly during drop-off and pick-up times at Grandhaven Elementary, making it difficult for residents to enter or exit the

neighborhood. Additional traffic from a large apartment complex would further increase congestion and create greater safety risks for children who walk to and from school.

While we are not opposed to development of this property, we believe it should be compatible with the surrounding neighborhoods. The adjacent areas are primarily zoned R2, with the McDonald block zoned R4 for smaller cottages and condominium units. A development of similar scale and character would better complement the existing neighborhood while still providing additional housing opportunities.

The proposed three-story apartment building would significantly alter the character of our neighborhood and is difficult to reconcile with the City's Great Neighborhood Principles. It would overshadow nearby homes, diminish the character that attracted many residents to the area, and could negatively affect surrounding property values.

We respectfully ask the Planning Commission to require a revised proposal that is more consistent with the scale, character, and zoning of the surrounding neighborhoods and that better reflects the City's Great Neighborhood Principles.

Thank you for your consideration.

Sincerely,

Brad & Patty Landsiedel
Residents of Chegwyn Neighborhood

From: Harbinger Performance
To: Tom Schauer
Subject: Chegwyn neighborhood development
Date: Tuesday, July 14, 2026 9:16:55 PM

This message originated outside of the City of McMinnville.

Our family has lived near the corner of Grandhaven st and McDonald st for over 5 years now and the volume of traffic on both of those streets is already excessive and has brought about daily careless and reckless driving incidents.

Adding dozens more vehicles traveling on both of those streets will only increase the chances of students from Grandhaven elementary being struck by a vehicle. Also the addition of potential dozens of students to Grandhaven elementary will further increase student/teacher ratios and place additional strain on the already stretched thin resources at that school.

Based on the proposed parking arrangement there would be no where near the required amount of parking for the number of units planned which would overburden the surrounding streets with even more parked vehicles.

Lastly the planned development would destroy the values of those homes immediately adjacent, homes that were purchased because that land was supposed to be kept as green space and not a high rise monstrosity.

Thank you for your consideration,
Concerned resident

From: Heather Richards
To: Tom Schauer
Subject: Fwd: Chegwyn Neighborhood development
Date: Tuesday, July 14, 2026 9:54:25 PM

Heather Richards, PCED
Community Development Director
231 NE Fifth Street
McMinnville, OR 97128

503-474-5107 (work)
541-604-4152 (cell)

Sent from my iPhone.

Begin forwarded message:

From: Harbinger Performance <nweber911@gmail.com>
Date: July 14, 2026 at 9:21:52 PM PDT
To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject: Chegwyn Neighborhood development

This message originated outside of the City of McMinnville.

Our family has lived near the corner of Grandhaven st and McDonald st for over 5 years now and the volume of traffic on both of those streets is already excessive and has brought about daily careless and reckless driving incidents.

Adding dozens more vehicles traveling on both of those streets will only increase the chances of students from Grandhaven elementary being struck by a vehicle. Also the addition of potential dozens of students to Grandhaven elementary will further increase student/teacher ratios and place additional strain on the already stretched thin resources at that school.

Based on the proposed parking arrangement there would be no where near the required amount of parking for the number of units planned which would overburden the surrounding streets with even more parked vehicles.

Lastly the planned development would destroy the values of those homes immediately adjacent, homes that were purchased because that land was supposed to be kept as green space and not a high rise

monstrosity.

Thank you for your consideration,
Concerned resident

RE:

Heather Richards
To: Debbie Hammond
Cc: Tom Schauer

Reply | Reply All | Forward

Wed 7/15/2026 5:42 PM

Follow up. Start by Thursday, July 16, 2026. Due by Thursday, July 16, 2026.

Debbie, this confirms receipt. Your email and photo below will be sent to the Planning Commission and entered into the public record.

Have a great day!

Heather

City of McMinnville
Building Community, Together

Heather Richards
Community Development Director
Office: (503) 474-5107
Cell: (971) 287-8322

From: Debbie Hammond <debbiehammond611@gmail.com>
Sent: Wednesday, July 15, 2026 5:16 PM
To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject:

This message originated outside of the City of McMinnville.

Hi Heather,

I would like to submit this for my testimony July 16, 2026 .

Thanks,
Deborah Hammond



Agnes, Charles and Kathleen Chegwyn feared losing their 174-acre farm, which had been in the family since 1906, to a relentlessly encroaching subdivision development.

Facing a continuing clamor to sell for development, they cast about for an alternative and came up with one — partnering with the Yamhill Soil & Water Conservation District and McMinnville Parks & Recreation Department to keep the land productive and intact in perpetuity.

It took a creative land swap with neighbor Mark Smith to make the project work, as future school siting, traffic grid and utility system needs all figured in. In the process, they ended

Agnes, Charles and Kathleen Chegwyn feared losing their 124-acre farm, which had been in the family since 1906, to a relentlessly encroaching subdivision development.

Facing a continuing clamor to sell for development, they cast about for an alternative and came up with one — partnering with the Yamhill Soil & Water Conservation District and McMinnville Parks & Recreation Department to keep the land productive and intact in perpetuity.

It took a creative land swap with neighbor Mark Smith to make the project work, as future school siting, traffic grid and utility system needs all figured in. In the process, they ended up with 177 acres, which they dedicated to a conservation easement under district management.

All involved became winners.

McMinnville's school system got some badly needed school acreage. Its street system got a badly needed access route. And its utility system got half an acre badly needed for a substation.

Meanwhile, the city's parks department got a 3.5-acre plot for Chegwyn Farms Neighborhood Park, designed to showcase agriculture in a convenient urban setting where such opportunities are rare. And that park underwent formal public dedication this week.

"Everybody got together and talked," said Jay Pearson of Parks & Recreation. "Nobody got mad. It was phenomenal."

"We went through about 19 drafts," said Barbara Boyer of Soil & Water. It's easy to laugh about that now, but it was certainly taxing at the time.

The negotiations began in 2007, but the final paperwork wasn't ready for signing until March 2009. Only then could the city begin developing the agriculturally themed park it envisioned.

One play structure resembles a barn, another a tractor.



Edward Stratton/News Register

Caitlin Brown, 8, plays ladder golf Wednesday on the lawn at the new Chegwyn Farms Neighborhood Park in McMinnville.

Even the bathrooms were given farmland themes, at least on the exterior.

And that seemed to strike an immediate chord with kids who flocked to the park for its opening.

"I always liked chickens and stuff," said 8-year-old Caitlin Brown. She said she looked forward to playing tanglebox on the park's grassy expanse, surrounded by a working filbert orchard and wheat fields.

"Agriculture is a perfect conduit to community and enterprise," Boyer enthused.

The city contracted with MacKay & Sposito of Vancouver, Wash., an experienced park development firm, to implement the chosen theme of the donors and city. The firm created several designs for consideration at a series of public hearings.

The biggest challenge was being able to create adequate drainage on a flat expanse of thick, sticky Willamette Valley clay, said landscape architect Jim Sandlin. To accomplish that, he said, "We had to take some of the flatness out."

Pearson said the park acreage is under a 75-year lease, which automatically renews in 2084 as long as the land is still being put to its intended purpose.

The conservation district wants to build an education center adjacent to the park. It also envisions getting a community garden there.

Farmer Sam Sweeney, who sits on the district's governing board, said the district would eventually like to move Oregon State University's Extension Service Office out to the easement property as well.

At the grand opening, Sweeney extolled the Chegwyn family, whose ancestors originally emigrated from Cornwall, England, to Minnesota, before eventually moving west to the Yamhill Valley. Since arriving here more than a century ago, he said, it has steered its farming operation through two depressions, two world wars, untold numbers of freezes and floods, and continuing pressure from mechanization on the one hand and continuing residential development on the other.

"They were committed to agriculture and stuck with it," he said.

"Charlie recognized all the good things on this farm," he said of the family patriarch, whose recovery from pneumonia forced him to miss the festivities. And the easement preserves that legacy in perpetuity, he said.

Sat. July 9, 2011 A

To Heather Richards, PCED
McMinnville Planning
Commission

Submitted by
Deborah A. Hammond
July 15, 2026

From: Heather Richards
To: Tom Schauer
Cc: debbiehammond611@gmail.com
Subject: FW:
Date: Wednesday, July 15, 2026 7:24:51 PM
Attachments: 7378.jpg
7380.jpg
image001.png

Tom,

Please enter this testimony into the public record and distribute to the planning commission.

Have a great day!

Heather



Building Community, Together

Heather Richards
Community Development Director
Office: (503) 474-5107
Cell: (971) 287-8322

From: Debbie Hammond <debbiehammond611@gmail.com>
Sent: Wednesday, July 15, 2026 7:02 PM
To: Heather Richards <Heather.Richards@mcminnvilleoregon.gov>
Subject:

This message originated outside of the City of McMinnville.

Heather,

I am submitting my testimony for tomorrow night's meeting. July 16, 2026

Deborah A Hammond

3671 NE JOEL Street
McMinnville, Oregon 97128

July 15, 2026

To the McMinnville Planning Commission,

My name is Deborah Hammond, I have lived in Chegwyn Farms Neighborhood for 8 years. I watched my home being built and the neighborhood grow. I picked up nails & debris from the construction site after getting a flat tire from driving down N.E. McDonald Lanes. I regularly walk around the neighborhood, the park, and Grandhaven Elementary School. My neighborhood is a charming area of Craftsman Style homes consisting of 1 & 2 stories, duplexs, The neighbor was orginally a hazelnut grove owned by the Chegwyn Family.

Try to imagine if you will, standing in front of Grandhaven Elementary School Looking West. Notice 1 story homes to the South of a large empty lot. To the North on the corner of Samson a 2 story duplex. Looking past the open field, a charming field with park & play structures that resemble a farm; a barn covered eating area with ~~pedestal~~ picnic tables, play structures like a silo, barn, tractor and lots of fun activities for children. It is a very inviting park not only for children but also dog walkers, joggers, family picnics, soccer games, and many like myself who enjoy walking. The park is clean, safe, and maintained by Parks & Recreation. Charles & Kathleen Chegwyn donated the land to Yamhill Soil & Water Conservation District and McMinnville Parks & Recreation Department to keep the land productive.

I have submitted a News Register article dated July 9, 2011. I quote, "the conservation district wants to build an education center adjacent to the park. It also wants to build ~~an~~ a community ~~education center~~ garden there." What a wonderful idea !!! Can you imagine that ??? It would be perfect fit for the elementary ~ Farming is becoming a lost skill. Teaching children

practical skills about growing food, nature, science, etc.
whatever happened to the education center? To the community garden?

Now, imagine if you will... a 3 story apartment complex with 75 units and 123 parking stalls situated on the large empty lot in front of the elementary school. It would be only 13' behind the homes on the North side, The back of the complex will be only a few feet from the trees that border a walking path in the park. You will not be able to see the park from the school. Remember the apartment complex will be 3 stories high. It will block much needed sunlight to the homes on the North side.

- Have any of you driven down N.E. Donald Lane during school hours, especially during drop-off and pick-up of students? My neighbors car was hit by a car exiting the school.
- Have any of you seen the numbers of children & parents walking or riding bikes to school?
- Have any of you seen the or driven down Samson before or after school? Samson has a lot of on-street parking on both sides of the road. Add to that trash days with at least 3 cars/house.
- What will neighbors do when the apartment parking stalls fill-up?
- Where will teachers, staff, parents when school parking fills up with overflow parking from apartment complex?
- When was the traffic study done by the builder; dates & times???
- Will there be daily clean-up of N.E. McDonald each day? The park?
- Will construction crews be prohibited from parking on Samson and McDonald Lane?
- What will be done to ensure the safety of the children?
- Smaller homes similar to the Chegwyn Neighborhood would be much for fitting in the empty lot OR an education center and community garden.
- Please vote NO on R-4 zoning and protect the students at Grandhaven Elementary School.

Sincerely, Deborah Hammond
July 15, 2026

From: Gary Dey
To: Tom Schauer
Subject: Apartment Development in Chegwyn Farms
Date: Wednesday, July 15, 2026 9:44:31 PM

This message originated outside of the City of McMinnville.

Tom,
I live in Chegwin Farms and wish to express my opposition to the apartment complex. Everyone promotes the livability of Mcminnville but the building of the complex would do the opposite. I urge those making the decision to visit the sight and see the problems it will create. We live in a nice pocket community but this project, I believe will destroy our neighbor in a few years.
Thank you and please pass this on.

Gary Dey
3574 NE Joel ST.
Mcminnville Oregon

ATTACHMENT 4 TO STAFF REPORT

ZC 1-26. Additional Written Testimony Submitted at July 16, 2026 Planning Commission Public Hearing (numbering continued from previous testimony):

16. Jeff Keikkala
17. Jordan Christie
18. Ray Clark
19. Patrick Evans

Jeff Keikkala.

#16-Jeff Keikkala

McMinnville Planning Commission:

Thank you for allowing me to address you this evening. In the event that I run out of my allotted time before completing my thoughts I am also putting them in writing to share with you as well.

Our resistance to the R-4 rating for the vacant lot next to the Grandhaven Elementary School is not a resistance to development. When you purchase a home in a residential neighborhood, it's with the understanding that vacant lots will likely be developed at some point. However, it is fair to expect that the development that will take place is in keeping with the preexisting population density and general architecture of the established neighborhood. Currently in the established neighborhood there are no structures that extend over 2 stories high and nowhere near the density proposed by this developer.

The developer is looking solely at the maximum dwelling units they can pack into that vacant lot with no regard nor respect for the existing neighborhood. From what we can see, they are counting the area of the mandated pathway between Chegwin Park and Grandhaven in their calculations for the number of dwellings they can fit in the available area, and it appears they are stacking the parking spots in some locations to accommodate the minimum requirements.

It is the responsibility of this planning commission to act as the regulatory body to balance the future growth of McMinnville and the desire of the developers with the principles and mandates of maintaining great neighborhoods and protecting the established building practices of the preexisting neighborhood. You are the governing body that needs to consider the traffic hazards that WILL multiply with that density of occupancy directly across from the school, especially during peak traffic periods. The developer is overcrowding the space and providing insufficient parking which WILL complicate the congestion in the neighborhood. This proposed development will have a detrimental effect on the livability and safety of the existing neighborhood and potentially endanger the children who attend Grandhaven Elementary School. In addition, the folks who live in the houses on NE Samson St. bought their homes understanding that eventually some construction would take place in that lot but had no reason to expect 3 story structures that will effectively block the sunlight from the livable area of their back yards and reduce the privacy of their back yards to zero due to 3 story dwelling units looming over their houses. It is reasonable to say that this development will have a detrimental effect on their home values.

I would like to ask every member of this board what their assessment of this proposal would be if it was at the edge of THEIR property line and threatened to eliminate any backyard privacy and direct sunlight from their homes? It is the responsibility of every member of this commission to put themselves in the position of the McMinnville residents who stand to be affected by this proposed development and to protect those residents' rights, safety and home values as if it were their own.

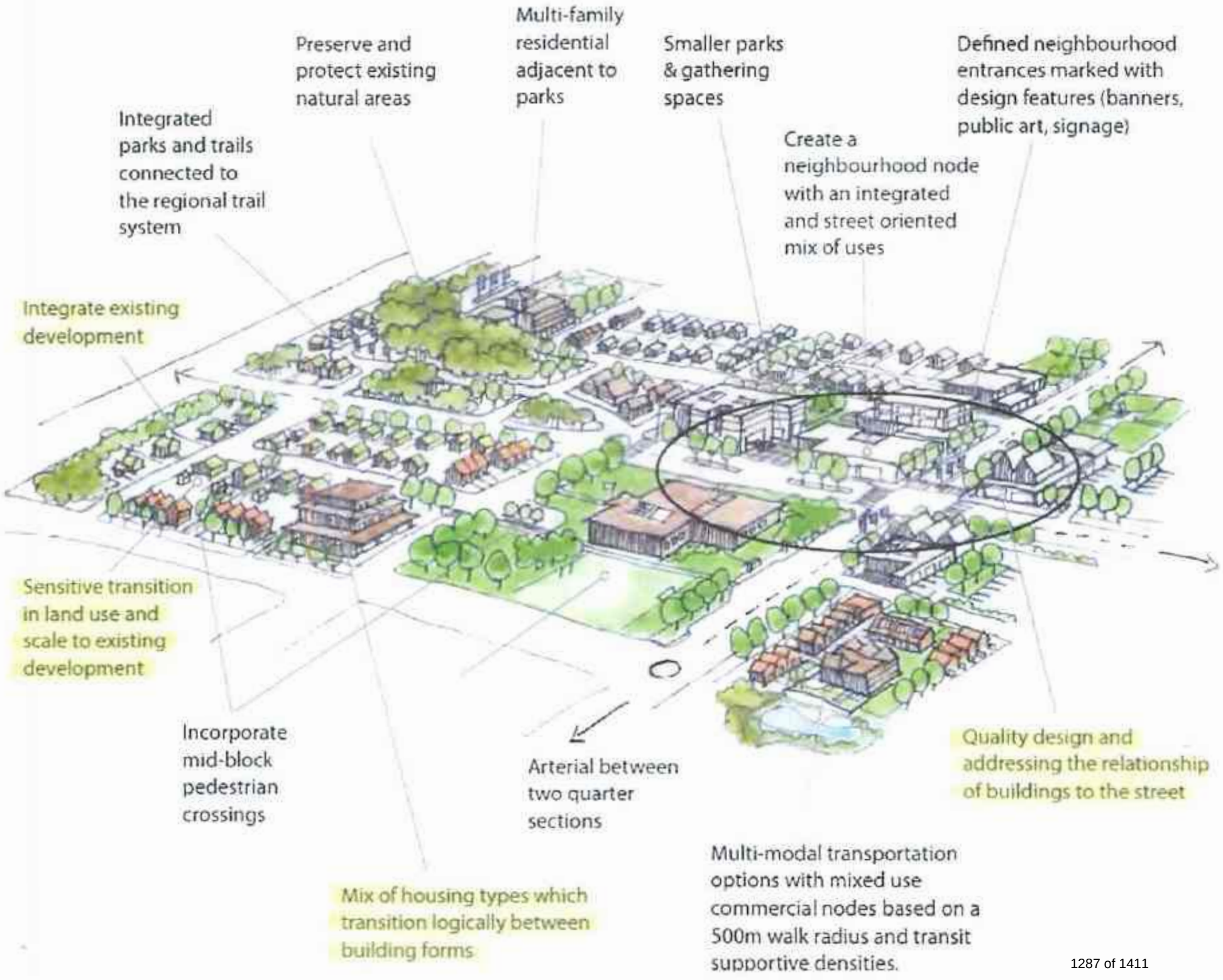
I reiterate, this is not a refusal for development in that lot, only a desire that the development that takes place is in keeping with the established norms of the neighborhood and in keeping with the principles of maintaining great neighborhoods that this commission has established.

I would also like to submit for the record this screenshot of a meeting of the Planning commission dated 04/09/2019 with some of the principles of the great neighborhoods policy that can still be found on the City of McMinnville's website:

Four principles I'd like to point out that this project completely violates:

- "Integrate existing development": This proposed project does nothing to incorporate or tie into the existing neighborhoods.
- "Sensitive transition in land use and scale to existing development": This is a 3 story 72 dwelling apartment complex that the developer wants to drop into a field of single-story homes.
- "Mix of housing types which transitions logically between building forms": Going back to what I've mentioned before, these are 3 story apartment buildings butted up against the property lines with no concern or attention given to buffers and transitioning between building forms.
- "Quality design and addressing the relationship of buildings to the street: The exit of the parking area for this complex is directly across the street from the elementary school. Traffic during peak periods in the morning, afternoons and during school functions already can require patience to navigate. The additional traffic from a 75-unit apartment complex will not only compound this issue but I believe potentially endanger the children trying to navigate the area.

Thank you.


Multi-family residential adjacent to parks
Preserve and protect existing natural areas
Smaller parks & gathering spaces
Defined neighbourhood entrances marked with design features (banners, public art, signage)
Integrated parks and trails connected to the regional trail system
Create a neighbourhood node with an integrated and street oriented mix of uses
Integrate existing development
Sensitive transition in land use and scale to existing development
Incorporate mid-block pedestrian crossings
Arterial between two quarter sections
Quality design and addressing the relationship of buildings to the street
Mix of housing types which transition logically between building forms
Multi-modal transportation options with mixed use commercial nodes based on a 500m walk radius and transit supportive densities.

#17-Jordan Christie

Jordan & Kathy Christie's Home View

#18-Ray Clark

7/16/2026

Dear Planning Commission Members,

My name is Ray Clark, and I reside at 3696 NE Joel St. in the Chegwyn Homes subdivision, just north of the proposed apartment project. I am writing on behalf of myself, my wife Sandy, and our daughter Casee Clark, who owns a home on NE McDonald Ln. and is unable to attend tonight's meeting.

While we have several concerns regarding this development, we would like to highlight the most critical issues:

1. Building Height and Density

The proposed buildings are too tall and dense compared to the surrounding one- and two-story homes. Our community was designed to align with McMinnville's Great Neighborhood Principles, which is why we purchased our home here eight years ago. While we support new housing, we ask for a project that matches the scale of the surrounding neighborhood. There are no three-story apartments in our area; the closest are on NE 27th St. and NE Evans St., which back up to NE Baker St. and are quite a distance away.

2. Traffic and Parking

We are deeply concerned about the traffic volume on NE McDonald LN., which already doubles when school is in session. Given the density of the proposed apartments and the lack of sufficient on-site parking, NE McDonald LN. will likely become an overflow parking area, posing a significant safety hazard. We have already seen similar parking shortages create heavy congestion near the recent duplex developments off NE Hembree St. and NE Autumn Ridge Dr., and we want to avoid repeating this mistake.

Request:
I request that the Planning Commission consider rejecting the current R-4 application. We ask that the developer be required to submit a revised proposal that limits the building height to a maximum of two stories and guarantees adequate on-site parking for all residents.

Thank you for your time and consideration.

Best regards,

Ray Clark
3696 NE Joel St.
Hedgehunters@aol.com

Good evening.

My name is Patrick Evans. I reside at 3587 NE Joel Street in the Chegwyn Farm neighborhood.

Your neighbors at this meeting want to make it clear that the Grandhaven-Chegwyn Farm neighborhoods are not opposed to annexation and appropriate development of the parcel for housing even though the original intent of the generous Chegwyn donation was to use the land for educational or other public purposes. (see the News-Register July 9, 2011)

But, in closing I want to summarize concerns you've heard directly from my neighbors tonight, our individual written comments and the technical analysis Ron Larson previously submitted which is in the last few pages of the staff report.

The recommendation by staff to approve this zone change (which ultimately will result in annexation and building permits) is fatally flawed because application fails to meet the actual City code requirements.

1. Concept plans submitted by the applicant as part of the proposed zone change will have a profound, negative and long-term impact on the "Great Neighborhoods" that currently exist. The applicant failed to substantively address those issues and staff failed to review the application against Great Neighborhood Principles 8 and 8A.
2. Neither applicant nor staff provide any data to support the current need for housing of this density yet rely solely on an outdated and artificial urgency for additional multi-family housing. Projections based on 2010

census data cannot carry the same weight as current, local information required by Comprehensive Plan Policy 61 as to need, demand and supply of multi-family housing in McMinnville. The need for this project is not proven.

3. Serious concerns about this project were raised by neighborhood residents during the applicant's November 2025 public meeting. There is a clear requirement in McMinnville Zoning Ordinance 17.72.095(F)(2)(c) and (G)(5)(e) that those concerns be addressed as part of the application process. There is nothing in the application or staff report to indicate that the project will address any of those neighborhood concerns.
4. Traffic data submitted fails to account for the real-world congestion experienced daily during the school year by residents of the area. Projections and "guesstimates" cannot make up for lived reality.
5. Less intensive zoning such as R-2 or R-3 is not explored anywhere in either the application or the staff report. Why? Apparently because significant financial benefits will result for both the current property owner, the out-of-town applicant and additional property tax revenues to the City if this zone change is approved. Financial gain apparently "trumps" (if I can use the phrase loosely) any rights or protections current residents expect to be enforced by the City of McMinnville – rights and protections which underpin zoning law in the State of Oregon. Financial gain will certainly override the investments your neighbors have made in their homes.

As a final, related observation, the lack of any reasonable limit on density in the current R-4 zone language effectively codifies that *all existing R-4 neighborhoods throughout the city, yours included, are available for construction of high-density, multi-story, multi-family developments with no further public input.* This unintended consequence needs to be immediately rectified in code through insertion of R-4 density limits.

The only rational decision you can make tonight is that the zoning application ZC 1-26 before you MUST BE DENIED given:

- **the lack of density limits in the existing of the R-4 zone,**
- **failure to address neighborhood concerns**
- **the absolute lack of demonstrable, current City-wide need,**
- **the serious negative impact Grandhaven Elementary school students will experience to their safety, and**
- **the impact on existing "Great Neighborhoods".**

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

MINUTES

July 16, 2026 **6:30 pm**
Planning Commission **Hybrid Meeting**
Regular Meeting **McMinnville, Oregon**

Members Present:	Matthew Jones, Abigail Neilan, Sylla McClellan, Elena Mudrak, Sidonie Winfield, Brian Everest, and Brian Randall
Members Absent:	Meg Murray
Staff Present:	Tom Schauer – Senior Planner, Evan Hietpas – Planning Manager, and Heather Richards – Community Development Director
Legal Counsel:	Melissa Ryan – Bateman Seidel, and Carrie Richter – Bateman Seidel
Guests:	None

DRAFT

1. Call to Order

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

2. Citizen Comments

None.

3. Minutes

a) June 18, 2026

Commissioner McClellan moved to approve the June 18, 2026, minutes. The motion was seconded by Commissioner Mudrak and passed 5-0-2 with Commissioners Jones and Everest abstaining.

4. Public Hearings

A. Quasi-Judicial Hearing: Zone Change (ZC 1-26), NE McDonald Ln., Tax Lot R4409CD 00100

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 on NE McDonald Lane from County EF-80 to City R-4. He discussed the subject site, surrounding zoning, existing and proposed zoning, zone change criteria, how the Commission was only considering the zone change not alternate zoning proposals or a specific use or development plan, additional information entered into the record, updated decision document, additional Housing Needs Analysis findings, updated conditions of approval, and staff's recommendation for approval with conditions.

Applicant's Testimony: Cory Redding, Mac Multi LLC, applicant, stated the zone change would allow the creation of housing opportunities in McMinnville. This would meet a need in the community, and he was excited to contribute to the long-term success of the City. This zone change would play a vital role in the City's future.

Doug Rux, Rux Group LLC, said this was a zone change request. They had gone through the annexation agreement process to annex 3.17 acres which included the right-of-way of NE McDonald Lane. He reviewed the needed housing provisions in the City's code. They had shown that they would be able to provide adequate utilities, a neighborhood meeting had been held, and they addressed all of the Comprehensive Plan policies, statewide planning goals, and applicable criteria. He asked for clarification on revised Condition #3, sanitary sewer analysis. He responded to the written comments including how they met the Great Neighborhood Principles and housing variety, potential use of solar energy, parking, Housing Needs Analysis, construction, and site design.

Lacy Brown, DKS Associates, explained the applicant's traffic study. The potential increase in daily traffic was well below the threshold in the trip generation manual. The proposed zone change did not meet the state's definition of a significant effect and would cause no further degradation to the surrounding transportation system. The staff report recommended limiting future development and the applicant was supportive of the recommendation. There had been comments about increasing traffic adjacent to the elementary school, but an increase in traffic did not mean a reduction in safety. Housing was recommended to be placed near schools and parks.

Senior Planner Schauer noted the revised Condition #3 had to do with the City's assumption for the R-4 zone, which was 20 residential units per acre. If that was exceeded, there would have to be additional analysis to show there was sufficient capacity. He discussed the traffic analysis for the zone change and how it was different from the analysis done at the time of a development application.

There was discussion regarding the agreement with Yamhill Soil and Water Conservation District to keep the land productive and intact and how there was nothing recorded on the title for that.

Proponents: None

Opponents: Deborah Hammond, McMinnville resident, said the neighborhood consisted of craftsman style homes of one and two stories and duplexes. Nearby was an inviting park that was clean, safe, and well-maintained. The land was donated to Yamhill Soil and Water

Conservation District and the McMinnville Parks and Recreation Department to keep the land productive. She submitted a copy of an article from the *News Register* from 2011 about the conservation district wanting to build an education center and community garden adjacent to the park. She thought they had an agreement with the Chegwyn family and she wondered what happened to that concept.

Community Development Director Richards said legally there was nothing binding on the property that required an education center.

Peter Asher, McMinnville resident, thought the current proposal would cast a foreboding shadow on the adjoining homes on Samson Street with buildings placed close to the property lines. The plan to put most of the open space in the center with the buildings pushed to the edges would not fit with the existing neighborhood character or quality of life for the current residents. He thought it should be rezoned to a lower density where development would be in a scale that fit the neighborhood.

Jeff Keikkala, McMinnville resident, showed a diagram from the Great Neighborhood Principles that demonstrated how the application did not integrate into the existing development. There was no sensitive transition in land use and scale to existing development, no mix of housing that transitioned logically between building forms, and no quality design and addressing the relationship of buildings to the street. The additional traffic would create more congestion and multiply traffic hazards. The Commission had to balance growth with the principles and mandates of maintaining great neighborhoods. The proposal would have a detrimental effect to the livability and safety of the neighborhood. They knew some development would take place but had no reason to expect three story structures that would block sunlight from their backyards and reduce their privacy and damage their home values.

Jordan Christie, McMinnville resident, said when he purchased his property, he was told that there would not be a large development on the land. His backyard was 13 feet away from the property line. He thought he would lose his backyard privacy and sunlight. This high density development would not fit in the neighborhood.

Kathryn Wilson, McMinnville resident, concurred with the statements that had been made in opposition.

Susan Powell, McMinnville resident, objected to the zone change.

Ray Clark, McMinnville resident, was concerned about the height and density of the proposed building. It did not align with the Great Neighborhood Principles. The development needed to match the scale of the surrounding neighborhoods. He was also concerned about traffic volume and parking on NE McDonald Lane. He asked the Commission to reject the application and for the applicant to submit a revised proposal for no more than two story height and guaranteed adequate onsite parking.

Paul Wilson, McMinnville resident, spoke about the traffic problems that already existed and the need for a stop light at Grandhaven and McDonald. He was concerned about safety of pedestrians and bicycles as traffic would get worse with development.

Jana Brown, McMinnville resident, was opposed to the zoning request. She was concerned about general safety and how north of the current school there was no exit and a middle

school was planned to be built. There were only two ways to get out of the neighborhood and with additional traffic, it could be a safety issue in an emergency.

Community Development Director Richards said the School District did not have plans for any imminent construction on that site. However, the trips from that site were already included in the analysis.

Carol Gruher, McMinnville resident, said the streets in the neighborhood had been built narrower than most streets and if cars were parked on both sides, two cars could not go through at the same time. They could not accommodate more traffic. She read questions posed by Deborah Hammond about traffic before and after school, street parking, construction vehicles, and safety of children.

Joan Buzzard, McMinnville resident, spoke about the width of the street and how no trailers, RVs, or boats were supposed to park on the street. However, not all neighbors complied.

Pattie Holder, McMinnville resident, concurred with all the concerns that had been raised. She asked that the Commission protect the current residents.

Patrick Evans, McMinnville resident, said the recommendation to approve the zone change was fatally flawed. It did not meet code standards or Great Neighborhood Principles. The concept plans submitted would have negative long-term impacts in the neighborhood. The applicant did not provide any data to support the current need for housing of this density. Projections based on 2010 census data did not carry the same weight as current, local information required by Comprehensive Plan Policy 61. Serious concerns were raised at the neighborhood meeting and the concerns needed to be addressed per the zoning code. The traffic study did not take into account real-world congestion. Less intensive zoning had not been explored, and it appeared financial gain trumped any rights or protections of current residents. He thought the zone change should be denied due to the lack of density limits in the R-4 zone, failure to address the neighborhood's concerns, lack of demonstrable City-wide need, serious negative impacts to the elementary school, and impact on great neighborhoods.

Rebuttal: Mr. Rux said the Commission had to follow the applicable criteria. The applicant had addressed the criteria in the application and staff had analyzed it and found they had met all of it. They had no objection to the conditions.

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: The Commission discussed shared concerns about traffic, parking, safety, setbacks, and Great Neighborhood Principles. Disappointment was expressed that the donation was not a legally binding agreement in the title. However, the R-4 zoning made sense, the City did need housing, and it met the criteria. They hoped the applicant would listen to the concerns and work with neighborhood.

Commissioner Mudrak MOVED to RECOMMEND the City Council APPROVE Zone Change (ZC 1-26), NE McDonald Ln., Tax Lot R4409CD 00100 subject to the conditions in the updated decision document submitted by staff on July 16, 2026; SECONDED by Commissioner Jones. The motion PASSED unanimously 7-0.

B. Quasi-Judicial Hearing: Appeal (AP 4-26), 544 NE 2nd St., Tax Lot R4421BC 11500

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: Planning Manager Hietpas presented the staff report. This was an appeal of a Historic Landmarks Committee decision on a downtown design review application. He discussed the different parts of the packet, subject site, applicant's requests to demolish a historic resource known as the United Methodist Church and construct a new four-story apartment building on a mixed-use site with a continued church use, and how only the design review application for the new building was being appealed. He explained the current conditions on the site, proposed development, related records, mandatory adjustments that were requested and approved, and applicable housing state laws. He then summarized the three grounds for the appeal: the findings did not adequately address the loss of a significant public parking resource, the findings did not adequately address the cumulative effect of the numerous adjustments, waivers, and design departures approved for this project, and the findings did not adequately demonstrate compatibility with the historic character, scale, and development pattern of downtown McMinnville. He reviewed the downtown design review process, Historic Landmarks Committee review, building design and building materials criteria, mandatory adjustments, public testimony memo, and supplemental findings based on the grounds in the appeal. The applicant was not proposing to retain public parking as part of this redevelopment as it would be used for shared parking or McMinnville Cooperative Ministries and residents. The downtown design standards did not require mitigation for the loss of the public parking spaces. The mixed-use development required a minimum of 38 total parking spaces on site and the applicant was proposing 59 spaces, which exceeded the minimum requirement. Per Oregon state law, there was no analysis method or ability to assess "cumulative impacts" of the adjustments as requested by the appellant. Applicants may request up to ten adjustments, and the applicant requested six adjustments. Also, per Oregon state law, the City could not review housing developments based on broad "purpose or compatibility" statements as requested by the appellant. The downtown design review applications were subject to a 120-day review timeline and the current deadline for a local decision was August 27. Due to the timeline, the Planning Commission must render a decision tonight unless an extension was requested by the applicant. He listed the Planning Commission options.

Applicant's Testimony: Nathan Teske, Executive Director of Bienestar, gave a background on the company and how they owned and operated these types of multi-family housing units. He explained the benefits of the new housing for the community.

Christine Rumi and Richard Grace, FFA Architecture, presented the project design. They discussed the need for housing, subject site, site plan, typical floor plan, building materials, renderings, design elements from the old church, onsite parking, and elevations.

There was discussion regarding the placement process.

Appellant's Testimony: Jeb Bladine was representing the appellant. The central question was where in the City's findings was the reconciliation between exemptions allowed by SB 1537 and the City's historic and specially-adopted protections for downtown McMinnville. The appellant lived directly across from the subject property and was a downtown business owner. She supported affordable housing, but she questioned if this housing project at this location at this scale was consistent with the many protections the City had given the historic downtown district. Downtown was not ordinary commercial land. The findings did not explain how all the adopted protection policies remained meaningful after so many standards were adjusted. The findings never reconciled this project as a whole. It did not ask what was the cumulative effect of all the adjustments together. The key question was did the project still fulfill the City's adopted vision. The important remaining questions were: historic compatibility with downtown character, traffic, parking, and pedestrian safety, downtown business and economic impacts, and emergency access and cumulative project effects. He discussed the SB 1537 adjustments and noted they did not eliminate the remaining protections. The appellant asked the Commission to reverse the approval or remand the decision for findings that fully reconciled the project with McMinnville's adopted plans and policies.

There was discussion regarding what changes would make the appellant in favor of the project and impact on businesses. The appellant preferred the City's 2020 preferred option for multi-use with 22 residential units and 82 parking places. He thought the impact of lost parking outweighed the benefit of residents near downtown businesses.

There was further discussion regarding the appellant's discussion of keeping the historic character of downtown, however she did not appeal the demolition of the historic church.

Mr. Bladine thought the appellant's primary concern was the overall loss of the historic character of the downtown, safety, and impact on the area.

City Legal Counsel Richter explained the definition of the term "distinct adjustment" in the senate bill, which meant collectively the glazing was one adjustment even though it addressed multiple windows. These adjustments only applied to housing projects.

Proponents: Susan Dehm, McMinnville resident, read a letter from Bernadette Hansen in support of the affordable housing project. There were not enough homes people could afford in McMinnville, and the lack of affordable housing was one of the biggest reasons for homelessness. They needed to increase the supply of homes people could realistically pay for. The concerns about traffic, neighborhood character, and infrastructure deserved careful planning. They needed to shape change in a way that reflected their values and make room for affordable housing.

Brennen Guillory, McMinnville resident, was the pastor of McMinnville Cooperative Ministries. The old sanctuary had enough serious issues that it was hard to see a future for the building. They did not have the capital to update it and they began to ask the question how could their property help the community. Affordable housing was a need they could address. The Historic Landmarks Committee did a good job in making the new development fit into the neighborhood. The church would be getting funding through the project to help them continue their ministry, which they might have lost if they kept the old building. They thought rather than giving people a place to park, it would be better to give them a place to live.

Mark Davis, McMinnville resident, lived two blocks away from the site, and he supported the project. He served on two project advisory committees. One was for the City Center Housing Strategy and the other Economic Opportunities Analysis. These had important context for the decision tonight. They wanted more housing in the downtown area, and he thought this was the perfect location, especially for people to be able to walk to and from work. He was a former developer, and he did not think parking would be an issue in this location. He suggested the developer talk to the Downtown Association to get ideas for design and fit better.

Joshua Allen, Sheridan resident, was a church member. He was in support of the project. He could not find any affordable housing in McMinnville and had to move to Sheridan. The number of houses the project was supplying was paramount.

Drew Millegan, McMinnville resident, lived next to the development and had no issues with it. Because the demolition was already approved, the appellant was focusing on all the parts of the application that could not be considered in trying to deny it. He thought the application met all of the design standards as was decided by the Historic Landmarks Committee. He walked most places and these residents would be customers for the downtown businesses. They would contribute less to traffic because of their proximity to work and shops and people would not have to leave the community. This was a good use of the site, even though he would have preferred the historic church not be demolished.

Quinn Millegan, McMinnville resident, lived and worked less than a block from this site. He also did not want the church demolished, but it had been approved. The appeal argued that losing a surface parking lot would harm downtown and that the City failed to study the parking impacts. Oregon law did not allow the City to impose off street parking requirements on affordable housing projects and a legally protected housing development could not be denied because neighbors preferred a free parking lot. Vague objections about character, compatibility, sense of place, and visual impacts could not be used to shrink the project, raise its cost, or delay it. This property was outside of the downtown district boundary, and he thought the arguments in favor of the appeal were thinly disguised attempts to express distaste for affordable housing. He supported the project and people living and working downtown was needed.

Opponents: Jeb Bladine, McMinnville resident, thought taking away the parking would have a serious impact on safety. He discussed what the law said about individual adjustments, which contradicted what LCDC said. He thought the site was in the historic district. This was an effort to keep local government and McMinnville’s longstanding protections to historic districts in place. He thought they would set a precedence for other developments that would dramatically change the historic district.

Phyllice Bradner, McMinnville resident, thought if historic buildings were to be demolished for structural and economic reasons, the imperative was to replace it with something in a similar footprint and architectural design. She thought the approval of the development was utterly incongruous with the surrounding historic neighborhood. It was a modern design that did not fit with the character of the downtown, and the density of the housing would overwhelm the neighborhood. It would create shortages in parking for downtown businesses and construction of the site would cause major disruption and drive away visitors.

Tim McDaniel, McMinnville resident, thought this was a good concept, but wrong location. The grounds for appeal were backed by facts that were all true. Swallowing up essential parking and traffic gridlock were quality of life issues. The old church was a lovely resource, and he thought it should be preserved. The developers claimed that the project genuinely reflected nearby buildings, but he did not think that was true.

Mike Colvin, McMinnville resident, was in favor of affordable housing, but he did not think a four-story development belonged on this property. He asked that the City look for other options and sites for affordable housing, especially with recent state grants.

Doreen Wynja, McMinnville resident, did not think the design of the development had anything to do with the historic downtown. Traffic had gotten worse over the last few years and there were homeless issues as well. She did not think it was a good place for families and children. She thought there were better options for affordable housing.

Mary Jane Beeler, McMinnville resident, said Scott Larson concurred with Mr. Bladine. She was also opposed as she would not be able to see the downtown skyline from her home with the new building. She was against the size and density that did not fit the downtown.

Patrick Haehnel, McMinnville resident, said they needed to evaluate if this was good for McMinnville. There were other affordable housing projects in McMinnville, but the issue was if this was the right place. He did not think it was as it would impact the downtown, especially with the parking loss. With low-income housing, he did not think the residents would contribute to the economy downtown and there would not be enough jobs for all of the residents to work downtown.

Applicant Rebuttal: Ms. Rumi clarified there would be a common open space and indoor common space. As to compatibility with downtown, they had worked with the Historic Landmarks Committee to ensure this project would reinforce the historic character. This project responded to a housing crisis identified at state and local levels by providing 72 units of affordable housing and 59 onsite parking spaces, while allowing McMinnville Cooperative Ministries to continue to serve the community. The concerns around too much traffic, too little parking, too tall building, and wrong development in the wrong place, had been addressed in the design or determined to be outside the applicable clear and objective review criteria. There had been public comments in support of the project. Affordable housing was a documented need and the tuck under parking maximized the total parking on site, and it would support McMinnville Community Ministries' mission to support those in need. The appeal raised concerns, but the arguments were not related to the approval criteria or clear and objective standards. The site was never a public parking lot and even if it were, the loss of public parking was not relevant to the development of the site. There were no cumulative effect criteria, nor would they be allowed per state requirements. The project had been evaluated as a whole through the land use process. The compatibility argument was tied to approval criteria and the proposal was consistent with the intention of the guidelines. The

project would benefit downtown by providing much needed housing and a creatively designed first floor that would enhance pedestrian experience as well as screen the tuck under parking. The building met all the approval criteria and funding had been awarded to the project.

Commissioner Mudrak moved to close the public hearing and public record; Seconded by Commissioner McClellan. 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: The Commission discussed parking impacts and how there should be enough to accommodate this project, but other developments might cause an issue. When a historic resource was demolished, they did not replace it with something like it. There were some historic elements in the new building, but it would clearly be new construction. They thought this was a good location for affordable housing and the design fit in with the downtown. They met the criteria and it would enhance the downtown core as well as provide needed housing. They could not go against the state waivers that had been put in place.

It was suggested to look into parking permits for residents.

Commissioner Jones MOVED to APPROVE DDR 1-26 in support of the decision document and supplemental findings; SECONDED by Commissioner McClellan. The motion PASSED unanimously 7-0.

5. Commissioner Comments

There was discussion regarding visiting Stratus Village.

6. Staff Comments

Community Development Director Richards said on July 1 they promoted Mr. Hietpas to Planning Manager.

Senior Planner Schauer announced upcoming meetings.

Planning Manager Hietpas said they would be working on recruiting for the Associate Housing Planner position. The Construction Excise Tax request for funding was open. He asked if any Commissioner wanted to be on the selection subcommittee. Commissioner Jones volunteered.

7. Adjournment

The meeting was closed in former Planning Commissioner Beth Rankin’s honor.

Chair Winfield adjourned the meeting at 10:43 p.m.

ORDINANCE NO. 5182

An Ordinance approving a Zone Change, with conditions, to the R-4 Medium, High-Density, 5000 SF Lot Residential Zone (Docket ZC 1-26) for the easterly portion of Tax Lot R4409CD 00100 upon annexation into the City limits, approximately 3.17 acres including abutting right-of-way, located on the west side of NE McDonald Ln., generally between Chegwyn Farms Neighborhood Park and Grandhaven Elementary School.

RECITALS:

WHEREAS, the property owner owns the subject property, which includes a portion of Tax Lot R4409CD 00100 located within the Urban Growth Boundary but outside City limits; and

WHEREAS, the property owner has submitted an application to annex the unincorporated portion of Tax Lot 00100 and abutting right-of-way into City limits (Docket ANX 1-25), and an application to rezone the unincorporated portion of Tax Lot 00100 to R-4 zoning (Docket ZC 1-26), to be effective upon annexation of Tax Lot 00100 into City limits; and

WHEREAS, the McMinnville Municipal Code, Section 16.30.030 requires that all applicants for annexation must enter into an annexation agreement with the City of McMinnville; and

WHEREAS, on October 14, 2025, the McMinnville City Council approved Resolution No. 2025-51, authorizing the City Manager to sign an annexation agreement with the property owner for the future annexation of the unincorporated portion of Tax Lot R4409CD 00100; and

WHEREAS, the annexation agreement was duly entered into by the City and Property Owner and recorded with the County on December 5, 2025; and

WHEREAS, the application for the Zone Change was submitted on May 7, 2026 and deemed complete on June 4, 2026. The Planning Division processed the application for the Zone Change, to be effective upon annexation of Tax Lot 00100 into the city limits; and

WHEREAS, a duly noticed public hearing before the McMinnville Planning Commission was held on July 16, 2026, after due notice had been provided to the Department of Land Conservation and Development on June 9, 2026, written notice had been mailed to property owners within 300 feet of the affected property on June 17, 2026, and due notice was published in the local newspaper on July 10, 2026; and

WHEREAS, at said public hearing, a staff report, the application materials, findings and the decision document were presented, and applicant and public testimony was received; and

WHEREAS, the Planning Commission, being fully informed about said request, found that, with conditions, the requested Zone Change conformed to the applicable Comprehensive Plan goals and policies and review criteria based on material submitted by the applicant and the findings of fact and conclusionary findings for approval contained in Exhibit A; and

WHEREAS, on July 16, 2026, the Planning Commission, by a vote of 7-0, recommended approval with conditions of ZC 1-26 to the McMinnville City Council; and

WHEREAS, the City Council, having received the Planning Commission recommendation and staff report, and having deliberated;

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

1. That the Council approves the Zone Change (Docket ZC 1-26) subject to the Conditions in the Decision Document attached as Exhibit A, upon annexation of Tax Lot R4409CD 00100 into City limits,

2. The City Council adopts the Decision, Conditions, Findings of Fact, and Conclusionary Findings as documented in Exhibit A;

2. This Ordinance will take effect 30 days after passage by the City Council.

Passed by the McMinnville City Council this 25th day of August, 2026 by the following votes:

Ayes: _____

Nays: _____

_____
MAYOR

Approved as to form: Attest:

City Attorney City Recorder

EXHIBITS:

A. Decision Document for Docket ZC 1-26

EXHIBIT A TO ORDINANCE NO. 5182

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

DECISION, CONDITIONS, FINDINGS OF FACT AND CONCLUSIONARY FINDINGS FOR AN APPLICATION FOR A ZONE CHANGE FOR A PORTION OF TAX LOT R4409CD 00100, APPROXIMATELY 3.17 ACRES INCLUDING ABUTTING RIGHT-OF-WAY, ON NE MCDONALD LN., FROM COUNTY EF-80 TO CITY R-4 UPON ANNEXATION INTO CITY LIMITS

DOCKET: ZC 1-26

REQUEST: This is an application for a Zone Change from County EF-80 zoning to City R-4 (Medium, High-Density, 5000 SF Lot Residential Zone) zoning for the remaining easterly portion Tax Lot R4409CD 00100 which hasn't been annexed into City limits, approximately 3.17 acres including abutting right-of-way. The vacant property on NE McDonald Ln. hasn't been assigned a street address. It is located on the west side of NE McDonald Ln., generally between Chegwyn Farms Neighborhood Park and Grandhaven Elementary School.

The subject property is an unincorporated island surrounded by City limits on all sides, within the Urban Growth Boundary (UGB) but outside City limits. The subject property is currently subject to County EF-80 zoning. The applicant has previously applied for annexation, (Docket ANX 1-25). An annexation agreement was authorized by City Council and approved by the City Manager. The zone change would become effective upon annexation of the subject property into the City.

Note: *This is an application for a zone change only. The application materials submitted for the zone change also included a development plan for the property. No decision regarding the specific use or development plan will be made as part of the zone change application.*

LOCATION: **Site Address:** NE McDonald Ln, located on the west side of NE McDonald Ln., generally between Chegwyn Farms Neighborhood Park and Grandhaven Elementary School.

Map & Tax Lot: part of R4409CD 00100

CURRENT ZONING: County EF-80

APPLICANT: Doug Rux, AICP, applicant's representative, on behalf of applicant MAC MULTI LLC c/o Cory Redding

PROPERTY OWNER: Yamhill Soil and Water Conservation District c/o Andy Bleckinger

STAFF: Tom Schauer, Senior Planner

DATE DEEMED COMPLETE: June 4, 2026. An updated narrative was submitted on June 8, 2026. 120 days from June 4, 2026 is October 2, 2026.

HEARINGS BODY & ACTION: The McMinnville Planning Commission makes a recommendation to the City Council. A Planning Commission recommendation of approval is transmitted to the City Council for a decision. A Planning Commission recommendation/decision of denial becomes the final decision unless that decision is appealed to the City Council.

PLANNING COMMISSION HEARING DATE & LOCATION: July 16, 2026 at 6:30 P.M., 200 NE 2nd Street, McMinnville, OR 97128. Zoom meeting ID: 831 2090 5124, Passcode: 288880

DECISION-MAKING BODY: The McMinnville City Council makes the final decision, unless the Planning Commission recommendation/decision is denial, in which case that is the final decision unless the Planning Commission decision is appealed to City Council.

CITY COUNCIL MEETING DATE & LOCATION: August 25, 2026 at 7:00 P.M., 200 NE 2nd Street, McMinnville, OR 97128.

PROCEDURE: The application is processed in accordance with the procedures in Section 17.72.120 of the Zoning Ordinance.

The application is reviewed by the Planning Commission in accordance with the quasi-judicial public hearing procedures specified in Section 17.72.130 of the Zoning Ordinance. The Planning Commission makes a recommendation to City Council. A decision/recommendation of denial is final unless appealed to City Council. A recommendation of approval is considered by the City Council, and the City Council shall take one of the actions specified in Section 17.72.130.

CRITERIA: The applicable criteria for the Zone Change ZC 1-26 are specified in Section 17.74.020 of the Zoning Ordinance.

In addition, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of the proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests. The proposal must also be consistent with applicable provisions of state law.

APPEAL: The Planning Commission makes a recommendation to the City Council. If the Planning Commission recommendation is approval, the recommendation is forwarded to City Council to make the final decision. If the Planning Commission recommendation/decision is denial, then that is the final decision unless the Planning Commission's decision is appealed to the City Council per Section 17.72.180 of the McMinnville Municipal Code.

As specified in Section 17.72.190 of the McMinnville Municipal Code and state law, the City Council's decision may be appealed to the Land Use Board of Appeals (LUBA) within 21 (twenty-one) days of the date written notice of decision is mailed.

COMMENTS: This matter was referred to the following public agencies for comment: McMinnville Police Department, McMinnville Fire District, Engineering Division, Building Division, Public Works Department, Waste Water Services, McMinnville Airport Manager, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Planning Department; Ziply Fiber (formerly Frontier Communications); Recology; Northwest Natural Gas; the Oregon Department of Transportation, Yamhill County Transit, Yamhill SWCD, and Oregon Department of Aviation. Comments received are provided in Section IV of this document.

DECISION:

Based on the findings and conclusionary findings, the City Council finds that the applicable criteria are satisfied with conditions in Section II and **APPROVES** the Zone Change (ZC 1-26) with the conditions in Section II.

//

ZC 1-26 DECISION: APPROVAL WITH CONDITIONS

//

City Council: _____ Date: _____
Kim Morris, Mayor of McMinnville

Planning Commission: _____ Date: _____
Sidonie Winfield, Chair of the McMinnville Planning Commission

Planning Division: _____ Date: _____
Heather Richards, Community Development Director

I. APPLICATION SUMMARY:

Subject Property & Request

This is an application for a Zone Change from County EF-80 zoning to City R-4 (Medium, High-Density, 5000 SF Lot Residential Zone) zoning for the remaining easterly portion Tax Lot R4409CD 00100 which hasn't been annexed into City limits, approximately 3.17 acres including abutting right-of-way. The vacant property on NE McDonald Ln. hasn't been assigned a street address. It is located on the west side of NE McDonald Ln., generally between Chegwyn Farms Neighborhood Park and Grandhaven Elementary School. ***See Vicinity Map (Figure 1). See Existing and Proposed Zoning Map (Figure 2).***

The subject property is an unincorporated island surrounded by City limits on all sides, within the Urban Growth Boundary (UGB) but outside City limits. The subject property is currently subject to County EF-80 zoning. The applicant has previously applied for annexation, (Docket ANX 1-25). An annexation agreement was authorized by City Council and approved by the City Manager. The zone change would become effective upon annexation of the subject property into the City.

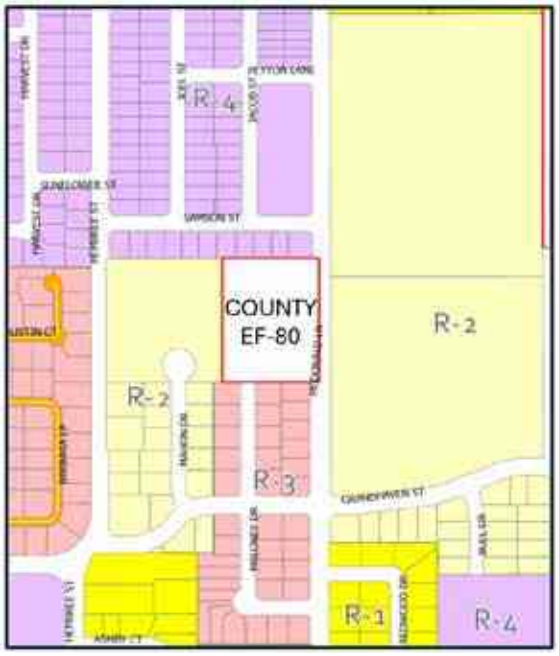
Note: *This is an application for a zone change only. The application materials submitted for the zone change also included a development plan for the property. No decision regarding the specific use or development plan will be made as part of the zone change application.*

Figure 1. Vicinity Map/Aerial Photo

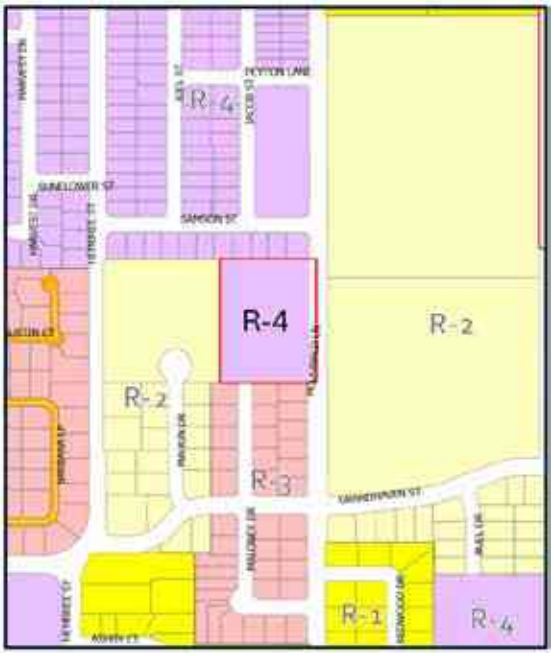


Figure 2. Current and Proposed Zoning

CURRENT ZONING



PROPOSED ZONING



II. CONDITIONS:

1. This land-use approval will not be in effect until any appeals have been resolved and the subject site has been annexed into the McMinnville city limits, at which time, the R-4 zone will be applied to the subject site.

2. The application for future development shall comply with one of the following requirements for transportation at the time of future development:

   - Development shall not exceed 519 ADT (a net increase not to exceed 400 ADT) using the average rate method in order to not exceed the 400 ADT threshold; or

   - Unless precluded by ORS 197A.420(6), the applicant shall conduct additional traffic analysis using the ITE average rate method to demonstrate compliance with adopted mobility targets, including any necessary transportation improvements required by developer that would be necessary to allow development exceeding 519 ADT. Additionally, the City reserves the right to require a development Traffic Impact Analysis (TIA) for future development if the proposal will result in an increase of 200 daily trips or 20 daily peak hour trips.

3. If at the time of development, the applicant proposes a density that exceeds twenty (20) residential units per net acre, (as is assumed in the modeling for the R-4 zoning), the City may require the applicant to enter into a reimbursement agreement with the

City for modeling the impacts of the additional proposed sanitary impacts. This analysis would need to be completed prior to any building permit issuance. Depending on the results of this analysis, the applicant may be responsible for associated costs for improvements to increase system capacity.

III. ATTACHMENTS: *(On file with the Planning Division)*

1. Exhibit 1. ZC 1-26 Application and Attachments

2. Exhibit 2a. July 14, 2026 Staff Memo with Additional Information and Written Public Testimony through July 14, 2026
   - Attachment 1 to Memo. Memo from Melissa Ryan
   - Attachment 2 to Memo. Written Public Comments:
     - 1-Ron Larson, submitted via email on 7/8/2026
     - 2-Deborah A. Hammond, submitted via email on 7/11/2026
     - 3- Patrick Evans, testimony, submitted via email on 7/12/2026
     - 4-Patrick Evans, petition with cover letter, submitted via email on 7/12/2026
     - 5-Alicia Gray, submitted via email on 7/13/2026
     - 6-Kenneth P. Carlson, submitted via email on 7/14/2026
     - 7-Jeff Keikkala, submitted via email on 7/14/2026
     - 8-Patricia (Pattie) Holder, submitted via email on 7/14/2026
     - 9-Kathleen Gibson, submitted via email on 7/14/2026

3. Exhibit 2b. July 16, 2026 Staff Memo with Additional Written Public Testimony Received through July 15, 2026 (numbering continued from previous testimony)
   - 10-Brad and Patty Landsiedel, submitted via email on 7/14/2026
   - 11-"Concerned resident" (email address provided), submitted via email on 7/14/2026 9:17pm
   - 12-"Concerned resident" (email address provided), submitted via email on 7/14/2026 9:22pm
   - 13-Deborah Hammond, submitted via email on 7/15/2026
   - 14-Deborah Hammond, submitted via email on 7/15/2026
   - 15-Gary Dey, submitted via email on 7/15/2026

4. Exhibit 2c. Additional Written Public Testimony Submitted at July 16, 2026 Planning Commission public hearing (numbering continued from previous testimony):
   - 16-Jeff Keikkala
   - 17-Jordan Christie
   - 18-Ray Clark
   - 19-Patrick Evans

5. Exhibit 3. July 16, 2026, Staff Memo with Updated Decision Document

6. Exhibit 4. Staff PowerPoint presentation from July 16, 2026, Planning Commission public hearing

7. Exhibit 5. Minutes from the July 16, 2026, Planning Commission public hearing

IV. COMMENTS:

Agency Comments
This matter was referred to the following public agencies for comment: McMinnville Fire District, McMinnville Police Department, Engineering Division, Building Division, Public Works Department, Waste Water Services, McMinnville Airport Manager, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Planning Department; Ziply Fiber (formerly Frontier Communications); Recology; Northwest Natural Gas; the Oregon Department of Transportation, Yamhill County Transit, Yamhill SWCD, and Oregon Department of Aviation. Comments received are provided in Section IV of this document.

Responses were received from the following agencies, provided below or attached:
- McMinnville Engineering Division
- McMinnville Water & Light
- McMinnville Fire District
- McMinnville Police Department
- McMinnville Building Division

- **McMinnville Engineering Division**
  The Engineering Division defers to DEA's [David Evans and Associates', City's contracted traffic review firm] review of the traffic analysis. It is acceptable to the Engineering Division to have the annexation agreement identifying the requirements. Engineering has no additional comments at this time for the zone change application.

- **McMinnville Water & Light**
  MW&L has the following comments:

  Water: No issues

  Power: McMinnville Water & Light has no objection to the proposed zone change. However, Public Utility Easements (PUEs) or easements to the benefit of MW&L will be required for any existing or future electric utility infrastructure necessary to serve the development. Easement locations and dimensions will be established during the design and development review process.

- **McMinnville Fire District**
  The fire district doesn't have any comments for the zone change but will have future comments to provide for the development plan.

- **McMinnville Police Department**
  No issues from police.

- **McMinnville Building Division**
  No building code issues.

Public Comments
Notice of this request was mailed to property owners located within 300 feet of the subject site.

Written Testimony Received Prior to the Public Hearing

- Memo from Melissa Ryan
- Ron Larson, submitted via email on 7/8/2026
- Deborah A. Hammond, submitted via email on 7/11/2026
- Patrick Evans, testimony, submitted via email on 7/12/2026
- Patrick Evans, petition with cover letter, submitted via email on 7/12/2026
- Alicia Gray, submitted via email on 7/13/2026
- Kenneth P. Carlson, submitted via email on 7/14/2026
- Jeff Keikkala, submitted via email on 7/14/2026
- Patricia (Pattie) Holder, submitted via email on 7/14/2026
- Kathleen Gibson, submitted via email on 7/14/2026
- Brad and Patty Landsiedel, submitted via email on 7/14/2026
- "Concerned resident" (email address provided), submitted via email on 7/14/2026 9:17pm
- "Concerned resident" (email address provided), submitted via email on 7/14/2026 9:22pm
- Deborah Hammond, submitted via email on 7/15/2026
- Gary Dey, submitted via email on 7/15/2026

Additional Written Public Testimony Submitted at July 16, 2026 Planning Commission public hearing (numbering continued from previous testimony):

- Jeff Keikkala
- Jordan Christie
- Ray Clark
- Patrick Evans

Oral Testimony at the Public Hearing:

Oral testimony was provided at the July 16, 2026 Planning Commission public hearing, as reflected in the meeting minutes.

- Deborah Hammond
- Peter Asher
- Jeff Keikkala

- Jordan Christie
- Kathryn Wilson
- Susan Powell
- Ray Clark
- Paul Wilson
- Jana Brown
- Carol Gruher
- Joan Buzzard
- Pattie Holder
- Patrick Evans

V. FINDINGS OF FACT - PROCEDURAL FINDINGS

1. The application for the Annexation (ANX 1-25) was submitted with the appropriate fees on March 4, 2025.

2. The City Council approved Resolution 2025-51 on October 14 2025 authorizing the City Manager to sign an Annexation Agreement for the future annexation of Tax Lot R4409CD 00100. The Annexation Agreement was executed on November 24, 2025 and recorded on December 5, 2025, (Instrument #202512039).

3. The Zone Change application ZC 1-26 was submitted with the appropriate fees on May 7, 2026. The applicant submitted the necessary documentation to demonstrate a neighborhood meeting was noticed and held in accordance with the provisions of Section 17.72.095 of the Zoning Ordinance on November 25, 2025.

4. The application was deemed complete on June 4, 2026.

5. The applicant submitted an updated narrative on June 8, 2026.

6. On June 9, 2026, notice of the application was provided to the Oregon Department of Land Conservation and Development (DLCD).

7. On June 16, 2026, notice of the application was referred to the following public agencies for comment in accordance with Section 17.72.120 of the Zoning Ordinance: McMinnville Fire District, McMinnville Police Department, Engineering Division, Building Division, Public Works Department, Waste Water Services, McMinnville Airport Manager, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Planning Department; Ziply Fiber (formerly Frontier Communications); Recology; Northwest Natural Gas; the Oregon Department of Transportation, Yamhill County Transit, Yamhill SWCD, and Oregon Department of Aviation.

   Comments received from agencies are addressed in Section IV of this Decision Document.

8. On June 17, 2026, notice of the application and the July 16, 2026 Planning Commission public hearing was mailed to property owners within 300 feet of the subject property in accordance with Section 17.72.120 of the Zoning Ordinance. Written testimony is attached to the Decision Document.

9. On July 10, 2026, notice of the application and the July 16, 2026 Planning Commission public hearing was published in the newspaper in accordance with Section 17.72.120 of the Zoning Ordinance.

10. The Planning Commission held a public hearing on July 16, 2026 to consider the request. The Planning Commission unanimously recommended approval with conditions.

11. The City Council considered the Planning Commisssion recommendation on August 25, 2026 and voted to adopt Ordinance No. 5182 approving ZC 1-26 with conditions, and approving the decision document..

VI. FINDINGS OF FACT - GENERAL FINDINGS

1. **Location:**
   - **Site Address:** NE McDonald Ln. (vacant portion of property between Chegwyn Neighborhood Park and Grandhaven Elementary School)
   - **Map & Tax Lot:** R4409DC 00100

2. **Size:** 3.17 acres including abutting right-of-way

3. **Comprehensive Plan Map Designation:** Residential

4. **Current Zoning:** (See Figure 2 for map)

   a. **Subject Property:** Portion proposed for rezone: County EF-80
   b. **Surrounding Property:** R-4 to the north, R-2 to east and west, R-3 to south

5. **Current Use/Development:**

   a. **Subject Property:** Vacant
   b. **Surrounding Property:** Chegwyn Farms Neighborhood Park to the west and detached housing and manufactured housing park further west on the west side of NE Hembree; Grandhaven Elementary School to the east; predominantly detached housing with some corner duplexes to the south; detached housing, corner duplex, and apartments to the north.

6. **Inventoried Significant Resources:**
   a. **Historic Resources:** None Identified
   b. **Other:** None Identified

7. **Natural Features:**
   a. The property is generally level

b. Small number of trees along a portion of the fence line on the south side of the property.

8. **Transportation and Access:** The subject portion of the property has frontage on NE McDonald Ln., a minor collector, along the east property line. The north end of NE Maloney Dr. terminates at the south property line of the subject property.

9. **Public Facilities:**
   a. **Sanitary Sewer.** 8-inch sanitary sewer is present in McDonald Lane and has capacity to serve the property with R-4 zoning. ***See applicant's Exhibit 11.***

   b. **Stormwater.** Storm lines are present in NE McDonald Ln near the southwest corner of the property and across the Grandhaven Elementary School property from a point in NE McDonald Ln near the center of the subject property. ***See applicant's Exhibit 12.***

   c. **Water and Power.** 10" water is present in NE McDonald Ln. The property can be served with water and power, subject to applicable easements and standards of McMinnville Water & Light in conjunction with development.

VII. CONCLUSIONARY FINDINGS:

The Conclusionary Findings are the findings regarding consistency with the applicable criteria for the application.

In addition to any criteria specified in the Zoning Ordinance, the goals, policies, and proposals in Volume II of the Comprehensive Plan are to be applied to all land use decisions as criteria for approval, denial, or modification of a proposed request. Goals and policies are mandated; all land use decisions must conform to the applicable goals and policies of Volume II. "Proposals" specified in Volume II are not mandated, but are to be undertaken in relation to all applicable land use requests.

Amendments to the City's adopted and acknowledged planning documents, including amendments to the Comprehensive Plan Map and Zoning Map, are also subject to certain Statewide Planning Goals and associated statutes and administrative rules.

Zone Change (ZC 1-26)

The criteria for the Zone Change are addressed in the order below, which is different than presented in the application submittal:
Title 17: Zoning:

- Chapter 17.74. Review Criteria.
  - Section 17.74.010. Purpose
  - Section 17.74.020. Comprehensive Plan Map Amendment and Zone Change – Review Criteria
- Other Chapters:
  - Chapter 17.21. R-4 Zone
  - Chapter 17.72. Applications and Review Process

- Comprehensive Plan. (includes locational policies for proposed zoning, consistency with adopted/identified land needs, public facilities policies, and great neighborhood principles).
- State Law.
    - Statewide Planning Goals and Associated Administrative Rules, including OAR 660-012-0060. Transportation Planning Rule, Plan and Land Use Regulation Amendments.
    - ORS 197A.146

McMinnville Zoning Ordinance (Title 17 of the McMinnville Municipal Code)

Chapter 17.74. Review Criteria

17.74.010 Purpose. The purpose of this chapter is to provide the approval criteria for the following applications:

- *Comprehensive Plan Map Amendment*
- *Conditional Use Permit*
- *Planned Development Amendment*
- *Variance-Administrative*
- *Variance*
- *Zone Change (Planned Development)*

APPLICANT'S RESPONSE: The application is for a Zone Change.

FINDING: SATISFIED/APPLICABLE. The Comprehensive Plan Map designation for the property is residential. The requested Zone Change to R-4 is consistent with this Comprehensive Plan Map designation, so no Comprehensive Plan Map Amendment is required. The application is for a Zone Change, subject to the criteria in 17.74.020.

17.74.020 Comprehensive Plan Map Amendment and Zone Change – Review Criteria. An amendment to the official zoning map may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan.

APPLICANT'S RESPONSE: As required, the Applicant has addressed applicable goals and policies of the Comprehensive Plan in the narrative provided below.

FINDING (17.74.020(A)): SATISFIED. Please see the respective section of these findings that addresses the Goals and Policies of the Comprehensive Plan for specific findings.

B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment.

APPLICANT'S RESPONSE: The proposed Zone Change is orderly and timely considering the pattern of development in the area, surrounding land uses and changes in the neighborhood. The site is an unannexed island surrounded by the city limits and is in the process of being annexed. One of the conditions of the Annexation Agreement was to apply for a zone change and the Applicant is requesting the R-4 zone. To the north the land is zoned R-4 (Medium-High Density Residential, 5000 SF Lot Residential Zone) developed with The Bungalows at Chegwyn Village, The Bungalows at Chegwyn Village II, and Cottages at Chegwyn Village subdivisions. To the east the land is zoned R-2 and is the location of Grandhaven Elementary School and undeveloped land to the north of the school. To the west the land is zoned R-2 (Low Density, 7000 SF Lot Residential Zone) and is the location of Chegwyn Farm Neighborhood Park. To the south the area is zoned R-3 (Medium Density, 6000 SF Lot Residential Zone) and is the location of Maloney First Addition and Witt Addition subdivisions. The requested zoning would be consistent with the R-4 zoning north of the subject site shown in Figure 1. The proposed development will adhere to the Great Neighborhood Principals which are discussed below. Because the requested R-4 zone would be for proposed apartments which are a needed housing type as described below under 17.74.020(C) subsection (B) is not applicable.

FINDING (17.74.020(B)): NOT APPLICABLE. Part of Section 17.74.020 (see below) provides in part, "*When the proposed amendment concerns needed housing (as defined in the McMinnville Comprehensive Plan and state statute), criterion "B" shall not apply to the rezoning of land designated for residential use on the plan map."* The land use is designated for residential use on the plan map, and the proposed amendment concerns needed housing. Therefore, criterion B is not applicable.

C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.

APPLICANT'S RESPONSE: Utilities and services can efficiently be provided to serve the subject property because water, sanitary sewer, stormwater is adjacent to the site. Transportation improvements are anticipated along the site frontage for NE McDonald Lane.

An existing 8″ sanitary sewer line is located in NE McDonald Lane as depicted in Exhibit 10. The subject site can be connected to this existing line. There is an 8″ sanitary sewer line located in NE Maloney Drive which could also be connected to. Exhibit 11 is a sanitary sewer analysis provided by Jacobs under contract with the City and paid for by the Applicant.

A public stormwater line is located in NE McDonald Lane extending north from NE Grandhaven Street to the southeast corner of the subject property as a 10″ line that transitions to a 12″ line. A second storm line is located approximately midpoint on the property frontage of NE McDonald Lane and extends east through an easement at the Grandhaven Elementary School site. The line is 12″ from NE Samson Street south to the midpoint of the subject property. There is a 12″ storm line in NE Hembree Street (Exhibit 12).

Water is provided by a 10″ cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. An 8″ ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12″ ductile iron line is located in NE Hembree Street (Exhibit 13).

Fire service is provided by the McMinnville Fire District. Station 1 is at 175 NE First Street and Station 12 is at 210 NW Baker Creek Road.

Parks are provided by the City of McMinnville. Chegwyn Farm Neighborhood Park is located immediately west of the subject site. Rotary Nature Preserve at Tice Woods is located southwest of the subject property on NE Baker Street.

K-12 education is provided by the McMinnville School District. Grandhaven Elementary School is located across the street from the subject property. Patton Middle School is located at 1175 NE 19th Street. McMinnville High School would serve the subject property and is located at 615 NE 15th Street.

Electrical and communication services can be efficiently extended by connecting to existing lines.

FINDING (17.74.020(C)): SATISFIED WITH CONDITION #3. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed R-4 zoning district. Please also see additional findings provided below for Chapter VII of Volume II of the Comprehensive Plan, Community Facilities and Services. The City has completed a sanitary sewer capacity analysis that indicates there is adequate capacity in the existing sanitary system to serve this property as allowed per the City's Wastewater Master Plan modeling. The assumptions for the analysis were based on the information provided from the applicant and include changing zoning to R-4 with the assumption of twenty (20) residential units per net acre. As a condition, if at the time of development, the applicant proposes a density that exceeds twenty (20) residential units per net acre, (as is assumed in the modeling for the R-4 zoning), the City may require the applicant to enter into a reimbursement agreement with the City for modeling the impacts of the additional proposed sanitary impacts. This analysis would need to be completed prior to any building permit issuance. Depending on the results of this analysis, the applicant may be responsible for associated costs for improvements to increase system capacity.

> *When the proposed amendment concerns needed housing (as defined in the McMinnville Comprehensive Plan and state statute), criterion "B" shall not apply to the rezoning of land designated for residential use on the plan map.*
>
> *In addition, the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to: (1) exclude needed housing; (2) unnecessarily decrease densities; or (3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.*

APPLICANT'S RESPONSE: ORS 197A.348 defines "Needed Housing" as:

"(1) As used in ORS 197A.350 and this section, "needed housing" means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely

low incomes, as those terms are defined by the United States Department of Housing and Urban Development under 42 U.S.C. 1437a. "Needed housing" includes the following housing types:

> (a) Attached and detached single-family housing, middle housing types as described in ORS 197A.420 and multiple family housing for both owner and renter occupancy;
>
> (b) Government assisted housing;
>
> (c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.493;
>
> (d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions;
>
> (e) Agriculture workforce housing; and
>
> (f) Single room occupancies as defined in ORS 197A.430.
>
> [...]"

The submitted Zone Change application addresses a needed housing type, multiple family, housing within the City of McMinnville. MMC 17.74.020. B. does not apply as noted above. Additionally based on the above criteria, restated "... the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to

> (1) exclude needed housing;
> (2) unnecessarily decrease densities; or
> (3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.

The need for housing is further articulated with City analysis as discussed below.

The City's Land Needs Analysis (May 2001, incorporated by reference) base line forecast indicates that single-family and multi-family needs as 5,384 (Table 5-14) new dwelling units between 2000 and 2020. The demand for multi-family units is 1,209 (Table 5-15) in the period of 2000 – 2020. The Alternative Forecast indicates multi-family at 1,346 units (Table 5-24 & 5-26) in the period 2000 – 2020. The Alternative Forecast land need for R-4 is identified as 55 acres in the period 2000 – 2020. Table 5-29 identifies a land need of 778 units on 55 acres in the period 2000 – 2020. Table 6-2 identifies a dwelling unit need in R-4 of 588 units. Overall, the City at the time had a deficiency of 63.9 gross acres and 55.1 net acres of R-4 zoned land in the period 2000 – 2020.

The City of McMinnville Housing Needs Analysis (November 2023, incorporated by reference), which is under appeal. Figure 81 provide information on the historical density

and mix from 200 – 2018. For Multi-family in the R-4 zone the unit mix is 37% and a net density of 19.1. The analysis further indicates that over the 20-year period based on population growth there will be a need for 4,657 new dwelling units. The recommended mix of units includes 33% to be multi-family. Infill development such as being proposed by the zone change indicates a need for 335 multi-family units and vacant or partially vacant land of 1,202 units (Exhibit 87 & 88). Exhibit 89 indicates a need for 375 multi-family units between 2021 – 2026, 760 multi-family units between 2021 – 2031, 1,537 multi-family units between 2021 – 2041, and 3,626 multi-family units between 2021 – 2067. Finally, the analysis indicates a deficit of 1,101 dwelling units for the period of 2021 – 2041 (Exhibit 101).

Both analyses indicate a deficit of multi-family housing in McMinnville. The proposed zone change will assist in addressing the deficiency. Therefore, the Zone Change of the subject site is essential when addressing the public need for additional housing.

FINDING (REMAINDER OF 17.74.020): SATISFIED/APPLICABLE. The proposed amendment concerns needed housing and the property is designated as Residential on the Comprehensive Plan Map. Therefore, Criterion "B": shall not apply to the proposed rezone. In addition, the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to: (1) exclude needed housing; (2) unnecessarily decrease densities; or (3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay. The findings regarding consistency with the goals and policies of the Comprehensive Plan are satisfied, or satisfied with conditions, such that the decision doesn't exclude needed housing, unnecessarily decrease densities, nor attach conditions which would have the effect of discouraging needed housing through unreasonable cost or delay. See also findings regarding consistency with the City's adopted and acknowledged Housing Needs Analysis provided in the findings for Statewide Planning Goal 10 (Housing) below.

Chapter 17.21. R-4 Medium, High-Density, 5,000 SF Lot Residential Zone

17.21.010 Permitted Uses. In an R-4 zone, the following uses and their accessory uses are permitted:

[...]

C. Apartments; Multiple dwelling subject to the following:

1. Developments with five or more units.
2. The property on which the use will be located has direct access from a major collector or minor arterial street, or a local collector street within 600′ of a collector or arterial street; or
3. The property is located within one-half mile of a planned or existing transit route; or
4. The property is within one-quarter mile from a planned or existing neighborhood or commercial shopping area.

[...]

APPLICANT'S RESPONSE: The proposed apartments meet three of the four requirements. The number of dwelling units complies with #1. Of the remaining three requirements only one needs to be met. The proposal complies with requirements #2 and #3, and #4 is not applicable. Each are discussed below.

1. There would be more than five new dwelling units. Seventy-five (75) dwelling units are proposed.

2. The subject site has direct access to NE McDonald Lane a Minor Collector. NE McDonald Lane intersects with NE Grandhaven Street, a Major Collector located 390 feet south of the southern property line of the subject site and is within the 600-foot requirement.

3. The subject site is located 1,370 feet northeast of the existing Transit Route 3 at NE Burnett Road and NE Hembree Street following the path of NE Grandhaven Street and NE McDonald Lane. The path to the transit route is within one-half mile.

4. The subject site is 2,197 feet north from an existing neighborhood or commercial shopping area located at the intersection of NE McDonald Lane and Highway 99W and is beyond one-quarter mile, but the proposal complies with requirements #1, #2, and #3 so does not need to meet requirement #4.

FINDING (CHAPTER 17.21): SATISFIED/NOT APPLICABLE. The permitted uses and development standards of the R-4 zone are not criteria for a zone change. However, the information provided by the applicant relative to these provisions of the R-4 zone is supporting information which helps demonstrate the Comprehensive Plan goals and policies are met for the rezone, that the proposed rezone addresses needed housing, and that the proposed rezone to R-4 won't (1) exclude needed housing; (2) unnecessarily decrease densities; or (3) require special conditions which would have the effect of discouraging needed housing through unreasonable cost or delay.

Apartments are a permitted use in the R-4 zone, subject to the locational criteria of this subsection, and these findings demonstrate that the locational criteria would be met to allow for apartments as a permitted use on the subject property upon rezoning of the property to R-4.

Chapter 17.72. Applications and Review Process

17.72.010 Purpose. The purpose of this chapter is to describe the various review and appeal processes for land use applications and permits in McMinnville.

17.72.020 Application Submittal Requirements. Applications shall be filed on
forms provided by the Planning Department and shall be accompanied by the following:

A. A scalable site plan of the property for which action is requested. The site plan shall show existing and proposed features, such as access, lot and street lines with dimensions in feet, distances from

property lines, existing and proposed buildings and significant features (slope, vegetation, adjacent development, drainage etc.)

B. An explanation of intent, nature and proposed use of the development, and any pertinent background information.

C. Property description and assessor map parcel numbers(s).

D. Legal description of the property when necessary.

E. Signed statement indicating that the property affected by the application is in the exclusive ownership or control of the applicant, or that the applicant has the consent of all partners in ownership of the affected property.

F. Materials required by other sections of the McMinnville Zoning Ordinance specific to the land use application.

G. Other materials deemed necessary by the Planning Director to illustrate compliance with applicable review criteria, or to explain the details of the requested land use action.

APPLICANT'S RESPONSE:

A. A Conceptual Site Plan is included as Exhibit 4.

B. This narrative explains the intent, nature and proposed use of the development and relevant background information.

C. A property description is included as Exhibit 5 along with an Assessors Map.

D. A legal description of the area that applies to the Zone Change is included as Exhibit 6.

E. Exhibit 7 is the signed statement that the Applicant has the consent of the property ownership to submit the Zone Change application.

F. Neighborhood Meeting material is included as Exhibit 8.

G. The Director requested a Transportation Planning Rule Analysis and Traffic Impact Analysis be prepared (Exhibit 9). An Annexation Agreement has been entered into (Exhibit 2). The conditions in the agreement has a Comprehensive Plan/Zoning section that requires submittal of a land use application for a Zone Map Amendment to occur. An application packet has been submitted to fulfill the requirement. Another section relates to Development with eight subsections listed as a – h. The conditions are development related and not applicable to the requested Zone Change.

17.72.030 Filing Fees. The City shall charge and collect a filing fee for each such application as established by resolution of the City Council.

A. The applicant(s) shall submit the required filing fee at the time of application submittal;

B. Whether the request is approved or denied, the petitioner shall not be entitled to a refund of the initial fee paid.

APPLICANT'S RESPONSE:

A. The Applicant has submitted the required application fee for the Zone Change.

B. The Applicant acknowledges that the Zone Change application is not refundable whether approved or denied.

17.72.040 Application Review for Completeness. Upon receipt of a complete application, the Planning Director shall review the application for completeness within 30 (thirty) days of the date that the application is submitted. If, upon review, the application is found to be incomplete, the applicant shall be advised in writing of the information needed to complete the application within 30 (thirty) days of the date of application submittal. The application shall be deemed complete upon receipt of all the missing information or upon written notice from the applicant that some or all the missing information will not be provided. Throughout all land use proceedings, the burden of proof shall rest on the applicant.

APPLICANT'S RESPONSE: The Applicant acknowledges the 30-day completeness review requirement by the Planning Director and if additional material is required the Applicant has the obligation to submit the missing information.

17.72.050 Application Decision Time Limit. The City shall take final action on all land use requests that are wholly within the authority and control of the City within 120 days from the date the application is deemed complete. However, by agreement with the applicant, this deadline may be extended for any reasonable length of time. The 120-day period does not apply to an amendment of the comprehensive plan or a land use regulation or adoption of a new land use regulation that was forwarded to the Director of the Department of Land Conservation and Development (DLCD) as required by ORS 197.610.

APPLICANT'S RESPONSE: The Applicant acknowledges that the City has 120-days from the date the application is deemed complete to take final action on the submitted Zone Change application.

17.72.060 Limitations on Renewal or Refiling of Application. Where an application that is subject to a public hearing has been denied, no new application for the same purpose shall be filed within one year of the date of the previous denial unless the City Council or Planning Commission, for good cause, shall grant permission to do so.

APPLICANT'S RESPONSE: The Applicant understands that a denial of the submitted Zone Change application prohibits submittal of another Zone Change application for a period of 1-year unless the City Council or Planning Commission grants permission to do so.

> *17.72.070 Concurrent Applications. When a proposal involves more than one*
> *application for the same property, the applicant may submit concurrent applications which shall be processed simultaneously. In so doing, the applications shall be subject to the hearing procedure that affords the most opportunity for public hearing and notice.*

APPLICANT'S RESPONSE: There is a separate Annexation application that has been submitted for the subject property that is under review through the separate Annexation process. No other concurrent land use application is being proposed with the Zone Change application. If approved the Applicant will submit a separate Partition application and applications for physical site improvements.

> *17.72.080 Legislative or Quasi-Judicial Hearings. The applications listed in this Chapter are either legislative or quasi-judicial in nature and are subject to a public hearing before the Planning Commission or City Council.*
>
> *A. A requested amendment to the text of the zoning ordinance or comprehensive plan would call for a legislative-type hearing, the purpose of which is to obtain public input primarily on matters of policy. A legislative amendment may be initiated by the City Council, the Planning Commission or by the Citizens' Advisory Committee. Any other citizen may petition the City Council requesting them to initiate a text amendment.*

APPLICANT'S RESPONSE: The Applicant is not proposing a zoning ordinance or comprehensive plan text amendment; therefore, the above standards do not apply.

> *B. An application that is site specific (such as a zone change or annexation request) would call for a quasi-judicial hearing. The decisions made as a result of such hearings must be based upon testimony submitted and supported by Findings of Fact. An amendment that is site specific may be initiated by the City Council, the Planning Commission, the Citizens' Advisory Committee or by application of the property owner.*

APPLICANT'S RESPONSE: The Zone Change application has been submitted by the Applicant with concurrence from the property owner. As required, land use decisions will be issued after public hearings are held before the Planning Commission and City Council.

> *17.72.090 Application Review Summary Table. The following table offers an overview of land use applications and corresponding review body. Additional information regarding the notification and approval criteria for specific land use applications can be found by referring to the procedural reference*

section in the right-hand column of the table. Information regarding the hearing body and the hearing procedure can be found in this chapter. (Ord. 5106 §2, 2021; Ord. 5047 §2, 2018, Ord. 5034 §2, 2017; Ord. 4984 §1, 2014). [...]

Applications Public Hearing – Planning Commission	*Appeal of Director Decision*	*17.72.170*
	Application (Director's Decision) for which a Public Hearing is Requested	*17.72.120*
	Area Plan	*17.10*
	*Comprehensive Plan Map or Text Amendment**	*17.74.020*
	Conditional Use Permit	*17.74.030-060*
	Legislative Amendments	*17.72.120*
	Master Plan	*17.10*
	*Planned Development Amendment**	*17.74.070*
	Subdivision (more than 10 lots)	*17.53.070*
	Variance	*17.74.100-130*
	*Zone Change**	*17.74.020*

[...]
** Following Public Hearing, Planning Commission makes recommendation to City Council*
**** McMinnville Urban Area Management Commission*

APPLICANT'S RESPONSE: The Application is a Zone Change.

17.72.095: Neighborhood Meetings.

A. A neighborhood meeting shall be required for:

1. All applications that require a public hearing as described in Section 17.72.120, except that neighborhood meetings are not required for the following applications:

a. Comprehensive plan text amendment; or

b. Zoning ordinance text amendment; or

c. Appeal of a Planning Director's decision; or

d. Application with Director's decision for which a public hearing is requested.

2. Tentative Subdivisions (up to 10 lots)

3. *Short Term Rental*

APPLICANT'S RESPONSE: A Neighborhood Meeting for the submitted Zone Change application was held on November 25, 2025. As required, the Applicant has submitted the attached Neighborhood Meeting documentation to demonstrate compliance with City standards (see Exhibit 8).

B. *Schedule of Meeting.*

1. *The applicant is required to hold one neighborhood meeting prior to submitting a land use application for a specific site. Additional meetings may be held at the applicant's discretion.*

2. *Land use applications shall be submitted to the City within 180 calendar days of the neighborhood meeting. If an application is not submitted in this time frame, the applicant shall be required to hold a new neighborhood meeting.*

APPLICANT'S RESPONSE:

1. A Neighborhood Meeting was held on November 25, 2025.

2. This application is being submitted on May 7, 2026, which is 163 days after the Neighborhood Meeting and within the 180-day timeframe.

C. Meeting Location and Time.

1. *Neighborhood meetings shall be held at a location within the city limits of the City of McMinnville.*

2. *The meeting shall be held at a location that is open to the public and must be ADA accessible.*

3. *An 8 ½ x 11" sign shall be posted at the entry of the building before the meeting. The sign will announce the meeting, state that the meeting is open to the public and that interested persons are invited to attend.*

4. *The starting time for the meeting shall be limited to weekday evenings between the hours of 6 pm and 8 pm or Saturdays between the hours of 10 am and 4 pm. Neighborhood meetings shall not be held on national holidays. If no one arrives within 30 minutes after the scheduled starting time for the neighborhood meeting, the applicant may leave.*

APPLICANT'S RESPONSE:

1. The Neighborhood Meeting was held November 25, 2025, at Golden Valley Brew Pub, 980 NE 4th Street McMinnville, OR 97128, within the city limits of McMinnville.

2. The Neighborhood Meeting was open to the public and met ADA accessibility requirements.

3. An 8 ½ x 11″ sign was posted at the entry of the building that announced the meeting beginning on November 25, 2025, and stated the meeting is open to the public and that interested persons are invited to attend (Exhibit 8).

4. The Neighborhood Meeting was held on a weekday (Tuesday, November 25, 2025, at 6 pm). This day was not a national holiday.

D. Mailed Notice.

1. The applicant shall mail written notice of the neighborhood meeting to surrounding property owners. The notices shall be mailed to property owners within certain distances of the exterior boundary of the subject property. The notification distances shall be the same as the distances used for the property owner notices for the specific land use application that will eventually be applied for, as described in Section 17.72.110 and Section 17.72.120.

2. Notice shall be mailed not fewer than 20 calendar days nor more than 30 calendar days prior to the date of the neighborhood meeting.

3. An official list for the mailed notice may be obtained from the City of McMinnville for an applicable fee and within 5 business days. A mailing list may also be obtained from other sources such as a title company, provided that the list shall be based on the most recent tax assessment rolls of the Yamhill County Department of Assessment and Taxation. A mailing list is valid for use up to 45 calendar days from the date the mailing list was generated.

4. The mailed notice shall:

a. State the date, time and location of the neighborhood meeting and invite people for a conversation on the proposal.

b. Briefly describe the nature of the proposal (i.e., approximate number of lots or units, housing types,

approximate building dimensions and heights, and proposed land use request).

c. Include a copy of the tax map or a GIS map that clearly identifies the location of the proposed development.

d. Include a conceptual site plan.

5. The City of McMinnville Planning Department shall be included as a recipient of the mailed notice of the neighborhood meeting.

6. Failure of a property owner to receive mailed notice shall not invalidate the neighborhood meeting proceedings.

APPLICANT'S RESPONSE:

1. Mailed Notice was provided on October 29, 2025, based on a list provided by the City of McMinnville Planning Department (Exhibit 8).

2. Mailed notice occurred on October 29, 2025, which was 27 days before the Neighborhood Meeting.

3. The mailing list was obtained from the City of McMinnville Planning Department. The mailing occurred within 45-days of obtaining the list on October 27, 2025.

4. The mailed notice stated the date, time and location of the neighborhood meeting and invite people for a conversation on the proposal; Briefly describe the nature of the proposal; Included a copy of the tax map or a GIS map that clearly identifies the location of the proposed development; and included a conceptual site plan.

5. The McMinnville Planning Department was included in the mailed notice (Exhibit 8).

6. The Applicant believes all parties were notified of the Neighborhood Meeting as required based on the mailing list provided by the City.

E. Posted Notice.

1. The applicant shall also provide notice of the meeting by posting one 18 x 24" waterproof sign on each frontage of the subject property not fewer than 20 calendar days nor more than 30 calendar days prior to the date of the neighborhood meeting.

2. The sign(s) shall be posted within 20 feet of the adjacent right-of-way and must be easily viewable and readable from the right-of-way.

3. *It is the applicant's responsibility to post the sign, to ensure that the sign remains posted until the meeting, and to remove it following the meeting.*

4. *If the posted sign is inadvertently removed (i.e., by weather, vandals, etc.), that shall not invalidate the neighborhood meeting proceedings.*

APPLICANT'S RESPONSE:

1. A sign was posted on the subject property on November 4, 2025 (see Exhibit 8).

2. The sign was within 20 feet of the adjacent right-of-way (see Exhibit 8).

3. The Applicant posted the sign on November 4, 2025.

4. The Applicant periodically checked the site to ensure that the signs were not inadvertently removed.

F. Meeting Agenda.

1. *The overall format of the neighborhood meeting shall be at the discretion of the applicant.*

2. *At a minimum, the applicant shall include the following components in the neighborhood meeting agenda:*
   a. *An opportunity for attendees to view the conceptual site plan;*

   b. *A description of the major elements of the proposal. Depending on the type and scale of the particular application, the applicant should be prepared to discuss proposed land uses and densities, proposed building size and height, proposed access and parking, and proposed landscaping, buffering, and/or protection of natural resources;*

   c. *An opportunity for attendees to speak at the meeting and ask questions of the applicant. The applicant shall allow attendees to identify any issues that they believe should be addressed.*

APPLICANT'S RESPONSE: The Neighborhood Meeting was a drop in format with an opening presentation, and the Applicant and representatives present to answer questions from the community and take community input. A Conceptual Site Plan was provided for viewing and discussion with community members. Hard copies of the Conceptual Site Plan were made available in addition to Comment Sheets. No Comment Sheets were filled out.

G. Evidence of Compliance. In order for a land use application that requires a neighborhood meeting to be deemed complete, the following evidence shall be submitted with the land use application:

1. *A copy of the meeting notice mailed to surrounding property owners;*

2. *A copy of the mailing list used to send the meeting notices;*

3. *One photograph for each waterproof sign posted on the subject site, taken from the adjacent right-of- way;*

4. *One 8 ½ x 11" copy of the materials presented by the applicant at the neighborhood meeting; and*

5. *Notes of the meeting, which shall include:*
   a. *Meeting date;*

   b. *Meeting time and location;*

   c. *The names and addresses of those attending;*

   d. *A summary of oral and written comments received; and*

   e. *A summary of any revisions made to the proposal based on comments received at the meeting.*

APPLICANT'S RESPONSE: As required, the attached Neighborhood Meeting documentation meets the above standards (see Exhibit 8).

17.72.120 Applications – Director's Review with Notification. The following shall be submitted as stated above in Section 17.72.020 and shall be reviewed by the Planning Director or designee.

- *Annexation*
- *Appeal of a Planning Director's Decision*
- *Application with Director's decision for which a public hearing is requested*
- *Comprehensive Plan Map Amendment*
- *Comprehensive Plan Text Amendment*
- *Conditional Use Permit*
- *Demolition of National Register of Historic Places Structure (Public hearing held by the Historic Landmarks Committee)*
- *Planned Development*
- *Planned Development Amendment*

- *Tentative Subdivision (more than 10 lots)*
- *Urban Growth Boundary Amendment*
- *Variance*
- *Zone Change*
- *Zoning Ordinance Text Amendment*
- *Any application listed in Section 17.72.110 for which a public hearing is requested.*

The above applications are subject to the following submittal, notice, and hearing requirements:

A. Applications must be filed not less than 35 (thirty-five) days prior to the date of the public hearing. Applications other than those involving text amendments or other legislative matters shall be reviewed for completeness as outlined above in Section 17.72.040.

APPLICANT'S RESPONSE: The Zone Map Amendment application was filed on May 7, 2026. The Applicant anticipates that the first evidentiary public hearing will occur at least 35 days after the application submittal as established by the City.

B. The Director shall send a copy of the proposal to any agency or City department identified by the Director as having interest in the proposal including those agencies and departments responsible for determining compliance with state and federal requirements. The notified agency may provide written comment regarding the proposal.

APPLICANT'S RESPONSE: The Applicant acknowledges that the Director has the responsibility to notify any agency or city department of the submitted application.

C. *An application to amend the comprehensive plan map, zoning ordinance text, comprehensive plan text or other application requiring notice to the Department of Land Conservation (DLCD) and Development Commission as a "post acknowledgment plan amendment" shall be submitted to the Planning Department a minimum of 55 (fifty-five) days prior to the date of the public hearing so that notice of the application can be provided to the DLCD.*

APPLICANT'S RESPONSE: The submitted application for a Zone Change requires notification to DLCD as a Post Acknowledgement Plan Amendment. The Applicant acknowledges that the application's first evidentiary public hearing will be at least 55 days after submitting the application as established by the City.

D. Notice of the public hearing shall be published in a newspaper of general circulation in the City, not less than five (5) days nor more than 15 (fifteen) days prior to the date of the public hearing.

APPLICANT'S RESPONSE: The City will provide the required published notice for the public hearing meeting and the required timeline.

E. Written notice of a variance request shall be mailed to the applicant and all property owners within 100 feet of the exterior boundary of the subject property, and within 200 feet of the exterior boundary of the subject property for an application for a conditional use permit not fewer than 20 (twenty) nor more than 30 (thirty) days prior to the date of the public hearing.

APPLICANT'S RESPONSE: The submitted application is not for a variance, and the criterion is not applicable.

F. Written notice of a request for applications other than those involving text amendments or other legislative matters shall be mailed to the applicant and all property owners within 300 feet of the exterior boundary of the subject property, not fewer than 20 (twenty) nor more than 30 (thirty) days prior to the date of the public hearing.

APPLICANT'S RESPONSE: Written notice was mailed by the City in accordance with the above criterion.

Written notice of an application to change a zone for all or part of a mobile home park shall be provided for the tenants of a mobile home park at least 20 (twenty) days but not more than 40 (forty) days before the date of the first public hearing on the application. (Ord. 5034 §2, 2017; Ord. 4984 §1, 2014).

APPLICANT'S RESPONSE: The submitted Zone Change application does not propose a change to the zone for all or a part of a mobile home park and the criterion is not applicable.

17.72.130 Public Hearing Process. Public hearings shall be conducted as per requirements of McMinnville Ordinance No. 3682, as amended;

A. A staff report shall be submitted to the review body, and shall be made available to the public at least seven (7) days before the date of the public hearing. Any public hearing may be continued to a specific date, time, and location by oral announcement of that specific date, time, and location prior to the hearing being recessed. This announcement is sufficient notice to all applicants, adverse parties, and interested persons, and no further notice is required.

APPLICANT'S RESPONSE: The Applicant acknowledges that the City will provide a staff report at least seven days prior to scheduled public hearings on the submitted Zone Change application.

[...]

C. Quasi-judicial hearings: A quasi-judicial public hearing may be held over on the Planning Commission's own motion or on the request of any participant in the hearing who requests an opportunity to present additional evidence, arguments, or testimony on the application.

1. Should a participant request an opportunity to present additional evidence, arguments, or testimony, the Planning Commission shall have the discretion to grant the request by either:

a. Continuing the hearing to a specific date, time and location, provided the date is at least seven (7) days after the date of the initial evidentiary hearing or,

b. Holding the record open for the submission of additional written evidence, arguments, or testimony, provided that the record shall be left open for at least seven (7) days after the date of the initial evidentiary hearing.

2. A request for continuance or a request to keep the record open shall be granted provided that the request occurs before the conclusion of the initial evidentiary hearing and either;

a. There is sufficient time under ORS 197.178, or

b. The applicant requests or agrees to the extension of time.

3. Within 45 (forty-five) days following the public hearing on a quasi-judicial matter, and unless a continuance is announced, the Planning Commission shall make specific Findings of Fact. Based on the findings, the Planning Commission shall render a decision which shall either approve or deny the application, or approve the application in a different form.

4. Planning Commission decisions on the following applications shall be final unless an appeal is filed.

- *Appeal of Planning Director's Decision*
- *Conditional Use Permit*
- *Tentative Subdivision (with more than 10 lots)*
- *Variance*
- *Any application listed in Section 17.72.110 for which a public hearing is called.*

5. *Following the public hearing for all other quasi-judicial applications listed in Section 17.72.120, the Planning Commission shall make a recommendation to the City Council to approve or deny the application, or that the proposal be adopted or rejected, or that the application or proposal be approved in a different form.*

    a. *If the decision of the Planning Commission recommends that an application be granted or that the proposal be adopted, or that the application be approved in a different form, the Planning Commission shall transmit to the City Council, a copy of the application, a scale drawing of the site, the minutes of the public hearing, the decision and findings of the Planning Commission, and any other materials deemed necessary for decision by the City Council.*

    b. *If the decision of the Planning Commission recommends that the application be denied, or the proposal rejected, no further proceedings shall be held by either the Planning Commission or City Council, unless an appeal of the Commission's decision is filed.*

6. *Upon receipt of the decision of the Planning Commission to recommend approval the Council shall:*

    a. *Based on the material in the record and the findings adopted by Commission and transmitted to the City Council, adopt an ordinance effecting the proposed change, or;*

    b. *Call for a public hearing on the proposal subject to the notice requirements stated in Section 17.72.120(D)-(F).*

APPLICANT'S RESPONSE: The Applicant understands the hearing process, continuance requests, leaving the record open, findings of fact, recommendations, and ordinance adoption process outlined in 1 – 6 above.

17.72.140 Mailed Notification. The names and addresses of the property owners from the Yamhill County Assessor's Office most recent property tax assessment roll shall be used for the purposes of giving notice to affected parties. Failure of a person or persons to receive notice shall not impair the validity of the hearing.

APPLICANT'S RESPONSE: The Applicant understands that the mailed notification will be derived from the Yamhill County Assessor's office property tax assessment roll.

> *17.72.150 Notice of Decision. Within five (5) working days after a decision has been rendered, the Planning Department shall provide written notice of the decision to all parties who participated.*

APPLICANT'S RESPONSE: The Applicant recognizes that as decisions are made on the submitted Zone Change application that the City of McMinnville Planning Department will provide notice of the decision within 5 working days.

> *17.72.160 Effective Date of Decision. Unless an appeal is filed, a decision made by the Planning Director, or the Planning Commission shall become final fifteen (15) calendar days from the date that the notice of the decision is mailed. Unless an appeal is filed, a decision made by the City Council shall become final 21 (twenty-one) days from the date that the notice of decision is mailed. (Ord. 5106 §2, 2021)*

APPLICANT'S RESPONSE: The submitted application will require McMinnville City Council approval following a review or public hearing and the decision would become final 21 days after the date the notice of decision is mailed and that effective date for ordinances is 30 days after adoption.

> *[...]*
>
> *17.72.190 Appeal from Ruling of City Council. An action or ruling of the City Council may be appealed to the Land Use Board of Appeals (LUBA) within 21 (twenty one) days of the date written notice of the decision is mailed.*

APPLICANT'S RESPONSE: The Applicant acknowledges that they have the right to appeal a City Council decision to LUBA within 21-days after notice of the decision is mailed.

FINDING: (CHAPTER 17.72): SATISFIED. Chapter 17.72 provides submittal requirements and review procedures for different land use application types. It doesn't provide substantive criteria for a Zone Change. The application is being processed in accordance with the specified procedures for a Quasi-Judicial Zone Change provided in Chapter 17.72. The applicant held the required neighborhood meeting consistent with the requirements of Chapter 17.72 before submitting the application. The applicant has submitted a complete application with the required filing fee, including the neighborhood meeting documentation required by 17.72.095(G), and has met the procedural requirements of Chapter 17.72 for the submittal.

Comprehensive Plan Volume II:

The following Goals, Policies, and Proposals from Volume II of the Comprehensive Plan provide criteria applicable to this request:

The implementation of many of the goals, policies, and proposals as they apply to quasi-judicial land use applications are accomplished through the provisions, procedures, and standards in the city codes and master plans, which are sufficient to adequately address applicable goals, policies, and proposals as they apply certain applications, and are not addressed below

The following findings are made relating to Goals and Policies:

CHAPTER II: NATURAL RESOURCES

GOAL II 1: TO PRESERVE THE QUALITY OF THE AIR, WATER, AND LAND RESOURCES WITHIN THE PLANNING AREA.

LAND
Policies:

1.00 Urbanizable lands outside the city limits, but inside the Urban Growth Boundary, shall be retained, whenever possible, in agricultural use until such time as they are needed for urban development.

APPLICANT'S RESPONSE: The subject site is currently outside the city limits (an application for annexation has been submitted) but is within the Urban Growth Boundary. The subject property is 7.04 acres (gross) in size and is partially developed with Chegwyn Farm Neighborhood Park (area annexed in 2008). The balance of the site, approximately 3.17 acres (gross) and 2.86 acres net, is undeveloped. The site has not been retained for agricultural use. There is no conservation easement on the property.

2.00 The City of McMinnville shall continue to enforce appropriate development controls on lands with identified building constraints, including, but not limited to, excessive slope, limiting soil characteristics, and natural hazards.

APPLICANT'S RESPONSE: The subject site does not have any designated development constraints, limiting soil characteristics or natural hazards in the Comprehensive Plan or zoning regulations.

3.00 The City of McMinnville shall review any identified mineral and aggregate resource locations to determine the quality of the material, the likelihood that it will be extracted and the compatibility of the site with surrounding land uses. The City shall seek to resolve any conflicts between aggregate resource locations and surrounding land uses, and shall protect, whenever possible, mineral and aggregate resources from future encroachment by incompatible uses, especially residential uses.

APPLICANT'S RESPONSE: No designation exists for the subject property for mineral or aggregate resources according to City GIS data.

4.00 The City of McMinnville, in cooperation with the Oregon Department of Geologic and Mineral Industries, shall insure that aggregate sites are reclaimed after their usefulness has expired.

APPLICANT'S RESPONSE: No designation exists for the subject property for mineral or aggregate resources.

AIR
Policies:
5.00 – 7.00

APPLICANT'S RESPONSE: Policies 5.00 - 7.00 are not applicable because the proposal does not impact DEQ, and no air quality permit would be required, and no new major emissions would be generated from future residential (multi-family) development.

WATER
Policies:

8.00 The City of McMinnville shall continue to seek the retention of high water quality standards as defined by federal, state, and local water quality codes, for all the water resources within the planning area.

9.00 The City of McMinnville shall continue to designate appropriate lands within its corporate limits as "floodplain" to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.

10.00 The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality, the Mid-Willamette Valley Council of Governments, and other appropriate agencies and interests to maintain water quality and to implement agreed upon programs for management of the water resources within the planning area.

11.00 The City of McMinnville shall cooperate with McMinnville Water and Light, the Bureau of Land Management, and Yamhill County to insure that the land use development actions allowed in and around the municipal watershed do not lessen the water quality of the municipal water system below acceptable federal, state, and local standards.

APPLICANT'S RESPONSE:
8.00 - The subject property is not a water resource location.

9.00 – The site does not have a floodplain designation.

10.00 – The site can be served by McMinnville Water & Light for water service based on information provided at the pre-application meeting.

11.00 – The site is outside of the municipal water shed area in the coast range.

NOISE
Policies:

12.00 The City of McMinnville shall insure that the noise compatibility between different land uses is considered in future land use decisions and that noise control measures are required and instituted where necessary.

APPLICANT'S RESPONSE: The subject site is proposed as R-4 for residential uses (multi-family) which would be compatible with surrounding residential uses to the north, south, and west, and the elementary school to the east. The development would need to comply with noise regulations in MMC 8.10.260.

FINDING (CHAPTER II: NATURAL RESOURCES): SATISFIED. The applicant's responses demonstrate consistency with the natural resource policies in this Chapter. An application has been submitted for annexation of the subject property, and it is proposed for development of needed housing. Other policies in this Chapter do not serve as criteria for the proposed rezone.

CHAPTER III: CULTURAL, HISTORICAL, AND EDUCATIONAL RESOURCES

GOAL III 1: TO PROVIDE CULTURAL AND SOCIAL SERVICES AND FACILITIES COMMENSURATE WITH THE NEEDS OF OUR EXPANDING POPULATION, PROPERLY LOCATED TO SERVICE THE COMMUNITY AND TO PROVIDE POSITIVE IMPACTS ON SURROUNDING AREAS.

APPLICANT'S RESPONSE: The subject site is not identified as a cultural resource site.

HISTORIC PRESERVATION

GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHAEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

Policies:
15.00 – 17.01

APPLICANT'S RESPONSE: Policies 15.00 – 17.01 do not apply because the subject site does not contain historical, cultural, architectural, or archaeological sites, structures or objects of significance. Therefore, this chapter does not apply to the submitted Zone Change application.

GOAL III 3: INCREASE PUBLIC AWARENESS AND UNDERSTANDING OF McMINNVILLE'S HISTORY AND ITS HISTORIC PRESERVATION PROGRAM

Policies:
17.02 – 17.05

APPLICANT'S RESPONSE: Policies 17.02 – 17.05 do not apply because the subject site does not contain historical, cultural, architectural, or archaeological sites, structures or objects of significance. Therefore, this chapter does not apply to the submitted Zone Change application.

GOAL III 4: ENCOURAGE THE PRESERVATION AND REHABILITATION OF HISTORIC RESOURCES

Policies:
17.06 – 17.07

APPLICANT'S RESPONSE: Policies 17.06 – 17.07 do not apply because the subject site does not contain historical, cultural, architectural, or archaeological sites, structures or objects of significance. Therefore, this chapter does not apply to the submitted Zone Change application.

GOAL III 5: DOCUMENT AND PROTECT HISTORIC RESOURCES.

Policies:
17.08 – 17.13

APPLICANT'S RESPONSE: Policies 17.08 – 17.13 do not apply because the subject site does not contain historical, cultural, architectural, or archaeological sites, structures or objects of significance. Therefore, this chapter does not apply to the submitted Zone Change application.

GOAL III 6: INCREASE HERITAGE TOURISM

Policies:

17.14 Amplify the heritage tourism program for McMinnville.

APPLICANT'S RESPONSE: Policy 17.14 does not apply because the subject site does not contain historical, cultural, architectural, or archaeological sites, structures or objects of significance. Therefore, this chapter does not apply to the submitted Zone Change application.

EDUCATION

GOAL III 7: TO PROVIDE FOR THE EDUCATIONAL NEEDS OF McMINNVILLE THROUGH THE PROPER PLANNING, LOCATION, AND ACQUISITION OF SCHOOL SITES AND FACILITIES.

Policies:
18.00 – 20.00

APPLICANT'S RESPONSE: Policies 18.00 – 20.00 do not apply because the application does not propose educational facilities. Existing educational facilities are provided within McMinnville by other providers, agencies or entities.

FINDING (CHAPTER III: CULTURAL, HISTORICAL, AND EDUCATIONAL RESOURCES): SATISFIED. The site is not proposed for development as a community center. No significant inventoried historic resources have been identified on the property. Several policies relate to education and programs and don't serve as criteria for the rezone. The site is not a future school site.

CHAPTER IV: ECONOMY OF McMINNVILLE

GOAL IV 1: TO ENCOURAGE THE CONTINUED GROWTH AND DIVERSIFICATION OF McMINNVILLE'S ECONOMY IN ORDER TO ENHANCE THE GENERAL WELL-BEING OF THE COMMUNITY AND PROVIDE EMPLOYMENT OPPORTUNITIES FOR ITS CITIZENS.

APPLICANT'S RESPONSE: The subject property would be developed for apartments on approximately 2.86 acres (net) of the 3.17-acre site. Residents would be obtaining goods and services from existing commercial operations within the city supporting the economy. Residents may also be locally employed by businesses supporting the local economy.

COMMERCIAL DEVELOPMENT

GOAL IV 2: TO ENCOURAGE THE CONTINUED GROWTH OF McMINNVILLE AS THE COMMERCIAL CENTER OF YAMHILL COUNTY IN ORDER TO PROVIDE EMPLOYMENT OPPORTUNITIES, GOODS, AND SERVICES FOR THE CITY AND COUNTY RESIDENTS.

Policies:
21.00 – 21.05

APPLICANT'S RESPONSE: Policies 21.00 – 21.05 do not apply because the proposal is not to designate the subject property for commercial uses.

GOAL IV 3: TO ENSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE THROUGH UTILIZATION OF EXISTING COMMERCIALLY DESIGNATED LANDS, THROUGH APPROPRIATELY LOCATING FUTURE NEIGHBORHOOD-SERVING AND OTHER COMMERCIAL LANDS, AND DISCOURAGING STRIP DEVELOPMENT

General Policies:
22.00 – 24.00

Location Policies:
24.50 – 28.00

Design Policies:

29.00 – 35.00

APPLICANT'S RESPONSE: Policies 22.00 – 35.00 do not apply because the proposal is not to designate the subject property for commercial uses. The proposed use is apartments (multi-family).

GOAL IV 4: TO PROMOTE THE DOWNTOWN AS A CULTURAL, ADMINISTRATIVE, SERVICE, AND RETAIL CENTER OF McMINNVILLE.

Downtown Development Policies:
36.00 – 46.03

APPLICANT'S RESPONSE: Policies 36.00 – 46.03 do not apply because the proposal is not to designate the subject property for commercial uses. The proposed use is apartments (multi-family).

INDUSTRIAL DEVELOPMENT

GOAL IV 5: TO CONTINUE THE GROWTH AND DIVERSIFICATION OF McMINNVILLE'S INDUSTRIAL BASE THROUGH THE PROVISION OF AN ADEQUATE AMOUNT OF PROPERLY DESIGNATED LANDS.

GOAL IV 6: TO INSURE INDUSTRIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USES, THAT IS APPROPRIATELY LOCATED IN RELATION TO SURROUNDING LAND USES, AND THAT MEETS NECESSARY ENVIRONMENTAL STANDARDS.

General Policies:
47.00 – 57.00

APPLICANT'S RESPONSE: Policies 47.00 – 57.00 do not apply because the proposal is not to designate the subject property for industrial uses. The proposed use is apartments (multi-family).

FINDING (CHAPTER IV: ECONOMY OF MCMINNVILLE): SATISFIED. The subject property is designated on the Comprehensive Plan map as Residential, and R-4 residential zoning is proposed. The site is not planned or designated for commercial or industrial use. Several of the policies in this Chapter relate to economic development activities, and they do not serve as criteria for the proposed rezone. The subject property is not within the downtown area, and Downtown Development Policies are not applicable criteria for the proposed rezone.

CHAPTER V: HOUSING AND RESIDENTIAL DEVELOPMENT

GOAL V 1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.

General Housing Policies:

58.00 City land development ordinances shall provide opportunities for development of a variety of housing types and densities.

59.00 Opportunities for multiple dwelling and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the land development regulations of the City.

60.00 Attached single dwellings and common property ownership arrangements (condominiums) shall be allowed in McMinnville to encourage land-intensive, cost-effective, owner-occupied dwellings.

61.00 The City of McMinnville shall monitor the conversion of lands to residential use to insure that adequate opportunities for development of all housing types are assured. Annual reports on the housing development pattern, housing density and mix shall be prepared for city review.

APPLICANT'S RESPONSE:

58.00 - The requested R-4 zone would provide the most flexibility for development of the site. The 3.17 acres (gross) and 2.86 acres net being annexed would be for approximately 75 apartment units with a mix of one-bedroom (18), two-bedroom (39), and three-bedroom (18) units. The net density would be 26.22 per acre. The gross density would be 23.66 units per acre.

59.00 - The proposed R-4 zone for apartments would encourage lower cost rental housing verses owner occupied housing. The housing would be developed in accordance with adopted McMinnville development regulations.

60.00 - The application does not propose attached single-family dwellings or common property ownership (condominiums).

61.00 - The City has the responsibility to prepare the annual report on housing development pattern, density and mix. The proposed multi-family housing project would add to the mix of housing types offered in McMinnville.

ORS 197A.348 defines "Needed Housing" as:
"(1) As used in ORS 197A.350 and this section, "needed housing" means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes, as those terms are defined by the United States Department of Housing and Urban Development under 42 U.S.C. 1437a. "Needed housing" includes the following housing types:

(a) Attached and detached single-family housing, middle housing types as described in ORS 197A.420 and multiple family housing for both owner and renter occupancy;

(b) Government assisted housing;
(c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.493;

(d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions;
(e) Agriculture workforce housing; and
(f) Single room occupancies as defined in ORS 197A.430.

[...]"

The submitted Zone Change application addresses a needed housing type, multiple family, housing within the City of McMinnville. MMC 17.74.020. B. does not apply as noted above. Additionally based on the above criteria, restated "... the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to
(1) exclude needed housing;
(2) unnecessarily decrease densities; or
(3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.

The need for housing is further articulated with City analysis as discussed below.

The City's Land Needs Analysis (May 2001, incorporated by reference) base line forecast indicates that single-family and multi-family needs as 5,384 (Table 5-14) new dwelling units between 2000 and 2020. The demand for multi-family units is 1,209 (Table 5-15) in the period of 2000 – 2020. The Alternative Forecast indicates multi-family at 1,346 units (Table 5-24 & 5-26) in the period 2000 – 2020. The Alternative Forecast land need for R-4 is identified as 55 acres in the period 2000 – 2020. Table 5-29 identifies a land need of 778 units on 55 acres in the period 2000 – 2020. Table 6-2 identifies a dwelling unit need in R-4 of 588 units. Overall, the City at the time had a deficiency of 63.9 gross acres and 55.1 net acres of R-4 zoned land in the period 2000 – 2020.

The City of McMinnville Housing Needs Analysis (November 2023, incorporated by reference), which is under appeal. Figure 81 provide information on the historical density and mix from 200 – 2018. For Multi-family in the R-4 zone the unit mix is 37% and a net density of 19.1. The analysis further indicates that over the 20 year period based on population growth there will be a need for 4,657 new dwelling units. The recommended mix of units includes 33% to be multi-family. Infill development such as being proposed by the zone change indicates a need for 335 multi-family units and vacant or partially vacant land of 1,202 units (Exhibit 87 & 88). Exhibit 89 indicates a need for 375 multi-family units between 2021 – 2026, 760 multi-family units between 2021 – 2031, 1,537 multi-family units between 2021 – 2041, and 3,626 multi-family units between 2021 – 2067. Finally, the analysis indicates a deficit of 1,101 dwelling units for the period of 2021 – 2041 (Exhibit 101).

Both analyses indicate a deficit of multi-family housing in McMinnville. The proposed zone change will assist in addressing the deficiency. Therefore, the Zone Change of the subject site is essential when addressing the public need for additional housing.

Housing Rehabilitation Policies:

62.00 The maintenance, rehabilitation, and restoration of existing housing in residentially designated areas shall be encouraged to provide affordable housing.

63.00 The utilization of federal and state loan and grant programs, as well as private sector financing, shall be encouraged to rehabilitate substandard housing.

APPLICANT'S RESPONSE:

62.00 – The proposed Zone Change does not include rehabilitation, and restoration of existing housing as the development site is currently undeveloped and the policy does not apply.

63.00 – The proposed Zone Change to accommodate apartments is not a rehabilitation project and the policy does not apply.

Low-Cost Housing Policies:

64.00 The City of McMinnville shall work in cooperation with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate income families.

65.00 The City of McMinnville shall coordinate with the Mid-Willamette Valley Council of Governments to develop a "fair share" plan to allocate low-cost housing throughout the tri-county region.

66.00 The City of McMinnville shall continue to allow development of its fair share of the region's low-cost housing. The share accepted will be based on quantifiable studies which take into account the amount of the low-cost housing already in the community and the overall housing opportunities in the city and region.

67.00 Subsidized low-cost housing shall be dispersed throughout the McMinnville urban area. Dispersal plans shall be coordinated with appropriate agencies.

APPLICANT'S RESPONSE:

64.00 - The Zone Change to the R-4 zone would allow for an apartment (multi-family) housing project by a private development entity to address this housing need within the community. The housing would be market rate. The policy is not applicable.

65.00 – Not applicable because this is an issue between the City and Mid-Willamette Valley Council of Governments.

66.00 - The Zone Change is to allow an apartment (multi-family) housing project that would provide market rate housing. The policy is not applicable.

67.00 – The project would not be subsidized housing. The apartment (multi-family) housing would be market rate. The policy is not applicable.

GOAL V 2: TO PROMOTE A RESIDENTIAL DEVELOPMENT PATTERN THAT IS LAND INTENSIVE AND ENERGY-EFFICIENT, THAT PROVIDES FOR AN URBAN LEVEL OF PUBLIC AND PRIVATE SERVICES, AND THAT ALLOWS UNIQUE AND INNOVATIVE DEVELOPMENT TECHNIQUES TO BE EMPLOYED IN RESIDENTIAL DESIGNS.

Policies:

APPLICANT'S RESPONSE: Policies 71.06 – 71.08 do not apply because the requested zoning is not R-1 or R-2.

APPLICANT'S RESPONSE: Policies 69.00 – 70.00 do not apply because the proposal does not propose a new regulatory ordinance and does not propose changes to zoning and subdivision ordinances.

APPLICANT'S RESPONSE: Policies 71.06 – 71.08 do not apply because the requested zoning is not R-1 or R-2.

APPLICANT'S RESPONSE: Policies 71.11 – 71.13 do not apply because the R-5 (High Density, Multiple-Dwelling Residential Zone is not being requested.

68.00 The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.

APPLICANT'S RESPONSE:

68.00 - The proposed Zone Change to R-4 would allow a compact form of development for residential housing, specifically a multi-unit apartment complex on the 2.86-acre (net) site. Urban services are available as identified in this application packet, noted above, with public infrastructure and other services such as parks, public safety and education.

71.00 The City of McMinnville shall designate specific lands inside the urban growth boundary as residential to meet future projected housing needs. Lands so designated may be developed for a variety of housing types. All residential zoning classifications shall be allowed in areas designated as residential on the Comprehensive Plan Map.

APPLICANT'S RESPONSE: The subject site is identified as Residential on the Comprehensive Plan Map. An annexation application has been filed to bring the property into the city limits. The R-4 zone has been requested to accommodate an apartment (multi-family) housing project on 2.86 acres (net). As stated above all residential zoning classifications shall be allowed in areas designated as residential on the Comprehensive Plan Map. The application complies with the policy.

71.05 The City of McMinnville shall encourage annexations and rezoning which are consistent with the policies of the Comprehensive Plan so as to achieve a continuous five-year supply of buildable land planned and zoned for all needed housing types.

APPLICANT'S RESPONSE: ORS 197A.348 defines "Needed Housing" as:
"(1) As used in ORS 197A.350 and this section, "needed housing" means all housing on land zoned for residential use or mixed residential and commercial use that is determined to meet the need shown for housing within an urban growth boundary at price ranges and rent levels that are affordable to households within the county with a variety of incomes, including but not limited to households with low incomes, very low incomes and extremely low incomes, as those terms are defined by the United States Department of Housing and Urban Development under 42 U.S.C. 1437a. "Needed housing" includes the following housing types:

(a) Attached and detached single-family housing, middle housing types as described in ORS 197A.420 and multiple family housing for both owner and renter occupancy;

(b) Government assisted housing;

(c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.493;

(d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions;

(e) Agriculture workforce housing; and

(f) Single room occupancies as defined in ORS 197A.430.

[...]"

The submitted Zone Change application addresses a needed housing type, multiple family, housing within the City of McMinnville. MMC 17.74.020. B. does not apply as noted above. Additionally based on the above criteria, restated "... the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to
(1) exclude needed housing;
(2) unnecessarily decrease densities; or
(3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.

The need for housing is further articulated with City analysis as discussed below.

The City's Land Needs Analysis (May 2001, incorporated by reference) base line forecast indicates that single-family and multi-family needs as 5,384 (Table 5-14) new dwelling units between 2000 and 2020. The demand for multi-family units is 1,209 (Table 5-15) in the period of 2000 – 2020. The Alternative Forecast indicates multi-family at 1,346 units (Table 5-24 & 5-26) in the period 2000 – 2020. The Alternative Forecast land need for R-4 is identified as 55 acres in the period 2000 – 2020. Table 5-29 identifies a land need of 778 units on 55 acres in the period 2000 – 2020. Table 6-2 identifies a dwelling unit need in R-4 of 588 units. Overall, the City at the time had a deficiency of 63.9 gross acres and 55.1 net acres of R-4 zoned land in the period 2000 – 2020.

The City of McMinnville Housing Needs Analysis (November 2023, incorporated by reference), which is under appeal. Figure 81 provide information on the historical density and mix from 200 – 2018. For Multi-family in the R-4 zone the unit mix is 37% and a net density of 19.1. The analysis further indicates that over the 20-year period based on population growth there will be a need for 4,657 new dwelling units. The recommended mix of units includes 33% to be multi-family. Infill development such as being proposed by the zone change indicates a need for 335 multi-family units and vacant or partially vacant land of 1,202 units (Exhibit 87 & 88). Exhibit 89 indicates a need for 375 multi-family units between 2021 – 2026, 760 multi-family units between 2021 – 2031, 1,537 multi-family units between 2021 – 2041, and 3,626 multi-family units between 2021 – 2067. Finally, the analysis indicates a deficit of 1,101 dwelling units for the period of 2021 – 2041 (Exhibit 101).

Both analyses indicate a deficit of multi-family housing in McMinnville. The proposed zone change will assist in addressing the deficiency. Therefore, the Zone Change of the subject site is essential when addressing the public need for additional housing.

71.09 Medium and Medium-High Density Residential (R-3 and R-4) - The majority of residential lands in McMinnville are planned to develop at medium density range (4 – 8 dwelling units per net acre). Medium density residential development uses include small lot single dwelling detached uses, single dwelling attached units, duplexes, triplexes, quadplexes, townhouses, and cottage clusters. High density residential development (8 – 30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments:

1. Areas that are not committed to low density development;

2. Areas that have direct access from collector or arterial streets; or a local collector street within 600′ of a collector or arterial street;

3. Areas that are not subject to development limitations such as topography, flooding, or poor drainage;

4. Areas where the existing facilities have the capacity for additional development;

5. Areas within one-quarter mile of existing or planned public transportation.
(Ord. 5098, December 8, 2020; Ord. 4961, January 8, 2013; Ord. 4796, October 14, 2003)

APPLICANT'S RESPONSE:

1. The subject site is not committed for low density development. The Comprehensive Plan Map identifies the property as Residential which allows a range of residential densities. The Applicant is requesting the R-4 zone.

2. NE McDonald Lane is classified as a Minor Collector roadway in the Transportation System Plan (TSP Exhibit 2-3, incorporated by reference). The subject site would have direct access to this roadway.

3. The subject site does not have limitations for topography, flooding (no flood plan designation) or poorly drained soils to accommodate the requested R-4 zone.

4. Existing public infrastructure facilities have the capacity to accommodate development in an R-4 zone. Sanitary Sewer is already accessible to the site. An existing 8″ sanitary sewer line is located in NE McDonald Lane as depicted in Exhibit 10. The subject site can be connected to this existing line. There is an 8″ sanitary sewer line located in NE Maloney Drive which could also be connected to.

   Stormwater is provided in NE McDonald Lane. A public storm line storm is located in NE McDonald Lane extending north from NE Grandhaven Street to the southeast corner of the subject property as a 10″ line that transitions to a 12″ line. A second storm line is located approximately midpoint on the property frontage of NE McDonald Lane and extends east through an easement at the Grandhaven Elementary School site. The line is 12″ from NE Samson Street south to the midpoint of the subject property. There is a 12″ storm line in NE Hembree Street (Exhibit 12).

   Water is provided by a 10″ cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. An 8″ ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12″ ductile iron line is located in NE Hembree Street (Exhibit 13).

   NE McDonald Lane is already improved on its east side of the roadway. Frontage improvements would be provided along the subject site frontage to finish the roadway improvements to comply with the City's Minor Collector roadway cross-section.

5. The is no existing or planned transit improvements within one-quarter mile by Yamhill County Transit. Route 3 North Loop is just beyond the ¼ mile distance at the intersection of NE Burnett Road and NE Hembree Street.

71.10 The following factors should be used to define appropriate density ranges allowed through zoning in the medium density residential areas:

1. *The density of development in areas historically zoned for medium and high density development;*

2. *The topography and natural features of the area and the degree of possible buffering from established low density residential areas;*

3. *The capacity of the services;*

4. *The distance to existing or planned public transit;*

5. *The distance to neighborhood or general commercial centers; and*

6. *The distance from public open space. (Ord. 4796, October 14, 2003)*

APPLICANT'S RESPONSE:

1. The Neighborhood Areas (Exhibit 14) described under the Great Neighborhood Principles (187.10 – 187.50) below identify the different types of development and densities. The area is designated with R-1, R-2, R-3 and R-4 residential zones. The R-3 and R-4 zones are for Medium and High Density development. Within the Immediate Neighborhood Area the land north of the subject property is zoned R-4. Designating the subject site R-4 would be consistent with the land to the north.

2. Low density residential (R-2) areas are located to the west, southwest and east of the subject property. Directly to the south the area is zoned R-3 (Medium Density). Directly north the area is zoned R-4 (Medium-High Density) with The Bungalows at Chegwyn Village, The Bungalows at Chegwyn Village II, and Cottages at Chegwyn Village subdivisions. The site is generally flat. Buffers to low density areas would be achieved by existing fencing, and proposed landscaping. The physical apartment buildings on the site would range from approximately 20 feet to 24 feet from the existing low and medium density development and 13 feet from the R-4 zone development to the north.

3. NE McDonald Lane is designated a Minor Collector.

An existing 8″ sanitary sewer line is located in NE McDonald Lane as depicted in Exhibit 10. The subject site can be connected to this existing line. There is an 8″ sanitary sewer line located in NE Maloney Drive which could also be connected to. Exhibit 11 is a sanitary sewer analysis provided by Jacobs under contract with the City and paid for by the Applicant.

A public stormwater line is located in NE McDonald Lane extending north from NE Grandhaven Street to the southeast corner of the subject property as a 10″ line that transitions to a 12″ line. A second storm line is located approximately midpoint on the property frontage of NE McDonald Lane and extends east through an easement at the Grandhaven Elementary School site. The line is 12″ from NE Samson Street south to the midpoint of the subject property. There is a 12″ storm line in NE Hembree Street (Exhibit 12).

Water is provided by a 10″ cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. An 8″ ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12″ ductile iron line is located in NE Hembree Street (Exhibit 13).

4. Transit is provided by Route 3 – North Loop at NE Burnett Road and NE Hembree Street which is approximately 1,381 feet following the transportation system from the subject site.
5. Commercial areas are located to the south along Highway 99W which is approximately ½ mile from the subject site along NE McDonald Lane at Highway 99W.
6. Chegwyn Farm Neighborhood Park is immediately west of the subject site.

Planned Development Policies:
Policies:
72.00 – 78.00

APPLICANT'S RESPONSE: Policies 72.00 – 78.00 do not apply because a request for a planned development is not proposed.

Residential Design Policies:
Policies:

79.00 The density allowed for residential developments shall be contingent on the zoning classification, the topographical features of the property, and the capacities and availability of public services including but not limited to sewer and water. Where densities are determined to be less than that allowed under the zoning classification, the allowed density shall be set through adopted clear and objective code standards enumerating the reason for the limitations, or shall be applied to the specific area through a planned development overlay. Densities greater than those allowed by the zoning classification may be allowed through the planned development process or where specifically provided in the zoning ordinance or by plan policy. (Ord. 4796, October 14, 2003)

80.00 In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever feasible.

81.00 Residential designs which incorporate pedestrian and bikeway paths to connect with activity areas such as schools, commercial facilities, parks, and other residential areas, shall be encouraged.

82.00 The layout of streets in residential areas shall be designed in a manner that preserves the development potential of adjacent properties if such properties are recognized for development on the McMinnville Comprehensive Plan Map.

83.00 The City of McMinnville shall review the design of residential developments to insure site orientation that preserves the potential for future utilization of solar energy.

APPLICANT'S RESPONSE:

79.00 – The 2.86 acre (net) site would be used for apartment (multi-family) housing. Within the 2.86 acres to be developed there will be 75 apartment units with a mix of one-bedroom, two-bedroom and three bed-room units. This equates to 26.22 dwelling units per acre, within the 8 – 30-unit range identified in Policy 71.08. Sanitary Sewer is immediately available in NE McDonald Lane and NE Maloney Drive.

80.00 – There are no distinctive natural features on the site. The site is generally flat.

81.00 – The Conceptual Site Plan (Exhibit 4) identifies a variety of internal pathways within the proposed project area. The pathways will connect to a new public sidewalk that will be constructed on the west side of NE McDonald Lane. Paths are also shown to stub to a new path on the south side of the site connecting to Chegwyn Farm Neighborhood Park located to the west. The City of McMinnville Parks, Recreation and Open Space Plan (June 2024) identifies a future Capital Improvement Project for a path that would connect Chegwyn Farms Neighborhood Park to Grandhaven Elementary School. The Applicant is requesting that the City compensate for the public path easement and improvements either with a reimbursement or Parks SDC Credit.

82.00 – No new streets are proposed in the Conceptual Site Plan layout. There would be street frontage improvements for NE McDonald Lane.

83.00 – The physical improvements on the site will be required to be reviewed by the City for compliance.

Low-Cost Housing Development Policies:

84.00 Multiple dwelling, low-cost housing (subsidized) shall be dispersed throughout the community by appropriate zoning to avoid inundating any one area with a concentration of this type of housing.

APPLICANT'S RESPONSE: The requested R-4 zone will provide apartment (multi-family) dwellings at market rate. The proposed project is not a subsidized housing project. The policy is not applicable.

Multiple Dwelling Development Policies:
Policies: (Policy 88 was previously deleted)

APPLICANT'S RESPONSE: Policy 88.00 does not apply because it was deleted.

86.00 Dispersal of new multi-dwelling housing development will be encouraged throughout the City in areas designated for residential and mixed-use development to encourage a variety of housing types throughout the

community and to avoid an undue concentration of multi dwelling development in specific areas of the community leading to a segregation of multi dwelling development in McMinnville from residential neighborhoods. Dispersal policies will be consistent with the Great Neighborhood Principles.

In areas where there are the amenities, services, infrastructure and public facilities to support a higher density of multi-dwelling development, and the area is commensurate with a higher concentration of multi-dwelling development without creating an unintended segregation of multi-dwelling development, such as McMinnville's downtown, the area surrounding Linfield University and Neighborhood Activity Centers, a higher concentration of multi-dwelling development will be encouraged. (Ord. 5098, December 8, 2020)

87.00 Residential developments at densities beyond that normally allowed in the multiple dwelling zone shall be allowed in the core area subject to review by the City. These developments will be encouraged for (but not limited to) the provision of housing for the elderly.

89.00 Zoning standards shall require that all multiple-dwelling housing developments
provide landscaped grounds. (Ord. 4796, October 14, 2003)

90.00 Greater residential densities shall be encouraged to locate along major and minor arterials, within one-quarter mile from neighborhood and general commercial shopping centers or within neighborhood activity centers, and within a one-half mile wide corridor centered on existing or planned public transit routes. (Ord. 5098, December 8, 2020; Ord. 4840, January 11, 2006; Ord. 4796, October 14, 2003)

91.00 Multiple dwelling housing developments, including condominiums, but excluding campus living quarters, shall be required to access off of arterials or collectors or streets determined by the City to have sufficient traffic carrying capacities to accommodate the proposed development. (Ord. 4573, November 8, 1994)

92.00 High-density housing developments shall be encouraged to locate along existing or potential public transit routes.

92.01 High-density housing shall not be located in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use. (Ord. 4796, October 14, 2003)

92.02 High-density housing developments shall, as far as possible, locate within reasonable walking distance to shopping, schools, and parks, or have access, if possible, to public transportation. (Ord. 4796, October 14, 2003)

92.03 Housing developments for the elderly shall, as far as possible, locate near community centers, parks, and shopping areas, or where transportation services can be provided to enable access to these activity areas. (Ord. 4796, October 14, 2003)

APPLICANT'S RESPONSE:

86.00 **-** Designation of the property as R-4 would disperse housing throughout the city. North of the subject property existing development is zoned R-4. To the east property is zoned R-2 and contains Grandhaven Elementary School. To the south the land is zoned R-3. To the west land is zoned R-2. There are amenities in the immediate area with a public park (Chegwyn Farm Neighborhood Park), infrastructure is available to be extended to the site or is immediately adjacent to the site. Review of aerial photography for the area bounded by Highway 99, NE Baker Street and the UGB shows approximately 7 multi-family housing developments plus some senior housing development. The closest multi-family development to the subject site is approximately 832 feet (in a straight line) located at the intersection of NE Hembree Street and NE Burnett Road. Other multi-family developments are located on NE Evans Street, NE Baker Road, and NE 27th Street east of NE McDonald Lane. The balance of the housing is single-family units. Providing the R-4 zone for apartments would disperse this housing type in the residential area and further the City of McMinnville Great Neighborhood Principles.

87.00 – Future development would be at the allowed density established by the R-4 zone. The subject property is not located in the core area.

89.00 – Future development would provide for landscaped grounds meeting the open space and landscape percentage requirements in MMC Title 17.

90.00 – NE McDonald Lane is designated as a Minor Collector. NE Grandhaven Street located approximately 390 feet south of the subject property, is designated a Major Collector. The proposed project would be located adjacent to or in close proximity to Major and Minor collector roadways. No public transit is provided to the property. Arterial roadways are located 2,657 feet (1/2 mile) to the south at Hwy 99W.

91.00 – Access is proposed to be taken off NE McDonald Lane, a Minor Collector.

92.00 – No public transit is provided to the property by Yamhill County Transit. The closest transit is at NE Burnett Road and NE Hembree Street.

92.01 – The subject property is not located near a railroad line, heavy industrial uses or other nuisance areas.

92.02 – Walking to shopping, schools and parks is feasible for the property. Grandhaven Elementary School is located across the street from the subject property to the east. Rotary Nature Preserve at Tice Woods Park is located southwest of the property. Shopping is located along Highway 99W to the south, approximately 2,400 feet (1/2 mile).

92.03 – The proposed project is not proposed specifically for the elderly and is not applicable.

Manufactured Home Development Policies:
Policies:
93.00 – 98.00

APPLICANT'S RESPONSE: Policies 93.00 – 98.00 do not apply because a manufactured home development is not being proposed.

Urban Policies:

99.00 An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to:

1. Sanitary sewer collection and disposal lines. Adequate municipal waste treatment plant capacities must be available.

2. Storm sewer and drainage facilities (as required).

3. Streets within the development and providing access to the development, improved to city standards (as required).

4. Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light). (as amended by Ord. 4796, October 14, 2003)

APPLICANT'S RESPONSE:

1. An existing 8″ sanitary sewer line is located in NE McDonald Lane as depicted in Exhibit 10. The subject site can be connected to this existing line. There is an 8″ sanitary sewer line located in NE Maloney Drive which could also be connected to. Capacity exists in the wastewater treatment facility for development within the existing Urban Growth Boundary according to city staff.

2. A public storm line storm line is located in NE McDonald Lane extending north from NE Grandhaven Street to the southeast corner of the subject property as a 10″ line that transitions to a 12″ line. A second storm line is located approximately midpoint on the property frontage of NE McDonald Lane and extends east through an easement at the Grandhaven Elementary School site. The line is 12″ from NE Samson Street south to the midpoint of the subject property. There is a 12″ storm line in NE Hembree Street (Exhibit 12).

3. NE McDonald Lane is classified as a Minor Collector in the Transportation System Plan (Exhibit 2-3). The street provides access to the site. The roadway will need additional improvements along the property frontage which will be determined at the time physical site improvements are proposed.

4. Water is provided by a 10″ cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. An 8″ ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12″ ductile iron line is located in NE Hembree Street (Exhibit 13).

   Lot Sales Policy:
   Policy:
   99.10

APPLICANT'S RESPONSE: Policy 99.10 is not applicable because lots will not be made available for sale in the proposed development.

FINDING (CHAPTER V: HOUSING AND RESIDENTIAL DEVELOPMENT): SATISFIED.

Goal V.1 Policies:

- **General Housing Policies 58.00-61.00.** Most of these policies generally provide guidance regarding the City's development regulations. Additional R-4 zoning would provide additional opportunities for development described in Policy 59.00 according to the residential policies in the Comprehensive Plan, subject to the development regulations in the Zoning Ordinance. The proposed R-4 zoning is consistent with the City's adopted and acknowledged Housing Needs Analysis. See also findings provided below for Statewide Planning Goal 10 (Housing).
- **Housing Rehabilitation Policies 62.00-63.00.** These policies are not applicable to the requested zone change.
- **Low-Cost Housing Policies 64-67.** Several of these policies provide guidance for coordination between the City and other governmental agencies. The proposed rezone doesn't conflict with these policies. The City's land use regulations and the proposed R-4 zoning do not regulate the location of housing based on whether it is subsidized or market-rate. Consistent with Policy 84 and Policy 85 below, the applicant has demonstrated that the rezone would not result in inundation, undue concentration, or segregation of multi-dwelling development in McMinnville from residential neighborhoods.

Goal V.2 Policies:

- **Policies 68.00-71.13.** Urban services are available consistent with Policy 68.00. The proposed R-4 zoning is consistent with the Residential plan designation consistent with Policy 71.00. The annexation and rezoning of the subject property would contribute to the buildable land supply zoned for needed housing types. Policy 71.09 provides the locational policy applicable to R-3 and R-4 zoning. The proposed rezone to R-4 is consistent with this policy. In addition, the locational provisions of this policy and MMC 17.21.010(C) would allow for apartments as a permitted use on the subject property.
- **Planned Development Policies 72.00-78.00.** A planned development is not proposed. The size of the site within the context of the neighborhood is approximately three acres, such that uses permitted in the R-4 zone, either separately or together will provide a variety and mix of housing types whether

or not a mix of permitted housing types is developed on the site proposed for rezoning.

- **Residential Design Policies 79.00-83.00**. The site characteristics are consistent with development of permitted uses in the proposed R-4 zone consistent with these policies and the City's adopted design and development standards. Some of these policies address the site design and development and are not criteria for the rezone. Surrounding properties are already developed. The site doesn't contain distinct natural features, and the site has opportunities for pedestrian and bikeway connectivity for permitted uses.
- **Low-Cost Housing Development Policies 84.00-85.00 (85.00 deleted).** The City's land use regulations and the proposed R-4 zoning do not regulate the location of housing based on whether it is subsidized or market-rate. Consistent with Policy 84 and Policy 85 below, the applicant has demonstrated that the rezone would not result in inundation, undue concentration, or segregation of multi-dwelling development in McMinnville from residential neighborhoods.
- **Multiple Dwelling Development Policies 86.00-92.03.** The applicant has demonstrated the rezone to R-4 is consistent with these policies, and the site would meet policies for permitted uses in the R-4 zone, including apartments, meeting the locational requirements and enabling access off of a minor collector with sufficient capacity.
- **Manufactured Home Development Policies 93.00-98.00.** These policies do not provide criteria for the proposed rezone.
- **Urban Policies 99.00.** This policy addresses adequacy of urban services prior to or concurrent with proposed residential development. The applicant has demonstrated the ability to provide adequate urban services prior to or concurrent of development of permitted uses in the R-4 zone.
- **Lot Sales Policies 99.10.** This policy is not applicable to the rezone.

CHAPTER VI TRANSPORTATION SYSTEM

GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.

MASS TRANSPORTATION
Policies:
100.00 – 105.00

APPLICANT'S RESPONSE: Policies 100.00 – 105.00 do not apply because a mass transit facility is not proposed at the subject site.

TRANSPORTATION DISADVANTAGED
Policies:
106.00 – 107.00

APPLICANT'S RESPONSE: Policies 106.00 – 107.00 do not apply because they are City of McMinnville responsibilities to coordinate with providers for transportation disadvantaged individuals.

RAIL
Policies:
108.00 – 112.00

APPLICANT'S RESPONSE: Policies 108.00 – 112.00 do not apply because the proposed request is not related to rail facilities.

AIR
Policies:
113.00 – 116.00

APPLICANT'S RESPONSE: Policies 113.00 – 116.00 do not apply because the proposed request is not related to air transport facilities.

STREETS
Policies:

APPLICANT'S RESPONSE: Policies 123.00 – 125.00 are not applicable because the application does not require coordination with other governmental entities on maintenance of the road network and the site is not along Highway 99W.

117.00 The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.

APPLICANT'S RESPONSE: The subject property is fronted by NE McDonald Lane which provides access to the site. NE Maloney Drive terminates at the south side of the property. The Applicant will provide a barrier and connect the sidewalks on NE Maloney to the required east/west public path connecting NE McDonald Lane to Chegwyn Farm Neighborhood Park. The McMinnville Transportation System Plan (2010, incorporated by reference) identifies the transportation system to provide access to parcels.

118.00 The City of McMinnville shall encourage development of roads that include the following design factors:

1. *Minimal adverse effects on, and advantageous utilization of, natural features of the land.*

2. *Reduction in the amount of land necessary for streets with continuance of safety, maintenance, and convenience standards.*

3. *Emphasis placed on existing and future needs of the area to be serviced. The function of the street and expected traffic volumes are important factors.*

4. *Consideration given to Complete Streets, in consideration of all modes of transportation (public transit, private vehicle, bike, and foot paths).*

5. Connectivity of local residential streets shall be encouraged. Residential cul-de-sac streets shall be discouraged where opportunities for through streets exist

APPLICANT'S RESPONSE: No new public roadways would be proposed by the development under the R-4 zone. Improvements would occur along the subject site's frontage with NE McDonald Lane in accordance with the Transportation System Plan, 2010 and city regulations.

119.00 The City of McMinnville shall encourage utilization of existing transportation corridors, wherever possible, before committing new lands.

120.00 The City of McMinnville may require limited and/or shared access points along major and minor arterials, in order to facilitate safe access flows.

121.00 The City of McMinnville shall discourage the direct access of small- scale residential developments onto major or minor arterial streets and major collector streets.

APPLICANT'S RESPONSE:

119.00 – NE McDonald Lane is an existing transportation corridor. NE Maloney Drive is also an existing transportation corridor. No new roadways are proposed to be constructed, and the existing transportation system would be utilized.

120.00 – The subject site would have access off NE McDonald Lane at two locations to provide onsite circulation and to accommodate emergency services responses. This will provide safe access for the site. Access locations for emergency service have been discussed with the McMinnville Fire Department. No access to a major or minor arterial is proposed.

121.00 – No access to a major or minor arterial is proposed. NE McDonald Lane is classified as a Minor Collector (TSP Exhibit 2-3, incorporated by reference).

122.00: The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:

1. Major, minor arterials.

–Access should be controlled, especially on heavy traffic-generating developments.
–Designs should minimize impacts on existing neighborhoods.

–Sufficient street rights-of-way should be obtained prior to development of
adjacent lands.

–On-street parking should be limited wherever necessary.

–Landscaping should be required along public rights-of-way. (Ord.4922,
February 23, 2010)

2. Major, minor collectors.

–Designs should minimize impacts on existing neighborhoods.

–Sufficient street rights-of-way should be obtained prior to development of
adjacent lands.

–On-street parking should be limited wherever necessary.

–Landscaping should be required along public rights-of-way. (Ord.4922,
February 23, 2010)

–As far as is practical, residential collector streets should be no further than 1,800 feet apart in order to facilitate a grid pattern of collector streets in residential areas.

3. Local Streets

–Designs should minimize through-traffic and serve local areas only.

–Street widths should be appropriate for the existing and future needs of the area.

–Off-street parking should be encouraged wherever possible.

–Landscaping should be encouraged along public rights-of- way.

APPLICANT'S RESPONSE:

122.00 - NE McDonald Lane is classified as a Minor Collector. The roadway exists and minimizes the impact in the broader neighborhood area. Right-of-way dedication is anticipated with street frontage improvements to meet the Minor Collector street cross section requirements. On-street parking will need to be evaluated for functional capability only for the property frontage. Landscaping will need to be accommodated either in a planter strip or behind a curb-side sidewalk depending on the city's desire for the street cross-section requirements. The roadway system within the area is established and is represented in the Transportation System Plan.

PARKING
Policies:

126.00 The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future developments and land use changes.

127.00 The City of McMinnville shall encourage the provision of off-street parking where possible, to better utilize existing and future roadways and rights-of-way as transportation routes.

128.00 The City of McMinnville shall continue to assist in the provision of parking spaces for the downtown area.

APPLICANT'S RESPONSE:

126.00 - As shown on the Conceptual Site Plan parking for the future development would be located on-site and not within the public right-of-way (Exhibit 4). Any parking allowed within NE McDonald Lane will need to be determined by the City of McMinnville.
127.00 – Development of the site will comply with city off-street parking standards.

128.00 – Not applicable because the site is not in the downtown area.

BIKE PATHS
Policies:

130.00 The City of McMinnville shall encourage implementation of the Bicycle System Plan that connects residential areas to activity areas such as the downtown core, areas of work, schools, community facilities, and recreation facilities.

130.05 In areas where bikeways are planned, the City may require that new development provide bikeway improvements such as widened streets, bike paths, or the elimination of on-street parking. At the minimum, new development shall be required to make provisions for the future elimination of on-street parking along streets where bikeways are planned so that bike lanes can be striped in the future. Bike lanes and bike paths in new developments shall be constructed to standards recommended in the bikeway plan.

131.00 The City of McMinnville shall encourage development of bicycle and footpaths in scenic and recreational areas as part of future parks and activities.

132.00 The City of McMinnville shall encourage development of subdivision designs that include bike and foot paths that interconnect neighborhoods and lead to schools, parks, and other activity areas. (Ord. 4922, February 23, 2010; Ord. 4260, August 2, 1983)

APPLICANT'S RESPONSE:

130.00 – NE McDonald Lane is identified not to have a bike system improvement north of NE Grandhaven Street (TSP Exhibit 6-3, incorporated by reference).

130.05 - NE McDonald Lane is identified not to have a bike system improvement north of NE Grandhaven Street (TSP Exhibit 6-3, incorporated by reference).

131.00 – Not applicable because the property is not identified in a scenic or recreational area.

132.00 – Not applicable because a subdivision is not being proposed.

SYSTEM PLAN

132.23.00 The McMinnville Transportation System Plan shall be updated as necessary to remain consistent with: (a) the city's land use plan; (b) regional and statewide plans; and (c) the applicable local, State, and federal law. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Not applicable to the application. Updates to the TSP are the responsibility of the City of McMinnville.

COMPLETE STREETS

132.24.00 The safety and convenience of all users of the transportation system including pedestrians, bicyclists, transit users, freight, and motor vehicle drivers shall be accommodated and balanced in all types of transportation and development projects and through all phases of a project so that even the most vulnerable McMinnville residents – children, elderly, and persons with disabilities – can travel safely within the public right-of-way. Examples of how the Compete Streets policy is implemented:

1. Designand construct right-of-way improvements in compliance with ADA accessibility guidelines (see below).

2. Incorporate features that create a pedestrian friendly environment, such as:

a. Narrower traffic lanes;

b. Median refuges and raised medians;

c. Curb extensions ("bulb-outs");

d. Count-down and audible pedestrian signals;

e. Wider sidewalks;

f. Bicycle lanes; and

g. Street furniture, street trees, and landscaping

3. Improve pedestrian accommodation and safety at signalized intersections by:

a. Using good geometric design to minimize crossing distances and increase visibility between pedestrians and motorists.
b. Timing signals to minimize pedestrian delay and conflicts.
c. Balancing competing needs of vehicular level of service and pedestrian safety. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Improvements to NE McDonald Lane will be provided based on requirements from the City that implement the Complete Street policy as applicable to the identified roadway frontage.

MULTI-MODAL TRANSPORTATION SYSTEM

132.25.00 The transportation system for the McMinnville planning area shall consist of an integrated network of facilities and services for a variety of motorized and non-motorized travel modes.

APPLICANT'S RESPONSE: The McMinnville TSP identifies a multi-modal transportation system. NE McDonald Lane accommodates vehicles and pedestrians to implement the Plan. The Transportation Planning Analysis/Traffic Impact Analysis (TPR/TIA) in Exhibit 9 notes the multimodal system on the area for sidewalks and bike lanes.

CONNECTIVITY AND CIRCULATION

132.26.00 The vehicle, pedestrian, transit, and bicycle circulation systems shall be designed to connect major activity centers in the McMinnville planning area, increase the overall accessibility of downtown and other centers, as well as provide access to neighborhood residential, shopping, and industrial areas, and McMinnville's parks and schools.

132.26.05 New street connections, complete with appropriately planned pedestrian and bicycle features, shall be incorporated in all new developments consistent with the Local Street Connectivity map.

APPLICANT'S RESPONSE:

132.26.00 – Streets in the immediate vicinity include NE McDonald Lane, NE Maloney Drive, NE Hembree Street and NE Grandhaven Street. These roadways are part of an overall comprehensive transportation system providing vehicle, pedestrian, transit, and bicycle circulation to activity centers and neighborhood areas.

132.26.05 – Not applicable because no new street connections are proposed.

SUPPORTIVE OF GENERAL LAND USE PLAN DESIGNATIONS AND

DEVELOPMENT PATTERNS

132.27.00 The provision of transportation facilities and services shall reflect and support the land use designations and development patterns identified in the McMinnville Comprehensive Plan. The design and implementation of transportation facilities and services shall be based on serving current and future travel demand—both short-term and long-term planned uses.

APPLICANT'S RESPONSE: NE McDonald Lane is a Minor Collector. NE Grandhaven is a Major Collector. These roadway designations support the Comprehensive Plan designation for Residential given to the location of the subject property. The Transportation Planning Analysis/Traffic Impact Analysis (TPR/TIA) in Exhibit 9 further notes the transportation facilities.

REGIONAL MOBILITY

132.28.00 A balanced system of transportation facilities and services shall be designed for the McMinnville planning area to accommodate the mobility needs of residents, businesses, and industry.

APPLICANT'S RESPONSE: The McMinnville Transportation System Plan establishes a balanced system of transportation facilities and services. Development of the subject property will improve the abutting transportation system (NE McDonald Lane) to City requirements. The Transportation Planning Analysis/Traffic Impact Analysis (TPR/TIA) in Exhibit 9 analysis the impact the proposed development will have on the transportation system noting that the system maintains its operation capacity and function.

GROWTH MANAGEMENT

132.29.00 The construction of transportation facilities in the McMinnville planning area shall be timed to coincide with community needs, and shall be implemented so as to minimize impacts on existing development. Prioritization of improvements should consider the City's level of service standards.

APPLICANT'S RESPONSE: The McMinnville Transportation System Plan establishes a transportation system. Development of the subject property will improve the abutting transportation system along the property street frontage to City requirements. The Transportation Planning Analysis/Traffic Impact Analysis (TPR/TIA) in Exhibit 9 indicates that no mitigation is required on the system beyond the frontage improvements.

132.29.05 Off-site improvements to streets or the provision of enhanced pedestrian and bicycle facilities in the McMinnville planning area may be required as a condition of approval for land divisions or other development permits.

APPLICANT'S RESPONSE: The McMinnville Transportation System Plan establishes a transportation system. Development of the subject property will improve the abutting transportation system along the property street frontage to City requirements. A pedestrian crossing is proposed on NE McDonald Lane to access Grandhaven Elementary Scholl. The TPR/TIA (Exhibit 9) recommends that the crossing be located north of the south access to

the subject site for pedestrian safety. A pedestrian path is proposed on the south side of the subject site to provide access to Chegwyn Farm Neighborhood Park as shown on Exhibit 4 and in accordance with Resolution 2025-51 Annexation Agreement.

TRANSPORTATION SYSTEM AND ENERGY EFFICIENCY

132.30.00 The implementation of transportation system and transportation demand management measures, provision of enhanced transit service, and provision of bicycle and pedestrian facilities in the McMinnville planning area shall be embraced by policy as the first choice for accommodating travel demand and relieving congestion in a travel corridor, before street widening projects for additional travel lanes are undertaken.

APPLICANT'S RESPONSE: Not applicable to the application because the City has the responsibility to address the issues through its Transportation System Plan.

132.30.05 The McMinnville Transportation System Plan shall promote alternative commute methods that decrease demand on the transportation system, options which also enhance energy efficiency such as using transit, telecommuting, carpooling, vanpooling, using flexible work schedules, walking, and bicycling. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Not applicable to the application because the City has the responsibility to address the issues through its Transportation System Plan.

TRANSPORTATION SAFETY

132.31.00 The City of McMinnville shall make the design, construction, and operation of a safe transportation system for all modes of travel a high priority.

APPLICANT'S RESPONSE: The McMinnville Transportation System Plan establishes a transportation system. Development of the subject property will improve the abutting transportation system along the property frontage to City requirements.

PUBLIC SAFETY

132.32.00 The safe, rapid movement of fire, medical, and police vehicles shall be an integral part of the design and operation of the McMinnville transportation system.

APPLICANT'S RESPONSE: The abutting transportation system to the subject property and its connected nature to the balance of the overall transportation system provides for safe, rapid movement of fire, medical, and police vehicles to serve the subject property.

ACCESSIBILITY FOR PERSONS WITH DISABILITIES

132.33.00 The McMinnville transportation system shall be designed with consideration of the needs of persons with disabilities by meeting the requirements set forth in the Americans with Disabilities Act (ADA). (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: The City of McMinnville has an adopted Transportation System Plan – 2010 that implements the policy.

ECONOMIC DEVELOPMENT

APPLICANT'S RESPONSE: Policies 132.34.00 – 132.34.05 do not apply because the proposal is not for a commercial activity.

LIVABILITY

132.35.00 Transportation facilities in the McMinnville planning area shall be, to the degree possible, designed and constructed to mitigate noise, energy consumption, and neighborhood disruption, and to encourage the use of public transit, bikeways, sidewalks, and walkways.

APPLICANT'S RESPONSE: The City of McMinnville has an adopted Transportation System Plan that implements the policy.

HEALTH AND WELFARE

132.36.00 Through implementation of its Complete Streets policy and the TSP by enhancing its pedestrian and bicycle systems, the City of McMinnville will help encourage greater physical activity and improved health and welfare of its residents.

APPLICANT'S RESPONSE: NE McDonald Lane supports modes of travel, encouraging greater physical activity for area residents.

TRANSPORTATION SUSTAINABILITY

132.37.00 Through implementation of the TSP and the Comprehensive Plan, the City of McMinnville will, to the extent possible, seek measures that simultaneously help reduce traffic congestion, pollution, crashes and consumer costs, while increasing mobility options for non-drivers, and encouraging a more efficient land use pattern.

APPLICANT'S RESPONSE: As indicated in the above narrative, the Applicant's proposal demonstrates adherence to the Transportation System Plan -2010 and Comprehensive Plan policies that support multi-modal transportation, safety goals, transportation sustainability, and connectivity to area businesses, residences, parks, open spaces, and recreation amenities.

AESTHETICS AND STREETSCAPING

132.38.00 Aesthetics and streetscaping shall be a part of the design of McMinnville's transportation system. Streetscaping, where appropriate and financially feasible, including public art, shall be included in the design of transportation facilities. Various streetscaping designs and materials shall be utilized to enhance the livability in the area of a transportation project. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: The City of McMinnville has an adopted Transportation System Plan - 2010 that implements the Policy.

INTERGOVERNMENTAL COORDINATION AND CONSISTENCY

APPLICANT'S RESPONSE: Policy 132.38.00 does not apply because no change to the Transportation System Plan is proposed.

GROWTH MANAGEMENT

132.40.00 Mobility standards will be used to evaluate the transportation impacts of long-term growth. The City should adopt the intersection mobility standards as noted in Chapter 2 of the Transportation System Plan. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: The McMinnville TSP, Chapter 2 has mobility standards to evaluate growth and intersection mobility. Exhibit 9 for the TPD/TIA analysis analyzes proposed development on the subject site for compliance with volume to capacity adopted levels.

132.40.05 Conditions of Approval–In accordance with the City's TSP and capital improvements plan (CIP), and based on the level of impact generated by a proposed development, conditions of approval applicable to a development application should include:

1. Improvement of on-site transportation facilities,

2. Improvement of off-site transportation facilities (as conditions of development approval), including those that create safety concerns, or those that increase a facility's operations beyond the City's mobility standards; and

3. Transportation Demand Management strategies. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: The development will comply with conditions of approval related to transportation improvements based on the impact generated and requirements within the TSP.

132.40.10 Multi-modal Improvements – To manage growth, improvements to transportation facilities may include both motorized and non-motorized facilities improvements, constructed in accordance with the City's minimum design standards. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: NE McDonald Lane has a sidewalk north of NE Grandhaven Street on its east side. On the west side the sidewalk stops at the south property line of the subject site. Frontage improvements will be done along the property frontage to fill in the missing sidewalk segment. Bike lanes are not identified on NE McDonald Lane.

132.40.15 Transportation SDCs – The City should update its transportation systems development charge (SDC) to address growth-related traffic impacts.

APPLICANT'S RESPONSE: The City has the responsibility to administer its SDC program. The development will pay the appropriate Transportation SDC.

CIRCULATION

132.41.00 Residential Street Network – A safe and convenient network of residential streets should serve neighborhoods. When assessing the adequacy of local traffic circulation, the following considerations are of high priority:

1. Pedestrian circulation;

2. Enhancement of emergency vehicle access;

3. Reduction of emergency vehicle response times;

4. Reduction of speeds in neighborhoods;, and

5. Mitigation of other neighborhood concerns such as safety, noise, and aesthetics.

APPLICANT'S RESPONSE: The City of McMinnville has an adopted Transportation System Plan that implements the Policy. Improvements to NE McDonald Lane will fill in missing sidewalk connections. A mid-block pedestrian crossing is also required per the Annexation Agreement that can assist in reducing traffic speeds.

132.41.05: Cul-de-sac streets in new development should only be allowed when connecting neighborhood streets are not feasible due to existing land uses, topography, or other natural and physical constraints.

APPLICANT'S RESPONSE: No cul-de-sac streets are proposed.

132.41.10 Limit Physical Barriers – The City should limit the placement of facilities or physical barriers (such as buildings, utilities, and surface water management facilities) to allow for the future construction of streets that facilitate the establishment of a safe and efficient traffic circulation network. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: No new buildings are proposed that would encumber the ability to improve the transportation system.

132.41.15 Establish Truck Routes – To support the efficient and safe movement of goods and freight, the City should establish and identify truck routes to the city's major destinations. Such routes should be located

along arterial roadways and should avoid potential impacts on neighborhood streets. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: The TSP - 2010, Chapter 8 (incorporated by reference) identifies designated truck routes. NE McDonald Lane and Grandhaven Street are not designated truck routes.

132.41.20 Modal Balance – The improvement of roadway circulation must not impair the safe and efficient movement of pedestrians and bicycle traffic. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: The McMinnville TSP -2010 has the overall community circulation system for vehicle, pedestrian and bicycles. The system is designed for the efficient movement of pedestrians and bicycle traffic.

132.41.25 Consolidate Access – Efforts should be made to consolidate access points to properties along major arterial, minor arterial, and collector roadways. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: NE McDonald Lane is a Minor Collector. There are no current driveway access to NE McDonald Lane from the site. Two new accesses are proposed to allow appropriate access and emergency services access.

132.41.30: Promote Street Connectivity – The City shall require street systems in subdivisions and development that promote street connectivity between neighborhoods.

APPLICANT'S RESPONSE: Extension of NE Maloney Drive is not proposed and is not required based on discussions with City staff.

STREET WIDTH – HUMAN SCALE

132.42.00 Generally, a major arterial street should not be widened beyond two through lanes in each direction with auxiliary turn lanes as appropriate. Minor arterials and collector streets should not be widened beyond one through lane in each direction with auxiliary left-turn lanes as appropriate. Major arterial streets with more than five lanes and minor arterial and collector streets with more than three lanes are perceived as beyond the scale that is appropriate for McMinnville. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: NE McDonald Lane has two travel lanes, one in each direction.

NEIGHBORHOOD TRAFFIC MANAGEMENT

APPLICANT'S RESPONSE: Policies 132.43.00 - 132.42.05 do not apply because no new streets are proposed.

132.43.10 Limited Neighborhood Cut–Through Traffic – Local residential streets should be designed to prevent or discourage their use as shortcuts for through traffic. Local traffic control measures should be coordinated with the affected neighborhood.

APPLICANT'S RESPONSE: No new streets are proposed that would allow for cut-through traffic.

ACCESS MANAGEMENT

132.44.00 The City should continue to coordinate with ODOT in the administration of jointly adopted plans to manage access and highway improvements as noted in Chapter 2 of the Transportation System Plan. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Policy 132.44.00 does not apply because the subject property is not located on an ODOT facility.

IMPERVIOUS SURFACE AREA

132.45.00 Supplement Street Design Standards – McMinnville's standards should be supplemented to achieve reductions in impermeable surfaces, consistent with safety and operating standards. Innovative design and materials should be utilized to reduce impermeable surfaces.

APPLICANT'S RESPONSE: The existing impervious surface with frontage improvements and right-of-way dedication for NE McDonald Lane is appropriate for existing and planned development using the roadway.

ENVIRONMENTAL PRESERVATION

APPLICANT'S RESPONSE: Policies 132.46.00 – 132.46.10 do not apply because the frontage streets are existing.

AESTHETICS

APPLICANT'S RESPONSE: Policy 132.47.00 does not apply because the city has existing street design standards.

SAFETY AND MAINTENANCE

132.48.00 Pavement Maintenance Plan Implementation – The City should develop and implement its pavement maintenance plan to best preserve the existing transportation infrastructure. (Ord. 4922, February 23, 2010)

132.49.00 Routing System Inspection – The City should promote safety through continued and routine inspection and rehabilitation of existing signage, roadway striping, and street lighting; identifying and

rectifying existing deficiencies as they are identified. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Policies 132.47.00 – 132.49.00 do not apply because maintenance and inspections are the responsibility of the City.

SYSTEM INVENTORY

132.50.00 System Inventory – The City shall inventory and map existing pedestrian facilities. Facility inventories and selected inventory updates should be performed every five years to determine the success or failure of meeting the Plan's pedestrian goal, objectives, and policies. The city has already partially met this policy objective having completed the walking inventory of all public streets as part of the TSP. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Policy 132.50.00 does not apply because this is a City responsibility.

SYSTEMS DEVELOPMENT

132.51.00 Formalize New Sidewalk Construction Program – To complete the pedestrian facility network, the City will formalize a New Sidewalk Construction Program that reflects the City's funding resources. This program will give priority to the construction of missing sidewalks in already developed areas of the city that would provide improved access to schools, parks, shopping, and transit services. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Not applicable to the proposed application as the policy is the responsibility of the City.

132.51.05 Ensuring Future Sidewalk Connections – All future development must include sidewalk and walkway construction as required by the McMinnville Zoning Ordinance and City Code and adopted City of McMinnville Design Standards. All road construction or renovation projects shall include sidewalks. The City will support, as resources are available, projects that would remove identified barriers to pedestrian travel or safety. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: The proposed project will construct the missing section of sidewalk on the west side of NE McDonald Lane as part of the frontage improvement. This will provide a continues sidewalk from NE Grandhaven Street to NE Samson Street.

132.51.10 Complete Connections with Crosswalks – All signalized intersections must have marked crosswalks. School crosswalks will be marked where crossing guards are provided. Subject to available funding, and where appropriate, marked crosswalks, along with safety enhancements (medians and curb extensions), shall be provided at unsignalized intersections and uncontrolled traffic locations in order

to provide greater mobility in areas frequently traveled by persons with limited mobility. Marked crosswalks may also be installed at other high volume pedestrian locations without medians or curb extensions if a traffic study shows there would be a benefit to those pedestrians. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: The proposed site improvements will construct a mid-block pedestrian crossing that will allow students the ability to cross the street from the proposed development and provide access to Chegwyn Farm Neighborhood Park. Exhibit 9 TPR/TIA provides additional information on the proposed pedestrian crossing and pedestrian safety evaluation.

132.51.15 Connecting Shared-Use Paths – The City will continue to encourage the development of a connecting, shared-use path network, expanding facilities along parks and other rights-of-way. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: As part of the annexation process an Annexation Agreement has been entered into that requires an easement and construction of a shared use path between NE McDonald and Chegwyn Farm Neighborhood Park on the south side of the subject property. This will fulfill a path designation in the Parks, Recreation and Open Space Plan (2024).

AMERICANS WITH DISABILITIES ACT COMPLIANCE

132.52.00 Compliance with ADA Standards – The City shall comply with the requirements set forth in the Americans with Disabilities Act regarding the location and design of sidewalks and pedestrian facilities within the City's right-of-way. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: ADA compliance would occur with any roadway frontage improvements when the property is developed and the improvement plans reviewed by the City.

SYSTEMS MAINTENANCE

132.53.00 Maintaining Quality of Facilities – The City will establish standards for the maintenance and safety of pedestrian facilities. These standards should include the removal of hazards and obstacles to pedestrian travel, as well as maintenance of benches and landscaping. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Policy 132.53.00 does not apply because it is a City responsibility.

PEDESTRIAN PROGRAMS

132.54.00 Promoting Walking for Health and Community Livability – The City will encourage efforts that inform and promote the health, economic, and environmental benefits of walking for the individual and McMinnville community. Walking for travel and recreation should be encouraged

to achieve a more healthful environment that reduces pollution and noise to foster a more livable community. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Does not apply because the policy applies to City activities. The subject site location will provide walking opportunities to park and commercial areas.

132.55.00 Safe Routes to School – The City shall work, where possible, with the McMinnville School District and neighborhood associations to maintain and improve its programs to evaluate the existing pedestrian access to local schools, estimate the current and potential use of walking as a travel mode, evaluate safety needs, and propose changes to increase the percentage of children and young adults safely using this mode. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Does not apply because coordination is the responsibility of the City and the McMinnville School District and neighborhood associations. Exhibit 4 shows a Conceptual Site Plan with a mid-block pedestrian crossing that will assist in providing safe access for students crossing NE McDonald Lane to reach Grandhaven Elementary School.

BICYCLE SYSTEM PLAN

132.56.00 Provide Bicycle Facilities on Arterials and some Collector Streets – To the extent possible, arterial and some collector streets undergoing overlays or reconstruction will either be re-striped with bicycle lanes or sharrow (bicycle/auto shared-lane) routes as designated on the Bicycle System Plan Map. Every effort will be made to retrofit existing arterials and selective collectors with bicycle lanes, as designated on the Bicycle System Plan Map. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: NE McDonald Lane is a Minor Collector and is not a street designated for bicycle system improvements (TSP, Exhibit 6-3, incorporated by reference) north of NE Grandhaven Street.

132.56.05 Mitigation of On-street Parking Loss From Bicycle Projects – New bicycle facilities require the removal of on-street parking spaces on existing streets, parking facilities should be provided that mitigate this loss, to the extent practicable. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Not applicable because there are no designated or planned bicycle improvements north of NE Grandhaven Street (TSP, Exhibit 6-3, incorporated by reference).

132.56.10 Eliminate Barriers to Bicycle Travel – The City will actively pursue a comprehensive system of bicycle facilities through designing and constructing projects, as resources are available, and implementing standards and regulations designed to eliminate barriers to bicycle travel. As a result of this policy, new developments or major

transportation projects will neither create new, nor maintain existing, barriers to bicycle travel. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Not applicable because there are no designated or planned bicycle improvements north of NE Grandhaven Street (TSP, Exhibit 6-3, incorporated by reference).

132.56.15 Bicycle Routes and Signage – As resources are available, the City will periodically consult with local bicyclists to review existing and proposed bicycle lanes, and identify improvements needed to make these routes function better for bicyclists. These routes shall be identified by signage on the routes and shown on updates of the bicycle route map. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Not applicable because there are no designated or planned bicycle improvements north of NE Grandhaven Street (TSP, Exhibit 6-3, incorporated by reference).

132.56.20 Complete the Major Bicycle System – A completed system of major bicycle facilities is one of the most important factors in encouraging bicycle travel. The City will work toward annually completing a minimum five percent addition to the bicycle system, as designated on the Bicycle System Plan Map, with priority given to projects that fill critical missing links in the bicycle system or address an identified safety hazard. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Not applicable because there are no designated or planned bicycle improvements north of NE Grandhaven Street (TSP, Exhibit 6-3, incorporated by reference).

132.56.25 Establish Minimum Standards for Bicycle Facility Maintenance – The City shall develop minimum standards that will keep bicycle facilities clean of debris, properly striped, and clearly marked and signed. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Not applicable because maintenance of bicycle facilities within the right-of-way is the responsibility of the City.

132.56.30 Zoning Ordinance Requirements for Bicycle Parking – The McMinnville Zoning Ordinance (Section 17.60.140) contains bicycle parking supply requirements and standards that require new developments to provide a minimum amount of bicycle parking, based on the needs of the specific zone or land use type. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Bicycle parking will be provided in compliance with the McMinnville Zoning Ordinance at the time of site review and development.

132.56.35 Bicycle Parking at Transit Facilities – The City will work with the Yamhill County Transit Authority (YCTA) to encourage the installation of public bicycle parking facilities at transit stations and other inter-modal facilities, and encourage the provision of bicycle racks on all public transit vehicles. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Not applicable because there is no transit facility in proximity or proposed on the subject property.

132.56.40 Target and Eliminate Key Behaviors that Lead to Bicycle Accidents – The City will encourage schools, safety organizations, and law enforcement agencies to provide information and instruction on bicycle safety issues that focus on the most important accident problems. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: No applicable because the policy applies to the City and other organizations.

132.56.45 Safe Routes to School – The City will work with the McMinnville School District to: evaluate existing bicycle access to local schools and supporting infrastructure (bicycle racks, lockers, etc.); estimate the current and potential use of bicycling as a travel mode; evaluate safety needs; and propose changes to increase the percentage of children and young adults safely using this mode. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: Not applicable because the policy applies to the City and McMinnville School District.

TRANSIT SYSTEM PLAN

APPLICANT'S RESPONSE: Policies 132.57.00 – 132.57.20 do not apply because there is no transit provided on NE McDonald Lane. The closest transit route is at NE Burnett Road and NE Hembree Street.

TRANSPORTATION DEMAND MANAGEMENT PLAN

APPLICANT'S RESPONSE: Policies 132.58.00 – 132.58.20 do not apply because the Transportation Demand Management is the responsibility of the City to coordinate with Yamhill County and Yamhill Cuonty Transit.

FREIGHT MOBILITY, AIR, RAIL AND PIPELINE PLANS

APPLICANT'S RESPONSE: Policies 132.59.00 – 132.59.20 do not apply because the site is not related to truck routes, an airport, or railroad.

CAPITAL IMPROVEMENTS

APPLICANT'S RESPONSE: Policies 132.60.00, and 132.60.15 – 132.60.20 do not apply because motor fuel tax, Bike fundings and federal and state grants are not applicable to the development.

132.60.05 *Systems Development Charge – The City should continue to consider the* impacts of future growth on the McMinnville transportation system and determine what level of development charges should be collected by the City to mitigate impacts placed on area-wide transportation facilities by expected future development. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: The proposed development will pay the required SDCs to mitigate the impacts of the development.

132.60.10 *Development Exactions – The City should require new developments to mitigate their impacts on the transportation system. (Ord. 4922, February 23, 2010)*

APPLICANT'S RESPONSE: The proposed development related to the Zone Change anticipates dedicating right-of-way along NE McDonald Lane and constructing required transportation improvements required by the City.

PAVEMENT MANAGEMENT

APPLICANT'S RESPONSE:: Policies 132.61.00 – 132.61.20 do not apply the policies relate to the identifying and obtaining funding sources for pavement management which is a City responsibility.

McMINNVILLE TSP IMPLEMENTATION

APPLICANT'S RESPONSE: Policies 132.62.10, 132.62.15, 132.62.25 do not apply because the project is not triggering a capital improvement, is not involved in seeking State or Federal funding, and is not updating the Transportation System Plan.

132.62.00 *TSP as Legal Basis – The City of McMinnville shall use the McMinnville TSP as the legal basis and policy foundation for actions by decisionmakers, advisory bodies, staff, and citizens in transportation issues. The goals, objectives, policies, implementation strategies, principles, maps, and recommended projects shall be considered in all decision-making processes that impact or are impacted by the transportation system. (Ord. 4922, February 23, 2010)*

APPLICANT'S RESPONSE: The TSP - 2010 is being used to determine the functional classification of roadways and what improvements are necessary for the proposed application and future development.

132.62.05 *TSP Policies – The City of McMinnville shall use the McMinnville TSP to:*

1. Describe the classification or function of all streets within the McMinnville planning area. Policies found in the Plan shall be used to develop connective local street circulation patterns.

2. Require new development to provide adequate accessibility, as defined by the McMinnville Zoning Ordinance, for all travel modes within a development and in coordination with existing and other proposed development. Street design standards in the McMinnville Zoning Ordinance are to be used to secure adequate public street and sidewalk facilities.

3. Identify measures and programs to be undertaken to enhance mobility for all travel modes.

4. Form the basis from which identified projects are placed into the State Transportation Improvement Program (STIP).

5. Establish funding and project construction priorities when preparing funding scenarios for measures. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: NE McDonald Lane is classified as a Minor Collector, NE Grandhaven Street south of the subject site is designated as a Major Collector. The streets provide adequate accessibility for the proposed development site. The mobility to the site is established by the existing transportation system. There is no proposal to add a project to the STIP. The application does not propose priorities for preparing funding scenarios for measures. Exhibit 9 TPR/TSP analysis has additional details on the transportation system.

132.62.20 TSP Use in Review of Land Use Actions – The City of McMinnville shall consider and apply the goals, policies, planning principles, recommended projects, implementation strategies, and maps contained in McMinnville TSP in the review of land use actions and development applications. (Ord. 4922, February 23, 2010)

APPLICANT'S RESPONSE: The TSP - 2010 is the goals, policies and planning principles for transportation improvements associated with the proposed application and the subsequent development application to construct the 75 units of multi-family. Exhibit 9 TPR/TSP analysis has additional details on the transportation system and the impacts of the proposed zone change indicating there is no functional classification change to the analyzed streets, no mitigation is required, and recommends the location of the mid-block pedestrian crossing on NE McDonald Lane.

FINDING (CHAPTER VI: TRANSPORTATION SYSTEM): SATISFIED WITH CONDITION #2.

- The majority of policies in this Chapter apply to planning of the transportation system and standards that implement the transportation plan. Those are not criteria for the rezone. Some of the policies resulted in adoption of implementation

standards that are applied at the time of development, and they are not applicable as criteria for the rezone.

- **Streets Policies.** The proposed annexation and rezone is consistent with Policy 119.00 by utilizing existing transportation corridors before committing new lands.

- **Growth Management Policies.** 132.29.00, 132.40.00, 132.40.00 are addressed with the rezone by demonstrating compliance with the Transportation Planning Rule OAR 660-012-0060 ("TPR"), subject to Condition #2. See Findings below regarding TPR compliance and Condition #2. Further, compliance with the City's standards for frontage improvements mobility standards would be addressed at the time of development. (The applicant has also submitted a "development review traffic analysis" that addresses compliance with mobility standards that would apply at the time of development review).

CHAPTER VII COMMUNITY FACILITIES AND SERVICES

GOAL VII 1: TO PROVIDE NECESSARY PUBLIC AND PRIVATE FACILITIES AND UTILITIES AT LEVELS COMMENSURATE WITH URBAN DEVELOPMENT, EXTENDED IN A PHASED MANNER, AND PLANNED AND PROVIDED IN ADVANCE OF OR CONCURRENT WITH DEVELOPMENT, IN ORDER TO PROMOTE THE ORDERLY CONVERSION OF URBANIZABLE AND FUTURE URBANIZABLE LANDS TO URBAN LANDS WITHIN THE McMINNVILLE URBAN GROWTH BOUNDARY.

PUBLIC ADMINISTRATIVE AND STORAGE FACILITIES

APPLICANT'S RESPONSE: Policies 133.00 – 135.00 do not apply because the proposal is not for city, county, state or federal offices or public storage and workshop facilities.

SANITARY SEWER SYSTEM
Policies:

APPLICANT'S RESPONSE: Policies 137.00 – 139.00 do not apply because long range planning is a City responsibility, the planning for a sewer system is a City responsibility, and extension of the sewer system is not proposed.

136.00 The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.

140.00 The City of McMinnville shall continue to limit sewer service extensions to the areas within the urban growth boundary, except where service is granted to comply with state or federal laws. Areas outside the city limits, but within the urban growth boundary, shall be granted sewer service hook-ups only under policies adopted by the City.

141.00 The City of McMinnville shall continue to separate storm and sanitary sewers where they are connected to reduce the inflow of storm sewer waters to the sewage treatment plant. Ongoing maintenance and improvements of the existing system shall also be undertaken to reduce infiltration of rain water into the system.

APPLICANT'S RESPONSE:

136.00 – Future development of the subject property would connect to the existing sanitary sewer system as required per city regulations.

140.00 – The requested Zone Change application would allow for connection to the existing sanitary sewer system to accommodate future development at urban densities.

141.00 – Site development would connect separate systems, one for sanitary sewer and the other to stormwater.

STORM DRAINAGE
Policies:

142.00 The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.

143.00 The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.

APPLICANT'S RESPONSE:

142.00 - Future development would connect to the existing stormwater system in NE McDonald Lane Exhibit 10.

143.00 – Does not apply because there is no natural drainage way on the property.

WATER SYSTEM
Policies:

144.00 The City of McMinnville, through McMinnville Water and Light, shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.

145.00 The City of McMinnville, recognizing McMinnville Water and Light as the agency responsible for water system services, shall extend water services within the framework outlined below:

1. Facilities are placed in locations and in such a manner as to insure compatibility with surrounding land uses.

2. *Extensions promote the development patterns and phasing envisioned in the McMinnville Comprehensive Plan.*

3. *For urban level developments within McMinnville, sanitary sewers are extended or planned for extension at the proposed development densities by such time as the water services are to be utilized.*

4. *Applicable policies for extending water services, as developed by the City Water and Light Commission, are adhered to.*

APPLICANT'S RESPONSE:

144.00 – Water is provided by a 10″ cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. An 8″ ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12″ ductile iron line is located in NE Hembree Street (Exhibit 12).

145.00 - Water is provided by a 10″ cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. An 8″ ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12″ ductile iron line is located in NE Hembree Street (Exhibit 12).
Policies 146.00 – 150.00 do not apply.

WATER AND SEWER – LAND DEVELOPMENT CRITERIA
Policies:

151.00 The City of McMinnville shall evaluate major land use decisions, including but not limited to urban growth boundary, comprehensive plan amendment, zone changes, and subdivisions using the criteria outlined below:

1. *Sufficient municipal water system supply, storage and distribution facilities, as determined by McMinnville Water and Light, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.*

2. *Sufficient municipal sewage system facilities, as determined by the City Public Works Department, are available, or can be made available, to collect, treat, and dispose of maximum flows of effluents.*

3. *Sufficient water and sewer system personnel and resources, as determined by McMinnville Water and Light and the City, respectively, are available, or can be made available, for the maintenance and operation of the water and sewer systems.*

4. *Federal, state, and local water and waste water quality standards can be adhered to.*

5. Applicable policies of McMinnville Water and Light and the City relating to water and sewer systems, respectively, are adhered to.

APPLICANT'S RESPONSE:

1. McMinnville Water & Light (MW&L) has indicated in communications they can serve the subject property.

2. Sewerage can be accommodated. An existing 8″ sanitary sewer line is located in NE McDonald Lane. The subject site can be connected to this existing line. There is an 8″ sanitary sewer line located in NE Maloney Drive which could also be connected to.

3. The City and MW&L have existing staff that can service the public infrastructure.

4. Federal, state and local water and wastewater quality standards will be adhered to.

5. Applicable policies of McMinnville Water and Light and the City relating to water and sewer systems, respectively, will be adhered to.

POLICE AND FIRE PROTECTION
Policies:

APPLICANT'S RESPONSE: Policy 154.00 does not apply because the McMinnville Fire District is responsible to plan for their facilities.

152.00 The City of McMinnville shall encourage the provision of adequate police and fire facilities and personnel to meet the needs of the community as it expands.

153.00 The City of McMinnville shall continue coordination between the planning and fire departments in evaluating major land use decisions.

155.00 The ability of existing police and fire facilities and services to meet the needs of new service areas and populations shall be a criterion used in evaluating annexations, subdivision proposals, and other major land use decisions.

APPLICANT'S RESPONSE: 152.00 – 153.00 and 155.00 - It is anticipated that City of McMinnville police and fire services have the capacity to serve the proposed subject property.

SOLID WASTE

GOAL VII 2: TO PROVIDE FOR THE ORDERLY AND EFFICIENT MANAGEMENT OF SOLID WASTE IN AN ENVIRONMENTALLY ACCEPTABLE AND ECONOMICALLY FEASIBLE MANNER.

Policies:

APPLICANT'S RESPONSE: Policies 156.00 – 158.00 do not apply because management of solid waste is a responsibility of the City.

PARKS AND RECREATION

GOAL VII 3: TO PROVIDE PARKS AND RECREATION FACILITIES, OPEN SPACES, AND SCENIC AREAS FOR THE USE AND ENJOYMENT OF ALL CITIZENS OF THE COMMUNITY.

Policies:

APPLICANT'S RESPONSE: Policies 160.00 – 162.00, 163.05 – 167.00 and 170.00 – 170.06 do not apply because park improvements are a city function, recreational leisure activities are a city function, the school district and city coordination are not a responsibility of the development, the site is not designated as a park, the site is not within a flood plain, and the site is not identified as open space.

159.00 The City of McMinnville's Parks, Recreation, and Open Space Master Plan shall serve to identify future needs of the community, available resources, funding alternatives, and priority projects.

163.00 The City of McMinnville shall continue to require land, or money in lieu of land, from new residential developments for the acquisition and/or development of parklands, natural areas, and open spaces.

168.00 Distinctive natural features and areas shall be retained, wherever possible, in future urban developments.

169.00 Drainage ways in the City shall be preserved, where possible, for natural areas and open spaces and to provide natural storm run-offs.

170.05 For purposes of projecting future park and open space needs, the standards as contained in the adopted McMinnville Parks, Recreation, and Open Space Master Plan shall be used.

APPLICANT'S RESPONSE: Chegwyn Farm Neighborhood Park is located on the west side of the proposed Zone Change application site.

159.00 - The subject site is not identified as future park land in the McMinnville Parks and Recreation Master Plan (June 2024). An existing park is developed to the west of the subject site with Chegwyn Farm Neighborhood Park.

163.00 – The Applicant acknowledges that a Park SDC fee will be required from the development to further the acquisition and/or development of parklands, natural areas, and open spaces.

168.00 – There are no inventoried distinctive material features on the subject property.

169.00 – There is no natural drainage way on the subject property.

170.05 -The McMinnville Parks, Recreation, and Open Space Master Plan does not identify the subject site as future park land.

FINDING (CHAPTER VI: CHAPTER VII COMMUNITY FACILITIES AND SERVICES): SATISFIED WITH CONDITION #3. Some of the policies in this Chapter address the City's planning for community facilities and services and don't serve as criteria for the proposed rezone.

The applicant has submitted information addressing consistency with the applicable policies for community facilities and services. The applicant addressed the requirement to have a sewer capacity analysis conducted by the City's consultant, which found adequate capacity for the R-4 zone modeling assumptions. Condition #3 addresses adequacy of sewer capacity for the rezone. If at the time of development, the applicant proposes a density that exceeds twenty (20) residential units per net acre, (as is assumed in the modeling for the R-4 zoning), the City may require the applicant to enter into a reimbursement agreement with the City for modeling the impacts of the additional proposed sanitary impacts. This analysis would need to be completed prior to any building permit issuance. Depending on the results of this analysis, the applicant may be responsible for associated costs for improvements to increase system capacity.
Notice of the rezone application was distributed to agencies, including service providers, and comments were provided by McMinnville Engineering/Public Works, McMinnville Water & Light, the McMinnville Police Department, and the McMinnville Fire District. These service providers indicated no issues with the zone change.

Some agencies commented on issues to be addressed as part of the development review, which would be addressed at the time of development review, and don't serve as criteria for the proposed rezone. The annexation agreement also includes conditions to be addressed at the time of development.

CHAPTER VIII. ENERGY

GOAL VIII 1: TO PROVIDE ADEQUATE ENERGY SUPPLIES, AND THE SYSTEMS NECESSARY TO DISTRIBUTE THAT ENERGY, TO SERVICE THE COMMUNITY AS IT EXPANDS.

ENERGY SUPPLY DISTRIBUTION
Policies:

APPLICANT'S RESPONSE: Policies 171.00 – 177.00 do not apply because energy supply and distribution are the responsibility of other entities such as MW&L, Northwest Natural and BPA.

ENERGY CONSERVATION

GOAL VIII 2: TO CONSERVE ALL FORMS OF ENERGY THROUGH UTILIZATION OF LAND USE PLANNING TOOLS.

Policies:

APPLICANT'S RESPONSE: Policies 179.00 – 180.50 do not apply because it has adopted zoning regulations for design and has provisions for weatherization.

178.00 The City of McMinnville shall encourage a compact urban development pattern to provide for conservation of all forms of energy.

APPLICANT'S RESPONSE: The anticipated development would be compact in form and follow required City development standard requirements.

FINDING (CHAPTER VIII: ENERGY): SATISFIED.

- **Goal VIII.1. Energy Supply Distribution Policies 171.00-177.00.** These are not applicable criteria for the rezone. They address energy distribution, siting of energy system facilities, and regulation of land uses near future energy-system related sites for purposes of compatibility.

- **Goal VIII.2. Energy Conservation Policies 178.00-180.50.** The rezone is consistent with Policy 178.00 which provides for the City to encourage a compact urban development pattern. Policies 179.00-180.05 are guidance to the City to incorporate energy efficiency provisions in pertinent ordinances, standards, and programs, and are not criteria for the rezone.

CHAPTER IX. URBANIZATION

GOAL IX 1: TO PROVIDE ADEQUATE LANDS TO SERVICE THE NEEDS OF THEPROJECTED POPULATION TO THE YEAR 2023, AND TO ENSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY MANNER TO URBAN USES.

GOAL IX 2: TO ESTABLISH A LAND USE PLANNING FRAMEWORK FOR APPLICATION OF THE GOALS, POLICIES, AND PROPOSALS OF THE McMINNVILLE COMPREHENSIVE PLAN.

URBAN GROWTH BOUNDARY
Policies:

APPLICANT'S RESPONSE: Policies 181.00 – 182.50 do not apply because the application is not to expand the Urban Growth Boundary.

GENERAL DEVELOPMENT PATTERN
Policies:

183.00 The City of McMinnville, with the cooperation of Yamhill County, shall establish three categories of lands within the Urban Growth Boundary. Future

urbanizable lands are those lands outside the city limits, but inside the Urban Growth Boundary. These lands shall be retained in agricultural resource zones until converted to urbanizable lands by annexation to the City of McMinnville. Urbanizable lands are those lands within the city limits which are not yet developed at urban densities. Conversion of these lands to the urban classification shall involve fulfillment of the goals and policies of this plan, provision of urban services, and application of appropriate implementation ordinances and measures. Urban lands are those lands within the city limits developed at urban densities.

APPLICANT'S RESPONSE: Per the Comprehensive Plan Map the subject property is designated Residential. The Residential designated land is considered urbanizable and may be developed at urban densities. The property currently has a LDR9000 (in Yamhill County) according to City of McMinnville GIS map data to R-4 (Medium, High Density, 5000 SF Lot Residential) within the City of McMinnville. Yamhill County GIS map data has no zoning designation for the east half of the site (Figure 2). County GIS data does not identify a Comprehensive Plan designation for the subject area. Additional information in the County GIS data table indicates the zone is "city", comp plan is "city", and unzoned is "city". Conversation with city staff indicates the east half of the site has a County zoning designation of EF80 but that cannot be confirmed based on City and County GIS mapping data. The Applicant is requesting the R-4 zone within the city.

184.00 The City of McMinnville shall establish a Comprehensive Plan Map designating allowed land uses within the McMinnville Urban Growth Boundary. Land uses allowed under the specific designations shall be set in Volume I of the McMinnville Comprehensive Plan, Chapter IX.

APPLICANT'S RESPONSE: Per the Comprehensive Plan Map the subject property is designated Residential.

184.50 The City shall establish the following Comprehensive Plan Map Designations, which will relate to the zoning map, as follows. The zoning map classifications are identified in the zoning ordinance.

Residential – This designation covers all the zoning designations from R-1 through R-5, and any additional zones that may be created for residential uses.
[...]

APPLICANT'S RESPONSE: Per the Comprehensive Plan Map the subject property is designated Residential.

LAND USE DEVELOPMENT TOOLS

APPLICANT'S RESPONSE: Policies 185.00 – 186.00 do not apply because an Urban Growth Boundary has already been established and the site is not in a planned development overlay.

187.00 The City of McMinnville shall adopt additional implementation ordinances and measures to carry out the goals and policies of the McMinnville Comprehensive Plan. These shall include, but not be limited to, the Zoning Ordinance and Map, Annexation Ordinance, and Mobile Home Development Ordinance.

APPLICANT'S RESPONSE: The City of McMinnville has an adopted Zoning Ordinance and Annexation regulations in the Municipal Code.

GREAT NEIGHBORHOOD PRINCIPLES
Policies:

187.10 The City of McMinnville shall establish Great Neighborhood Principles to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles will ensure that all developed places include characteristics and elements that create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value, whether that place is a completely new development or a redevelopment or infill project within an existing built area.

APPLICANT'S RESPONSE: The City if McMinnville established the Great Neighborhood Principals in 2019 to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The principles are supported by the McMinnville Zoning Ordinance (incorporated by reference), and more specifically by the standards in MMC 17.11, 17.21, 17.57, 17.60, 17.61, 17.72 and 17.74 (incorporated by reference). The proposed Zone Change ensures that the site when developed creates a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value by bringing multi-family dwellings into a neighborhood area that is predominantly detached single-family dwellings. The Conceptual Site Plan (Exhibit 4) indicates how the Zone Change would set the stage for a multi-family development that would be livable by its design in accordance with MMC Title 17.

187.20 The Great Neighborhood Principles shall encompass a wide range of characteristics and elements, but those characteristics and elements will not function independently. The Great Neighborhood Principles shall be applied together as an integrated and assembled approach to neighborhood design and development to create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood, and to create a neighborhood that supports today's technology and infrastructure, and can accommodate future technology and infrastructure.

APPLICANT'S RESPONSE: The proposed Zone Change responds to 187.10 – 187.50 balancing the five policies together to address neighborhood design to create livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood. Infrastructure can be accessed from NE McDonald Lane.

187.30 The Great Neighborhood Principles shall be applied in all areas of the city to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens.

APPLICANT'S RESPONSE: The neighborhood as defined for the Zone Change is described in two geographies. The Immediate Neighborhood Area is the area bounded by NE Burnett Road and NE Grandhaven Street on the south, the Urban Growth Boundary (UGB) on the west and north, and NE Newby Street on the east. Within this geography lands are zoned R-1, R-2, R-3, R-4, and F-P. There are also unincorporated areas that have not been annexed into the city limits. Exhibit 14 shows the boundary of the Immediate Neighborhood Area. To the north and northwest of the subject site the area is zoned R-4 and developed with Autumn Ridge Subdivision Phase 1 - 3, The Bungalows at Chegwyn Village 1 - 3, The Cottages at Chegwyn Village 1 - 2, and individual dwellings on existing lots or on partitioned lots. To the northeast and east is Grandhaven Elementary school and undeveloped school district property that is zoned R-2. Immediately south of the subject site the area is zoned R-3 and developed with Maloney First Addition Subdivision. To the southwest and west of the subject site the area is zoned R-2, R-3 and R-1 and developed with Witt Addition Subdivision and Heather Manor manufactured home park.

The Larger Neighborhood Area is bounded on the south by Highway 99W, to the east by the UGB, the north by the UGB and the west by NE Baker Street, Baker Creek Road and the UGB (Exhibit 13). The zoning and development pattern in the larger neighborhood consists of R-1, R-2, R-3, R-4, C-3 and F-P. There are also unincorporated areas that have not been annexed to the city limits. The larger neighborhood area is predominantly developed except for areas outside of the city limits but within the UGB. There are some infill development opportunities as well.

As noted above, the Immediate Neighborhood Area and Larger Neighborhood Area are part of the broader McMinnville area and the Great Neighborhood Principles apply to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens and not for the exclusion of certain development types.

187.40 The Great Neighborhood Principles shall guide long range planning efforts including, but not limited to, master plans, small area plans, and annexation requests. The Great Neighborhood Principles shall also guide applicable current land use and development applications.

APPLICANT'S RESPONSE: The proposed Zone Change is not a master plan or small area plan. The Zone Change does have a parallel Annexation application that is being processed by the City. Following the Zone Change and annexation of the subject site to the city limits development of the site will require a development application responding to the McMinnville Zoning Ordinance (incorporated by reference), and more specifically by the standards in MMC 17.11, 17.21, 17.57, 17.60, 17.61, 17.72 and 17.74. Per the City's Zone Change process one of the identified residential zones can be applied to the subject property. The R-4 zone has been requested, which is the same as the zoning for the residential area to the north and northwest of the subject site as shown on Exhibit 14.

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.

APPLICANT'S RESPONSE: The subject site does not have designated watercourses, sensitive lands, steep slopes, wetlands, wooded areas or landmark trees. The Immediate Neighborhood Area to the north, east and south are developed with residential dwellings and an elementary school. The land to the west is developed with Chegwyn Farm Neighborhood Park. Within the described Immediate Neighborhood Area noted above there are watercourses, steep slopes, wetlands and wooded areas. These natural features are located in the general area of NE Baker Street/NW Baker Road and the associated drainage of Baker Creek. These features are not abutting the subject site and are approximately 1,453 feet or more away from the subject site.

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.

APPLICANT'S RESPONSE: Chegwyn Farm Neighborhood Park is located to the immediate west side of the subject site and is a public park. Existing development within the Immediate Neighborhood Area has streets that are oriented north/south or east/west. There are no city listed scenic corridors. Based on the orientation of dwellings their views are either to abutting development property or public streets. Dwellings along NE McDonald Lane have views to the elementary school, or if north of the site to undeveloped land owned by the McMinnville School District. Some residential dwellings have views to Chegwyn Farm Neighborhood Park from their backyards. There are no identified significant natural areas adjacent to the subject site. On the western edge of the Immediate Neighborhood Area along NE Baker Street/NW Baker Road there is the Baker Creek drainage with flood plan, open spaces and wetlands but is more than 1,453 feet west of the subject property.

3. Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.

a. Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.

b. Central parks and plazas shall be used to create public gathering spaces where appropriate.

c. Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.

APPLICANT'S RESPONSE: The developed Chegwyn Farm Neighborhood Park is located to the immediate west side of the subject site and is a public park within the described Immediate Neighborhood Area. Rotary Nature Preserve at Tice Woods is located to the west, outside of the lager described neighborhood area on NE Baker Street.
The subject site location is outside of the central park area noted in the McMinnville Parks, Recreation and Open Space Plan - 2024 (incorporated by reference) as noted on Map 5-1.

Review of the McMinnville Parks, Recreation and Open Space Plan - 2024 plan does not identify additional future park land within the Immediate Neighborhood Area or Larger Neighborhood Area described above as noted on Map 5-1.

4. Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.

a. Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.

b. Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).

APPLICANT'S RESPONSE: The proposed Zone Change incorporates connections to an existing pedestrian network. In the Immediate Neighborhood Area, the existing developments have provided sidewalks. With development of the subject site a missing segment of public sidewalk would be added on the west side of NE McDonald Lane filling in a gap in the pedestrian system. Additionally, per the Annexation Agreement (Resolution No. 2025-51) an easement would be provided to connect NE McDonald Lane to Chegwyn Farm Neighborhood Park with a 10-foot-wide path. This path would connect to a pedestrian crossing of NE McDonald Lane to connect with Grandhaven Elementary School. Chegwyn Farms Neighborhood Park has internal pathways.

Pedestrian connections are provided on NE McDonald Lane to the commercial areas located on Highway 99W. A pedestrian crossing is required by Resolution No. 2025-51 that would connect the subject site to Grandhaven Elementary School. An easement would be

provided to connect NE McDonald Lane to Chegwyn Farms Neighborhood Park with a 10-foot-wide path. A pedestrian connection would be provided on NE Maloney Drive to the easement with the 10-foot path for connectivity.

Within the Immediate Neighborhood Area it has pedestrian connectivity and this connectivity extends to the Larger Neighborhood Area. The pedestrian system furthers the system identified in the City of McMinnville Transportation System Plan – 2010 (incorporated by reference).

> *5. Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.*
>
> > *a. Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.*
> >
> > *b. Bike connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces.*

APPLICANT'S RESPONSE: The proposed Zone Change furthers the bicycle system in the Immediate Neighborhood and Larger Neighborhood Area. Within the Immediate Neighborhood Area, the bike system occurs as shared with the streets. In the City of McMinnville Transportation System Plan – 2010 (incorporated by refence) Grandhaven Street and NE Burnett Road are identified as sharrow streets. In the Larger Neighborhood Area, the City of McMinnville Transportation System Plan – 2010 identifies Grandhaven Street and NE Burnett Road as sharrow streets, NE 27th Street as having sharrows, NE McDonald Lan south of Grandhaven Street with sharrows, and NE Evans Street south of NE 27th Street has having sharrows. NE Baker Street is identified as a Complete Street.

Bike connections to commercial areas are identified as a sharrow system on NE McDonald Lane.

Overall, the Immediate Neighborhood Area and Larger Neighborhood Area have a planned bike friendly system. Improvement of the subject property frontage for NE McDonald Lane will enhance the overall bike friendly system.

> *6. Connected Streets. Great Neighborhoods have interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bike use.*
>
> > *a. Streets shall be designed to function and connect with the surrounding built environment and the existing and future street network, and shall incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements.*

b. Streets shall be designed to encourage more bicycle, pedestrian and transit mobility with a goal of less reliance on vehicular mobility.

APPLICANT'S RESPONSE: NE McDonald Lane is classified as a Minor Collector street. The west side on NE McDonald Lane will be improved by widening the street and will have a sidewalk, planter strip, street trees and street lighting. NE Maloney Drive will not be extended and remain as a dead-end street with pedestrian connections to the new east/west pedestrian path. These improvements will connect to the existing street network within the Immediate Neighborhood and Larger Neighborhood Areas providing an integrated system. A mid-bock pedestrian crossing will be constructed as required by Resolution No. 2025-51 to provide pedestrian crossing safety to Grandhaven Elementary School. The City of McMinnville Transportation System Plan – 2010 (incorporated by reference) identifies the functional classification of all McMinnville streets.

NE McDonald Lane will be a shared roadway for bikes with vehicles as identified in the Transportation System Plan (incorporated by reference).

7. Accessibility. Great Neighborhoods are designed to be accessible and allow for ease of use for people of all ages and abilities.

a. To the best extent possible all features within a neighborhood shall be designed to be accessible and feature elements and principles of Universal Design.

b. Design practices should strive for best practices and not minimum practices.

APPLICANT'S RESPONSE: The proposed Zone Change integrates the subject site into the overall accessibility of both the Immediate Neighborhood Area and the Larger Neighborhood Area. NE McDonald Lane will be improved by development of the multi-family project with a widened street, allows bicycles, incorporates a new sidewalk, provides a new pedestrian connection between NE McDonald Land and Chegwyn Farm Neighborhood Park, and would provide a mid-block pedestrian crossing to Grandhaven Elementary School, which all improvements will need to meet accessibility requirements.

The design of required improvements both on-site and off-site will comply with best design practices and will be reviewed by the City of McMinnville. The improvements will enhance Immediate Neighborhood Area and the Larger Neighborhood Area.

8. Human Scale Design. Great Neighborhoods have buildings and spaces that are designed to be comfortable at a human scale and that foster human interaction within the built environment.

a. The size, form, and proportionality of development is designed to function and be balanced with the existing built environment.

b. Buildings include design elements that promote inclusion and interaction with the right-of-way and public spaces, including, but not limited to, building orientation towards the street or a public space and placement of vehicle oriented uses in less prominent locations.

c. Public spaces include design elements that promote comfortability and ease of use at a human scale, including, but not limited to, street trees, landscaping, lighted public areas, and principles of Crime Prevention through Environmental Design (CPTED).

APPLICANT'S RESPONSE: The proposed Zone Change site is requesting the R-4 zone which would allow multi-family development. Within the Immediate Neighborhood Area, the size, form, and proportionality of development is predominantly 1 and 2-story single-family dwellings with the addition of Grandhaven Elementary School with a portion extending above one-story. Within the Larger Neighborhood Area, the existing residential development consists of 1 and 2-story single-family dwellings, 1, 2 and 3-story apartment and senior living facilities and 1 – 2 story commercial buildings along Highway 99W. Multi-story apartments and senior living facilities in the Larger Neighborhood Area are adjacent to existing 1 and 2-story single family dwellings. Examples of locations are on NE Baker Street and NE 27th Street.

The Conceptual Site Plan for the subject site begins to identify some of the design elements. Buildings are pulled up to NE McDonald Lane while meeting setback requirements. Buildings are also oriented to Chegwyn Farm Neighborhood Park. Parking is located interior to the site to diminish its visual appearance.
The conceptual design of the multi-family development is at a human scale with 3-story walk up units, balconies, building articulation, street trees along NE McDonald Lane, landscaping and open space with the site, and lighted public areas within the site. The final design would be reviewed by the City for compliance with requirements in MMC Title 17 (incorporated by reference).

The overall design concept as is relates to MMC Title 17 requirements is in alignment to create a human scale design to advance the Great Neighborhood Principles.

9. Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.

a. Neighborhood destinations including, but not limited to, neighborhood serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.

b. Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.

c. Neighborhoods are designed such that owning a vehicle can be optional.

APPLICANT'S RESPONSE: The Zone Change application as it relates to the Immediate Neighborhood Area is directly across the street from Grandhaven Elementary School which will allow students a short walk for educational activities and not require vehicular travel. The subject site is immediately adjacent to Chegwyn Farm Neighborhood Park providing access for the developments residents by walking with no vehicular travel. Commercial services are accessible by NE McDonald Lane for activities along Highway 99W which is ½ mile to the south of the subject site.

Existing commercial services are provided within the Larger Neighborhood Area along Highway 99W to the south of the subject site. There are no commercial services within the Immediate Neighborhood Area.

The proposed Zone Change would provide the opportunity to have residential development that is within walking distance to an elementary school, neighborhood park and commercial services, reducing the need for a vehicle for shorter daily needs. The proposal would be in alignment with and builds on other R-4 zoned lands, and those that are developed as multi-family in the Larger Neighborhood Area for a mix of activities.

10.Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.

a. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.

APPLICANT'S RESPONSE: The subject site is not adjacent to a rural area. Existing development within the Immediate Neighborhood Area abuts rural areas to the north outside of the UGB and to the west outside the UGB. There are existing transitions that occur at the northern and western edges of the Immediate Neighborhood Area. The Larger Neighborhood Area has existing transitions to rural areas that are outside the UGB.

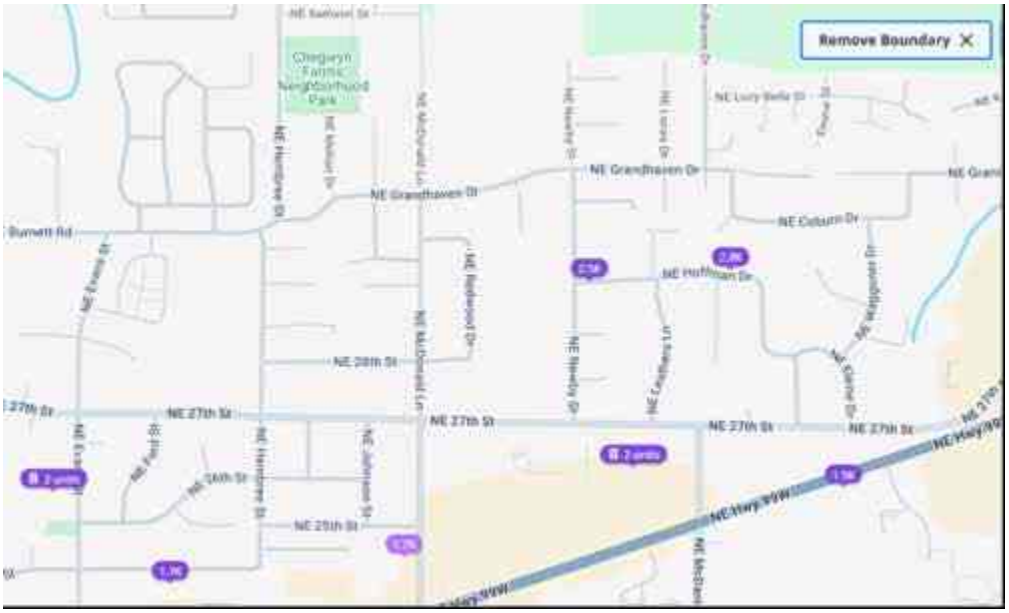
11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.

a. A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.

APPLICANT'S RESPONSE: The proposed Zone Change would provide for a multi-family housing development at market rates. The Immediate Neighborhood Area is a mix of residential development within the R-1, R-2, R-3 and R-4 zones. Based on the development type there is a mix of housing forms and types for different income levels. The McMinnville Parks, Recreation and Open Space Plan – 2024 has data that shows income levels (Figure 4-2) indicating within the Immediate Neighborhood Area incomes range from $81,000 -

$109,000. Within the Larger Neighborhood Area, the incomes levels range from $33,716 to $109,000.

Zillow was used to identify active rental listings and evaluate price ranges in the area surrounding of the proposed project. Zillow's map indicates that within a one-mile radius of the site, only nine rental listings are currently available. These consist of two single-family homes, two duplex units, and five apartment units. Advertised rents range from $1,475+ to $2,790 per month. Notably, there are no rental listings at all within a quarter-mile of the property, highlighting the scarcity of nearby rental options.



Zillow Rental listings

Type	Bd	Bth	sqft	Rent	Distance
Home	4	3	1,758	$2,790	0.4 miles
Home	3	2	1,300	$2,500	0.4 miles
Duplex	3	1	1,000	$1,900	0.9 miles
Apartment	2	1	865	$1,785	0.6 miles
Apartment	2	2	1,000	$1,700	0.5 miles
Duplex	2	1	944	$1,695	0.9 miles
Apartment	2	1	865	$1,675	0.6 miles
Apartment	2	1	942	$1,590+	0.8 miles
Apartment	1	1	704	$1,475+	0.8 miles

The two closest available rentals are single-family homes located nearly half a mile from the site, priced at $2,500 and $2,700 per month. This aligns with the housing stock in the immediate neighborhood, which is predominantly composed of owner-occupied single-family homes. Zillow's estimated rental values for surrounding properties range from $2,300 to $3,000 per month (see below), further underscoring the high cost barrier for renters who wish to live near the park and school.





You must look nearly a full mile away to find a rental unit priced under $2,000 per month.

The proposed Parkview Apartment Living development would introduce 75 new rentals priced at or well below $2,000 per month. This represents a meaningful increase in

accessible housing options and would broaden the resident pool that can enjoy proximity to the park and elementary school.

Park View Apartments Estimates			
Bd	Bth	sqft	Rent
1	1	750	$1,450
2	2	950	$1,750
3	2	1,100	$2,000

Typical rental qualification standards require applicants to earn approximately 2.5 to 3.0 times the monthly rent in gross income. Income data presented above indicates the following:

- Immediate Neighborhood Area: $81,000–$109,000 annual income
- Larger Neighborhood Area: $33,716–$109,000 annual income

Given current rental pricing near the site, a household would need at least $75,000—and more realistically around $90,000—per year to rent in the Immediate Neighborhood Area. In contrast, Parkview Apartment Living's estimated rents would allow an individual or household earning approximately $43,500 per year (representative of incomes in the Larger Neighborhood Area) to live in this neighborhood.

The proposed development would introduce a much-needed housing option for families and individuals who are priced out of purchasing a detached single-family home, based on income levels typical within the Larger Neighborhood Area. By adding rental opportunities in a part of McMinnville where they are currently scarce, the project directly enhances local housing affordability. Its introduction would not only meet significant unmet rental demand but also strengthen economic and social diversity within the community.

12.Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.

a. Neighborhoods shall have several different housing types.

b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.

APPLICANT'S RESPONSE: The Immediate Neighborhood is a mix of detached single-family dwellings at varying densities. The Larger Neighborhood Area is a mix of detached single-family dwellings and multi-family dwellings at varying densities. Designation of the subject site as R-4 for a multi-family dwelling project within the Immediate Neighborhood Area will integrate a new housing type. The Zone Change would build upon the multi-family development type that exists within the Lager Neighborhood Area creating a mix of different housing types.

Within the Immediate Neighborhood Area, the housing types that are similar provide a variety of building form and design. Within the Larger Neighborhood Area, the housing types that are similar provide a variety of building form and design.

> *13.Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:*
>
> > *a. Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.*
> >
> > *b. Opportunities for public art provided in private and public spaces.*
> >
> > *c. Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.*

APPLICANT'S RESPONSE: The property subject to the requested Zone Change will be constructed to current land use and building code requirements that address energy efficiency.

The proposed development does not have art integrated into the design.

The proposed Zone Change and development of a multi-family project would provide bike racks, landscaping, off-street paved parking, streetlights, fencing and other required design elements in conformance with Resolution No. 2025-51 and MMC Title 17 requirements. The site improvements would enhance the Immediate Neighborhood Area and Larger Neighborhood Area elements and features.

UGB EXPANSION AREA PLANNING PROCESS

APPLICANT'S RESPONSE: Policies 187.60.00 - 187.610 do not apply because the proposed application is not to expand the Urban Growth Boundary.

FRAMEWORK PLANS

APPLICANT'S RESPONSE: Policies 187.70.00 – 187.70.30 do not apply because the proposed application is not to expand the Urban Growth Boundary

AREA PLANNING

APPLICANT'S RESPONSE: Policies 187.80.00 – 187.80.30 do not apply because the proposed application is not to expand the Urban Growth Boundary.

MASTER PLANNING

APPLICANT'S RESPONSE: Policies 187.90.00 – 187.90.40 do not apply because the proposed application is not to create a Master Plan for an area greater than 10 acres in size.

NEIGHBORHOOD ACTIVITY CENTERS

Goal: NEIGHBORHOOD ACTIVITY CENTERS PROVIDE SHOPPING, SERVICES, RECREATION, HIGH-DENSITY HOUSING, OFFICE AND INSTITUTIONAL FACILITIES NEEDED TO SUPPORT A SURROUNDING NEIGHBORHOOD OR URBAN AREA.

Policies:

APPLICANT'S RESPONSE: Policies 187.95.00 – 187.95.02 do not apply because the development concept is not for a neighborhood activity center.

Neighborhood Activity Center Locational Criteria Policies:

APPLICANT'S RESPONSE: Policies 187.95.03 – 187.95.04 do not apply.

Neighborhood Activity Center Site Area and Development Size and Intensity

APPLICANT'S RESPONSE: Policies 187.95.05 – 187.95.07 do not apply.
FINDING (CHAPTER IX URBANIZATION): SATISFIED.

- **URBAN GROWTH BOUNDARY POLICIES 181.00-182.50:** These policies apply to UGB expansions and are not applicable to the proposed rezone.

- **GENERAL DEVELOPMENT PATTERN POLICIES 183.00-184.50:** The proposed R-4 zoning is consistent with the Residential Comprehensive Plan map designation. Policy 183.00 provides, "Conversion of these [urbanizable] lands to the urban classification shall involve fulfillment of the goals and policies of this plan, provision of urban services, and application of appropriate implementation ordinances and measures. Urban lands are those lands within the city limits developed at urban densities." These findings demonstrate consistency with the comprehensive Plan, ability to provide urban services, and application of appropriate implementation measures, some of which are not criteria for the rezone and will be applied at the time of development review.

- **LAND USE DEVELOPMENT TOOLS POLICIES 185.00-187.00:** Policies 185.00 and 186.00 are not criteria for the proposed rezone. The proposed annexation, annexation agreement, and rezone are consistent with the implementation ordinances as needed to carry out the Comprehensive Plan as provided in Policy 187.00.

- **GREAT NEIGHBORHOOD PRINCIPLES POLICIES 187.10-197.50:** The Great Neighborhood Principles generally apply to proposed development rather than. a

rezone. The applicant has demonstrated the rezone would allow for use and development consistent with the Great Neighborhood Principles.

- **UGB EXPANSION AREA PLANNING PROCESS POLICIES 187.60.00-187.60.10:** These policies apply to UGB expansions. They are not criteria for the proposed rezone.

- **FRAMEWORK PLANS POLICIES 187.70.00-187.70.30:** These policies apply to land within the UGB expansion areas, and do not include the subject property. **T**hey do not provide criteria for the proposed rezone.

- **AREA PLANNING POLICIES 187.80.00-187.80.30:** These policies apply to urbanizable lands within the UGB that have an "Urban Holding" (UH) Comprehensive Plan designation and therefore do not apply to the proposed rezone.

- **MASTER PLANNING POLICIES 187.90.00-187.90.40:** Master Plans apply to areas subject to adopted Area Plans and are required for lands greater than 10 acres. Lands less than 10 acres on size may be annexed without the completion of a master planning process, but must still be consistent with the requirements of the Comprehensive Plan and Zoning Ordinance.

- **NEIGHBORHOOD ACTIVITY CENTERS POLICIES 187.95.00-187.95.07:** The subject property is identified on the Comprehensive Plan map as Residential, and no Neighborhood Activity Center designation is proposed. These policies do not apply to the proposed rezone to R-4.

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.

GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.

GOAL X 3: TO PERIODICALLY REVIEW AND AMEND THE McMINNVILLE COMPREHENSIVE PLAN TO REFLECT CHANGES IN COMMUNITY CIRCUMSTANCES, IN CITIZEN DESIRES, AND IN THE STATEWIDE GOALS.

Policies:

APPLICANT'S RESPONSE: Policies 189.00 – 196.00 do not apply because the application is not to amend the Comprehensive Plan, the Committee for Citizen Involvement is a City

function along with advisory positions and youth positions, making technical information available to citizens is a city function, and allocating human, financial and is a city function.

Policy:
188.00 *The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.*

APPLICANT'S RESPONSE: A Neighborhood Meeting was conducted on November 25, 2025, to allow for public input. Additional public input opportunities are provided through Planning Commission and City Council public hearings.

FINDING (CHAPTER X CITIZEN INVOLVEMENT AND PLAN AMENDMENT): SATISFIED.

POLICIES 188.00-196.00. This is an applicant-initiated zone change, and is subject to the public hearing procedures for a quasi-judicial zone change as provided in the Zoning Ordinance, and consistent with state law. The procedures provide for the additional action of holding a neighborhood meeting in advance of submitting an application. Several of these policies address citizen involvement for other types of planning actions and the powers of the Committee for Citizen Involvement and are not applicable criteria for the proposed zone change or procedures for processing a quasi-judicial zone change application.

State Law

Oregon Statewide Planning Goals and Associated Administrative Rules

*(**NOTE:** Summaries of Goals below are provided by applicant).*

Goal 1:Citizen Involvement

Summary: Goal 1 calls for "the opportunity for citizens to be involved in all phases of the planning process." It requires each city and county to have a citizen involvement program containing six components specified in the goal. It also requires local governments to have a committee for citizen involvement (CCI) to monitor and encourage public participation in planning.

APPLICANT'S RESPONSE: The requested land use action is to change the Zoning designation for the site from LDR9000 (in Yamhill County) according to City of McMinnville GIS map data to R-4 (Medium, High Density, 5000 SF Lot Residential) within the City of McMinnville. Yamhill County GIS map data has no zoning designation for the east half of the site (Figure 2). County GIS data does not identify a Comprehensive Plan designation for the subject area. Additional information in the County GIS data table indicates the zone is "city", comp plan is "city", and unzoned is "city". Conversation with city staff indicates the east half of the site has a County zoning designation of EF80 but that cannot be

confirmed based on City and County GIS mapping data. The Applicant is requesting the R-4 zone within the city. As required, citizens will have the opportunity to comment on the proposed Zone Change at public hearings before the Planning Commission and review or public hearing before the City Council.

Goal 2: Land Use Planning

Summary: Goal 2 outlines the basic procedures of Oregon's statewide planning program. It says that land use decisions are to be made in accordance with a comprehensive plan, and that suitable "implementation ordinances" to put the plan's policies into effect must be adopted. It requires that plans be based on "factual information"; that local plans and ordinances be coordinated with those of other jurisdictions and agencies; and that plans be reviewed periodically and amended as needed. Goal 2 also contains standards for taking exceptions to statewide goals. An exception may be taken when a statewide goal cannot or should not be applied to a particular area or situation.

APPLICANT'S RESPONSE: As discussed throughout this Applicant's Narrative, the subject site is included in McMinnville's UGB and is designated Residential in the Comprehensive Plan. The subject site was selected for inclusion in the city limits is based on a number of locational factors including its access to the local street system, the ability to provide orderly and economic provision of public facilities and services, and compatibility with adjacent residential uses.

As discussed above, the proposed Zone Change will help meet the City's identified housing needs. The proposed zone change to R-4 is consistent with existing R-4 designations to the north of the site. As required, the Applicant's Narrative addresses how the proposed Zone Change meets applicable goals and policies of the City of McMinnville Comprehensive Plan. This proposal does not require an exception to any Statewide Planning Goals.

Goal 3: Agricultural Lands

Summary: Goal 3 defines "agricultural lands." It then requires counties to inventory such lands and to "preserve and maintain" them through farm zoning. Details on the uses allowed in farm zones are found in ORS Chapter 215 and in Oregon Administrative Rules, Chapter 660, Division 33.

APPLICANT'S RESPONSE: The subject site is currently located within the City of McMinnville Urban Growth Boundary. The parcel is currently under Yamhill County jurisdiction and is zoned "City". The subject property is not being used for agricultural activities. The Goal is not applicable.

Goal 4: Forest Lands
Summary: This goal defines forest lands and requires counties to inventory them and adopt policies and ordinances that will "conserve forest lands for forest uses."

APPLICANT'S RESPONSE: The subject property is not designated forest lands and does not have an active forest operation. The Goal is not applicable.

Goal 5: Open Spaces, Scenic and Historic Areas and Natural Resources

Summary: Goal 5 covers more than a dozen natural and cultural resources such as wildlife habitats and wetlands. It establishes a process for each resource to be inventoried and evaluated. If a resource or site is found to be significant, a local government has three policy choices: preserve the resource, allow proposed uses that conflict with it, or strike some sort of a balance between the resource and the uses that would conflict with it.

APPLICANT'S RESPONSE: The subject site does not contain any designated open spaces, scenic, or historic areas.

Goal 6: Air, Water and Land Resources Quality

Summary: This goal requires local comprehensive plans and implementing measures to be consistent with state and federal regulations on matters such as groundwater pollution.

APPLICANT'S RESPONSE: If the proposed zoning designation is approved, specific site development plans will be submitted for building permit review. The permitting process will ensure compliance with local, state, and federal air, water, and land resource quality standards.

Goal 7: Areas Subject To Natural Disasters and Hazards

Summary: Goal 7 deals with development in places subject to natural hazards such as floods or landslides. It requires that jurisdictions apply "appropriate safeguards" (floodplain zoning, for example) when planning for development there.

APPLICANT'S RESPONSE: No natural hazard areas have been identified on the subject property that would be required to respond to applicable regulations.

Goal 8: Recreation Needs

Summary: This goal calls for each community to evaluate its areas and facilities for recreation and develop plans to deal with the projected demand for them. It also sets forth detailed standards for expedited siting of destination resorts.

APPLICANT'S RESPONSE: The McMinnville Parks and Recreation Plan (2024) does not identify park facilities on the subject site. Chegwyn Farm Neighborhood Park is located immediately adjacent to the subject property to the west.

Goal 9: Economic Development

Summary: Goal 9 calls for diversification and improvement of the economy. It asks communities to inventory commercial and industrial lands, project future needs for such lands, and plan and zone enough land to meet those needs.

APPLICANT'S RESPONSE: The 2.86 acre (net) subject site is currently designated Residential on the City's Comprehensive Plan Map. Currently the subject property is located within the UGB and outside the city limits of McMinnville. Since this proposal does not involve existing commercial or industrial lands, the proposed Zone Change is consistent with Goal 9.

Goal 10: Housing

Summary: This goal specifies that each city must plan for and accommodate needed housing types, such as multifamily and manufactured housing. It requires each city to inventory its buildable residential lands, project future needs for such lands, and plan and zone enough buildable land to meet those needs. It also prohibits local plans from discriminating against needed housing types.

APPLICANT'S RESPONSE: The City's Land Needs Analysis (May 2001) base line forecast indicates that single-family and multi-family needs as 5,384 (Table 5-14) new dwelling units between 2000 and 2020. The demand for multi-family units is 1,209 (Table 5-15) in the period of 2000 – 2020. The Alternative Forecast indicates multi-family at 1,346 units (Table 5-24 & 5-26) in the period 2000 – 2020. The Alternative Forecast land need for R-4 is identified as 55 acres in the period 2000 – 2020. Table 5-29 identifies a land need of 778 units on 55 acres in the period 2000 – 2020. Table 6-2 identifies a dwelling unit need in R-4 of 588 units. Overall the City at the time had a deficiency of 63.9 gross acres and 55.1 net acres of R-4 zoned land in the period 2000 – 2020.

The City of McMinnville Housing Needs Analysis (November 2023), which is under appeal. Figure 81 provide information on the historical density and mix from 200 – 2018. For Multi-family in the R-4 zone the unit mix is 37% and a net density of 19.1. The analysis further indicates that over the 20 year period based on population growth there will be a need for 4,657 new dwelling units. The recommended mix of units includes 33% to be multi-family. Infill development such as being proposed by the zone change indicates a need for 335 multi-family units and vacant or partially vacant land of 1,202 units (Exhibit 87 & 88). Exhibit 89 indicates a need for 375 multi-family units between 2021 – 2026, 760 multi-family units between 2021 – 2031, 1,537 multi-family units between 2021 – 2041, and 3,626 multi-family units between 2021 – 2067. Finally, the analysis indicates a deficit of 1,101 dwelling units for the period of 2021 – 2041 (Exhibit 101).

Both analyses indicate a deficit of multi-family housing in McMinnville. The proposed zone change will assist in addressing the deficiency. Therefore, the Zone Map Amendment of the subject site is essential when addressing the public need for additional housing.

Goal 11: Public Facilities and Services

Summary: Goal 11 calls for efficient planning of public services such as sewers, water, law enforcement, and fire protection. The goal's central concept is that

public services should to be planned in accordance with a community's needs and capacities rather than be forced to respond to development as it occurs.

APPLICANT'S RESPONSE: The needed public utilities are located in the vicinity of the site and can be extended or connected to when the subject property is developed. An existing 8″ sanitary sewer line is located in NE McDonald Lane (Exhibit 10).

A public storm line storm is located in NE McDonald Lane extending north from NE Grandhaven Street to the southeast corner of the subject property as a 10″ line that transitions to a 12″ line. A second storm line is located approximately midpoint on the property frontage of NE McDonald Lane and extends east through an easement at the Grandhaven Elementary School site. The line is 12″ from NE Samson Street south to the midpoint of the subject property. There is a 12″ storm line in NE Hembree Street (Exhibit 12).

Water is provided by a 10″ cast iron (CI) and ductile iron (DI) line is located in NE McDonald Lane along the property frontage. An 8″ ductile iron is located in NE Maloney Drive and NE Mohan Drive respectively. A 12″ ductile iron line is located in NE Hembree Street (Exhibit 13).

Electrical and communication services can be provided by connecting to existing lines. With annexation of the property, the subject site will also have access to City fire and police services. Therefore, the proposed map amendment complies with Goal 11.

Goal 12: Transportation

Summary: The goal aims to provide "a safe, convenient and economic transportation system." It asks for communities to address the needs of the "transportation disadvantaged."

OAR 660-012-0060. Transportation Planning Rule, Plan and Land Use Regulation Amendments, https://secure.sos.state.or.us/oard/viewSingleRule.action?ruleVrsnRsn=292996

APPLICANT'S RESPONSE: The transportation system is existing along the subject property frontage and surrounding area. Improvements will need to be made at the time of development to meet City standards along the property frontage.

As part of a Zone Change OAR 660-012-0060 requires that for a zone change an evaluation must occur if the change would significantly affect an existing or planned transportation facility. Exhibit 9, Transportation Impact Analysis (TIA), includes the Transportation Planning Rule (TPR) Analysis. The reasonable worst case development scenario is the subject site going from R-1 (Low Density) to the proposed R-4 (Medium-High Density) zone designation. The analysis indicates that AM Peak Trips between R-1 and R-4 is 28 net new trips, PM Peak Trips would be 34 net new trips and Weekday Trips would be 229 net new trips. This increase is well below the OHP threshold of 400 daily trips for determination of a significant effect. The conclusion in the TIA for the TPR analysis states "It can be

concluded that the proposed zone change will not have a significant impact and would cause "no further degradation" to the surrounding transportation system. No additional TPR analysis is required." Additional details of the traffic generation, impacts and mitigation are outlined in Exhibit 9.

Goal 13: Energy

Summary: Goal 13 declares that "land and uses developed on the land shall be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles."

APPLICANT'S RESPONSE: This proposed Zone Change does not significantly affect Goal 13. A discussion of energy conservation is provided under Goal 14 below.

Goal 14: Urbanization

Summary: This goal requires cities to estimate future growth and needs for land and then plan and zone enough land to meet those needs. It calls for each city to establish an "urban growth boundary" (UGB) to "identify and separate urbanizable land from rural land." It specifies seven factors that must be considered in drawing up a UGB. It also lists four criteria to be applied when undeveloped land within a UGB is converted to an urban use.

Land Need

Establishment and change of urban growth boundaries shall be based on the following:

(1) Demonstrated need to accommodate long range urban population, consistent with a 20-year population forecast coordinated with affected local governments; and

APPLICANT'S RESPONSE: The City's Land Needs Analysis (May 2001) base line forecast indicates that single-family and multi-family needs as 5,384 (Table 5-14) new dwelling units between 2000 and 2020. The demand for multi-family units is 1,209 (Table 5-15) in the period of 2000 – 2020. The Alternative Forecast indicates multi-family at 1,346 units (Table 5-24 & 5-26) in the period 2000 – 2020. The Alternative Forecast land need for R-4 is identified as 55 acres in the period 2000 – 2020. Table 5-29 identifies a land need of 778 units on 55 acres in the period 2000 – 2020. Table 6-2 identifies a dwelling unit need in R-4 of 588 units. Overall, the City at the time had a deficiency of 63.9 gross acres and 55.1 net acres of R-4 zoned land in the period 2000 – 2020.

The City of McMinnville Housing Needs Analysis (November 2023), which is under appeal. Figure 81 provide information on the historical density and mix from 200 – 2018. For Multi-family in the R-4 zone the unit mix is 37% and a net density of 19.1. The analysis further indicates that over the 20 year period based on population growth there will be a need for 4,657 new dwelling units. The recommended mix of units includes 33% to be multi-family. Infill development such as being proposed by the zone change indicates a need for 335

multi-family units and vacant or partially vacant land of 1,202 units (Exhibit 87 & 88). Exhibit 89 indicates a need for 375 multi-family units between 2021 – 2026, 760 multi-family units between 2021 – 2031, 1,537 multi-family units between 2021 – 2041, and 3,626 multi-family units between 2021 – 2067. Finally, the analysis indicates a deficit of 1,101 dwelling units for the period of 2021 – 2041 (Exhibit 101).

Both analyses indicate a deficit of multi-family housing in McMinnville. The proposed zone change will assist in addressing the deficiency. Therefore, the Zone Map Amendment of the subject site is essential when addressing the public need for additional housing.

> *(2) Demonstrated need for housing, employment opportunities, livability or uses such as public facilities, streets and roads, schools, parks or open space, or any combination of the need categories in this subsection (2).*

APPLICANT'S RESPONSE: The subject property is designated as Residential on the City of McMinnville Comprehensive Plan Map. As discussed above, there is a documented need to develop additional housing to meet the needs of the projected population. The proposed zone change will help meet this need for additional housing.

> *Boundary Location*
>
> *The location of the urban growth boundary and changes to the boundary shall be determined by evaluating alternative boundary locations consistent with ORS 197.298 and with consideration of the following factors:*
>
> *(1) Efficient accommodation of identified land needs;*

APPLICANT'S RESPONSE: The Applicant is not proposing changes to the existing urban growth boundary, therefore these factors do not apply.

FINDING (STATEWIDE PLANNING GOALS & ASSOCIATED ADMINSISTRATIVE RULES):

- **GOALS 1-11, 13-14: SATISFIED.** The applicant's responses sufficiently address applicable statewide planning goals 1-11, and 13-14. The proposed amendment is consistent with the City's adopted and acknowledged Comprehensive Plan Map, the locational policies for R-4 zoning, the zone change criteria, and the factual basis for the adopted plan.

  Regarding Goal 10 (Housing), the City's Housing Needs Analysis (HNA) was acknowledged by LCDC by Order 26-UGB-001967 issued on May 4, 2026, and there was no appeal of that decision. Exhibits 113, 114, 115, and 116 of the HNA illustrate the need for approximately 219 – 226 new gross buildable R-4 acres needed from 2021 – 2041 to meet McMinnville's housing need.

  Zone changes to R-4 zoning that have occurred since January 1, 2022 are:
  - ZC 1-24: 2125 NW 2nd Street = 0.9 acre (Ordinance No. 5146)
  - ZC 3–24: Monika Development, 2.93 acres (Ordinance No. 5154)

- ZC 4–24: Valley Vista, 5.8 acres (Ordinance No. 5159)
- Linfield addback: 20.48 acres (Ordinance No. 5170)
- ZC 2-25: Baker Rock, 2.06 acres (Ordinance No. 5173)

The total new R-4 acreage added to the buildable land inventory (BLI) of December 31, 2021 is 32.07 acres

- **GOALS 15-19: NOT APPLICABLE TO MCMINNVILLE**

- **GOAL 12: TRANSPORTATION. SATISFIED WITH CONDITION #2.** The applicant has conducted analysis required under OAR 660-012-0060, the portion of the "Transportation Planning Rule" with requirements for Plan and Land Use Regulation Amendments which relate to performance standards of transportation facilities, and what is required if an amendment is determined to have a significant effect on transportation facilities, considering "reasonable worst case scenarios" under current zoning and proposed zoning.

The 12th Edition ITE Trip Generation Manual and Handbook provide two methods for calculating trip generation for land use categories: use of average trip generation rates and the fitted curve method. For a small number of units, there is a significant difference in the results for Average Daily Traffic (ADT) between the two methods. The applicant's TPR analysis used the "fitted curve" methodology. The results for the two methods are provided below for the net difference in trip generation for the determination of "reasonable worst case scenario" under existing and proposed zoning assumptions per the Transportation Planning Rule.

Fitted Curve Method:

Scenario	Units	ITE Land Use (LUC)	Daily Trips
Existing Assumed R1	13	"Single Family Detached Housing" (LUC 210)"	371
Proposed R4	85	"Multifamily Housing (Low-Rise)" (LUC 220)"	600
		Net New	+229

Average Rate Method:

Scenario	Units	ITE Land Use (LUC)	Daily Trips
Existing Assumed R1	13	"Single Family Detached Housing" (LUC 210)"	118
Proposed R4	85	"Multifamily Housing (Low-Rise)" (LUC 220)"	528
		Net New	+410

The Oregon Highway Plan provides the following provision addressing OAR 660-12-0060.

> ***Action 1F.5***
> *For purposes of evaluating amendments to transportation system plans, acknowledged comprehensive plans and land use regulations subject to OAR 660-12-0060, in situations where the volume to capacity ratio or alternative*

mobility target for a highway segment, intersection or interchange is currently above the mobility targets in Table 6 or Table 7 or those otherwise approved by the Oregon Transportation Commission, or is projected to be above the mobility targets at the planning horizon, and transportation improvements are not planned within the planning horizon to bring performance to the established target, the mobility target is to avoid further degradation. If an amendment subject to OAR 660-012-0060 increases the volume to capacity ratio further, or degrades the performance of a facility so that it does not meet an adopted mobility target at the planning horizon, it will significantly affect the facility unless it falls within the thresholds listed below for a small increase in traffic.

In applying "avoid further degradation" for state highway facilities already operating above the mobility targets in Table 6 or Table 7 or those otherwise approved by the Oregon Transportation Commission, or facilities projected to be above the mobility targets at the planning horizon, a small increase in traffic does not cause "further degradation" of the facility.

The threshold for a small increase in traffic between the existing plan and the proposed amendment is defined in terms of the increase in total average daily trip volumes as follows:

- *Any proposed amendment that does not increase the average daily trips by more than 400.*

[...]
In applying OHP mobility targets to analyze mitigation, ODOT recognizes that there are many variables and levels of uncertainty in calculating volume-to-capacity ratios, particularly over a specified planning horizon. After negotiating reasonable levels of mitigation for actions required under OAR 660-012-0060, ODOT considers calculated values for v/c ratios that are within 0.03 of the adopted target in the OHP to be considered in compliance with the target. The adopted mobility target still applies for determining significant affect under OAR 660-012-0060.

The City does not have a formally adopted threshold for presumption of "no significant effect" or "no further degradation" for further analysis under the Transportation Planning Rule. Therefore, the City will implement the Oregon Department of Transportation's threshold of a net increase of 400 ADT between the reasonable worst case scenarios for the existing and proposed zoning.

Under the most conservative analysis method (average rate method), the net increase in trips under the "reasonable worst case scenarios" for the R-1 and R-4 zones would slightly exceed 400 ADT based on the reasonable worst case scenario of 13 detached dwellings for the R-1 zone (ITE Land Use Category 210) and the reasonable worst case scenario of 85 multi-dwelling units (ITE Land Use Category 220) for the R-4 zone (a net increase of 410 additional daily trips). A trip cap of 519 ADT, which would allow for up to 83 multi-dwelling units, would result in net increase

of less than 400 ADT compared to the reasonable worst case scenario assumption for existing zoning.

As a condition of approval for the rezone, the applicant for future development shall comply with one of the following requirements at the time of future development:

- Development shall not exceed 519 ADT (a net increase of 400 ADT) using the average rate method in order to not exceed the 400 ADT threshold; or
- The applicant shall conduct additional traffic analysis to demonstrate compliance adopted mobility targets, including any necessary transportation improvements that would be required to remove the trip cap on the property. The City also reserves the right to require a development Traffic Impact Analysis (TIA) at the time of development if City determines proposal will result in an increase of 200 daily trips or 20 daily peak hour trips.

ORS 197A.146 Expedited process for certain residential development applications.

(1) This section applies only to a land use decision for residential development based on an application for:

(a) A zone change to allow for a denser residential use designation;
(b) A planned unit development; or
(c) A variance from a residential approval standard.

(2) This section applies only to an application for land that is, at the time of the application:
(a) Inside the urban growth boundary; and
(b) Zoned primarily for residential use or mixed residential use or planned for residential use.

(3) This section does not apply to an application:
(a) That would reduce the minimum residential density of land.
(b) For a final subdivision or partition plat.
(c) For a residential construction permit under the state building code.
(d) For final engineering plans under ORS 195.860.
(e) Subject to a ministerial or other expedited approval procedure, including a residential use allowed outright.

(4) An application under this section:
(a) Is not subject to the requirements of ORS 197.797.
(b) Must be reviewed under the procedures described in a local government's land use regulations, except as provided in this section.

(5) (a) The local government shall provide written notice of an application under this section to owners of property within 100 feet of the site for which the application is made and to any neighborhood or community organization recognized by the governing body and whose boundaries include the site. The list of owners must be compiled from the most recent property tax assessment roll.

(b) A local government is not required to provide a hearing, as described in ORS 197.610 to 197.625, on an application made under this section if the local government provides

a copy of the notice required under this subsection to the Department of Land Conservation and Development in the manner provided by ORS 197.610 and 197.615.

(c) The notice must:

(A) Provide a 14-day period for submission of written comments prior to the decision;

(B) State that issues which may provide the basis for an appeal to the Land Use Board of Appeals must be raised in writing prior to the expiration of the comment period. Issues shall be raised with sufficient specificity to enable the decision maker to respond to the issue;

(C) List, by commonly used citation, the applicable criteria for the decision;

(D) Set forth the street address or other easily understood geographical reference to the subject property;

(E) State the place, date and time that comments are due;

(F) State that copies of all evidence relied upon by the applicant are available for review and that copies can be obtained at cost;

(G) Include the name and phone number of a local government contact person;

(H) Provide notice of the decision to the applicant and any person who submits comments under subparagraph (A) of this paragraph. The notice of decision must include an explanation of appeal rights; and

(I) Briefly summarize the local process for reaching a final decision on the application.

(d) The local government shall provide an affidavit or other certification describing the notice given under this subsection.

(6) Approval or denial of the application must be based upon and accompanied by a brief statement that explains the criteria and standards considered relevant to the decision, states the facts relied upon in rendering the decision and explains the justification for the decision based on the criteria, standards and facts set forth.

(7) The initial decision on the application must be made without a hearing. A local government may provide for a hearing on appeal of the initial decision. The hearing may be limited to the record developed for the initial decision under subsection (5) of this section or may allow for the introduction of additional testimony or evidence. A hearing on appeal that allows the introduction of additional testimony or evidence must comply with the requirements of ORS 197.797. Written notice of the local government's final decision must be given to all parties who participated in the decision and must include an explanation of a party's right to appeal the decision. [2025 c.330 §3]

Note: *197A.146 becomes operative July 1, 2026. See section 6, chapter 330, Oregon Laws 2025.*

APPLICANT'S REPSONSE: N/A.

FINDING (ORS 197A.146): NOT APPLICABLE. The application was submitted on May 7, 2026. ORS 197A.146 became operative July 1, 2026, so ORS 197A.146 is not applicable.