



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

**AGENDA**

**Fox Ridge Road Area Plan – Project Advisory Committee (PAC) Meeting**

**Hybrid Meeting: In-Person and ZOOM Online Meeting  
 Tuesday, September 19, 2023, 6:30pm-8:00pm**

*You may attend in-person or via ZOOM meeting software.*

**In-Person: McMinnville Police Department Training Room, 121 SW Adams St.  
 ZOOM Meeting: You may join online via the following link:**

<https://mcminnvilleoregon.zoom.us/j/89915001834?pwd=UFN5dzVjL2Vzd1ZGVnY1WGxpUmRpdz09>

**Zoom ID:** 899 1500 1834

**Zoom Password:** 473064

**Or call in and listen via zoom:** Dial 1-253-215-8782, Meeting ID: 899 1500 1834

Members	Time	Agenda Items
Sara Tucholsky, Chair	6:30pm	<b>1. Call to Order / Roll Call</b>
Sid Friedman, Vice-Chair	6:35pm	<b>2. Welcome and Introductions</b>
Jim Culbert		<b>3. Information Sharing and Action Items</b>
Malcolm Greenlees		a. Project Status Update
Sam Justice	6:40pm	b. Draft Concept Analysis and Refinement
Ellen Kersting	6:45pm	c. Goals and Policies Discussion
Allan Larsen	7:20pm	d. Next Steps
Stephen Leonard	7:40pm	<b>4. Citizen Comments</b>
Denise Murphy	7:45pm	<b>5. Task Force Member Comments</b>
Miriam Peterson	7:50pm	<b>6. Adjournment</b>
Sean Rauch	8:00pm	
Brian Ruden		
Steve Ryan		
Peter Van Patten		
<b><u>Liaisons:</u></b>		
<b><i>City Council:</i></b> Kellie Menke		
<b><i>Planning Commission:</i></b> Gary Langenwalter Sylla McClellan		

Please note that meeting materials are also available on the City’s website at:  
[www.mcminnvilleoregon.gov/planning/page/fox-ridge-road-area-plan-project-g-1-22](http://www.mcminnvilleoregon.gov/planning/page/fox-ridge-road-area-plan-project-g-1-22)

You may also request copies from the Planning Department at the Community Development Center, 231 NE 5<sup>th</sup> Street, 503-434-7311.

# Fox Ridge Road Area Plan

## PAC Meeting #5

September 19, 2023

# Previous Concept Map:

## Preferred Land Use Concept

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

*The community and neighborhood parks are located on the east end of the planning area with a greenway connection through the school district property and parallel to Fox Ridge Road. A smaller park on the west end will offer viewpoint access and basic amenities, such as benches.*

**High density:** 6.2 ac  
(target: 2 acres)

**Medium density:** 11.0 ac  
(target: 2-5 acres)

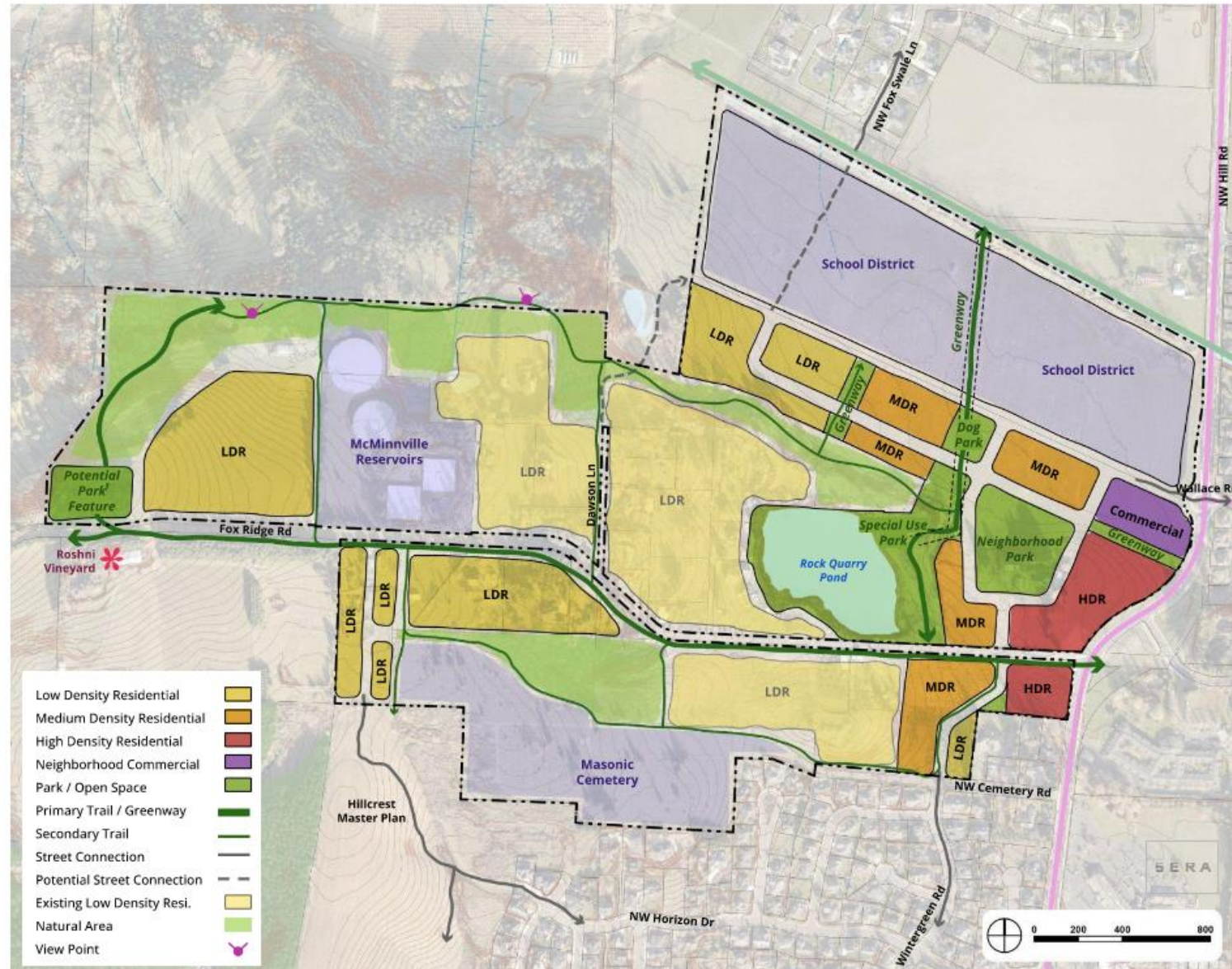
**Commercial:** 2 ac  
(target: 1-2 acres)

**Neighborhood Park:** 3 ac  
(target: 3-5 acres)

**Community Park:** 11.4 ac  
(target: 10-20 acres)

**Low Density:** 25.5 ac

**Existing Low Density:** 37.5 ac



# Analysis

## **Last Meeting / Review of Concept Map:**

- Land Use - Parks and Open Space Proportional to Medium/High-Density Residential
- Discussed Need for Neighborhood Park in Addition to NAC Park/Plaza
- Discussed ½-Mile Distance of Neighborhood Parks to Homes
- Discussed Need for Community Park (Nature Focus)
- Discussed Park Sizes from Parks Master Plan
- Identified Potential Areas for Neighborhood Parks and Community Park
- (See Next Slides for Locations 1 and 2 for Neighborhood Parks Discussed at Last Meeting)

# Analysis

## Neighborhood Parks (Excerpted from Parks Plan):

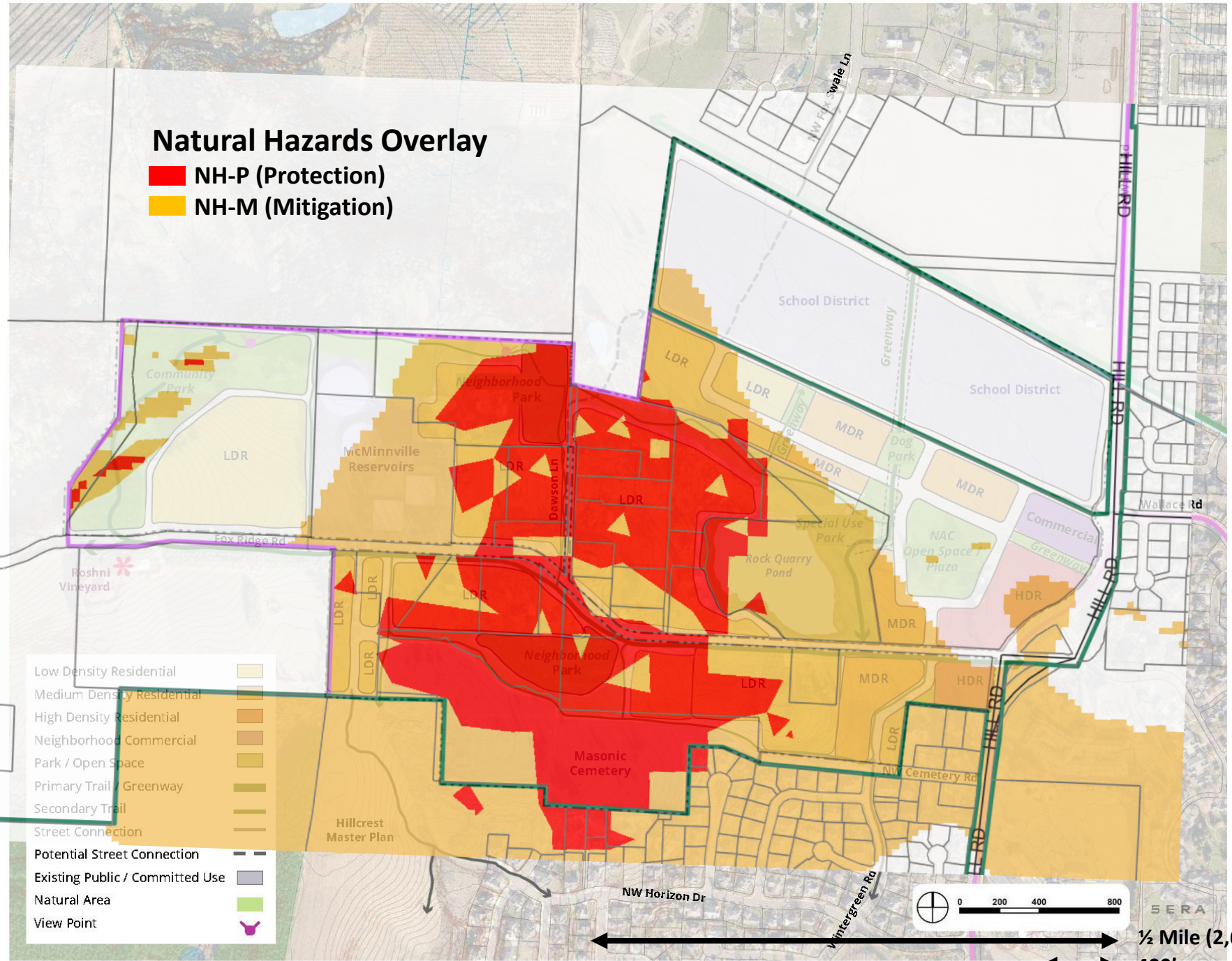
- **Size Criteria:** 5 to 13 acres
- **Definition:** Neighborhood Parks are the foundation of the parks and recreation system, providing accessible recreation and social opportunities to nearby residents.
- **Benefits:** Provides access to basic recreation activities for nearby residents of all ages; contributes to neighborhood identity.
- **Includes:** Neighborhood parks should include both passive and active recreation opportunities, such as children's play areas, informal sports areas, picnic facilities, public art, open turf areas, landscaping, community gardens, and pathways. Security lighting maybe provided if needed.
- **Does Not Include:** Generally, do not include facilities for large groups, such as sports tournaments, off-street parking, or permanent restrooms. Activities that result in overuse, noise, parking problems, and congestion should not be provided.
- **Site Selection Criteria:** Should generally be located within a ½ mile radius of residences without crossing a major street for easy pedestrian and bicycle access. Sites are generally level, and sites with natural aesthetic appeal are most desirable. Locating neighborhood parks next to other park system components, such as greenways, increases use and desirability. Should be located adjacent to schools and fire stations when possible.

**Draft  
Land Use Concept  
Analysis  
9-19-2023**

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

*Parks and open spaces are distributed throughout the planning area with a greenway connections through the school district property, along the northern boundary, and parallel to Fox Ridge Road..*

- High Density:** 4.6 ac  
*(target: 2 acres)*
- Medium Density:** 11.6 ac  
*(target: 2-5 acres)*
- Low Density:** 63.1 ac
- Commercial:** 2.1 ac  
*(target: 1-2 acres)*
- Neighborhood Parks:** 6.8 ac  
*(target: 3-5 acres)*
- Community Park:** 14.2 ac  
*(target: 10-20 acres)*
- Special Use Park:** 11.8 ac
- Dog Park:** 0.9 ac
- NAC Open Space:** 3.8 ac
- Greenway Area (between bldgs):** 1.3 ac
- Natural Areas:** 14.4 ac
- Existing Public / Committed Use:** 73.1 ac



SERA

1/2 Mile (2,640 feet)

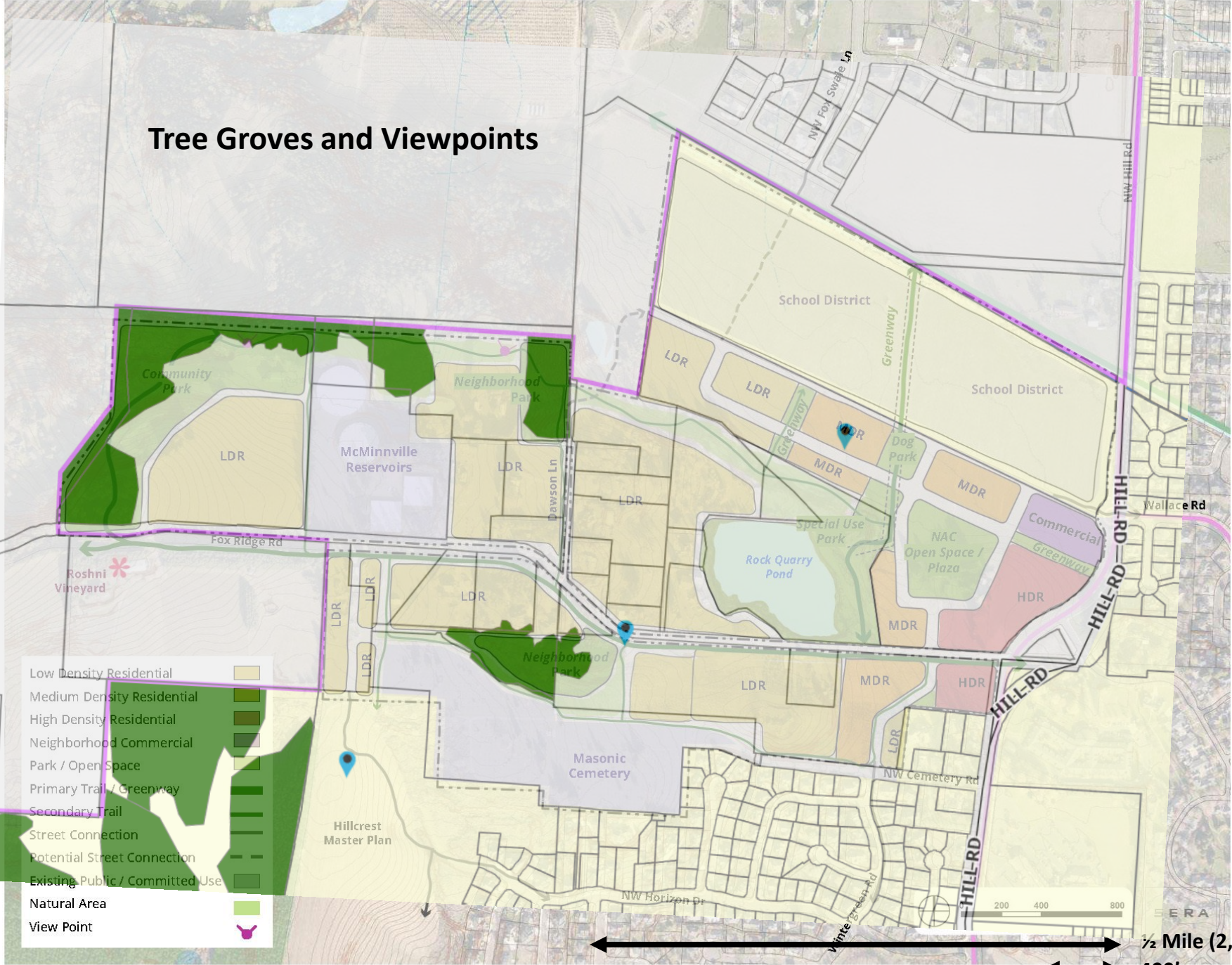
400'

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400'

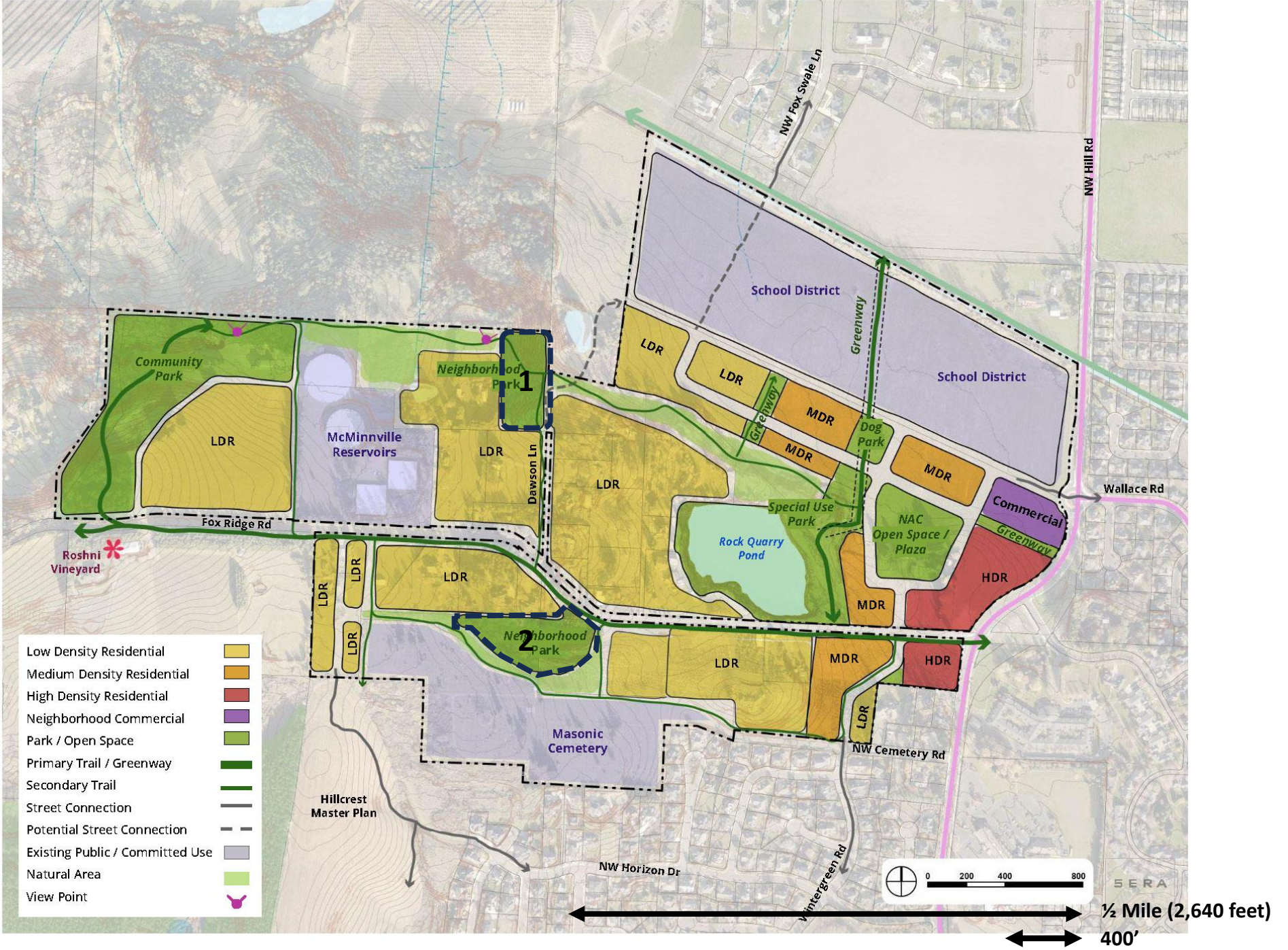
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9-19-2023

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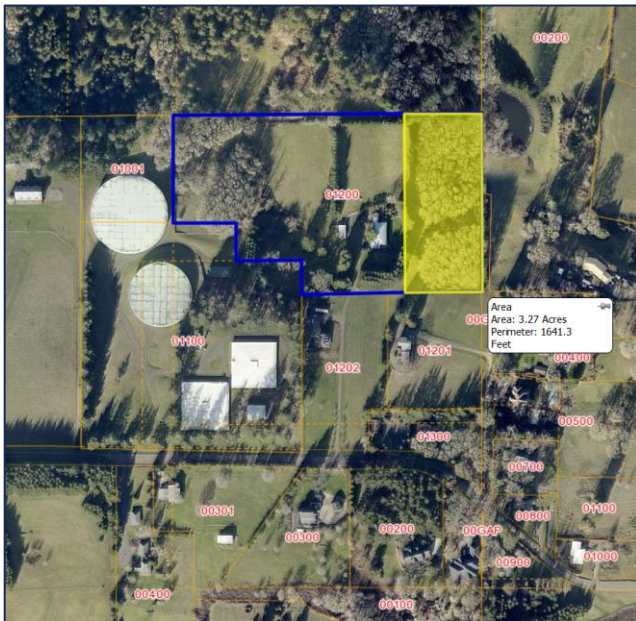
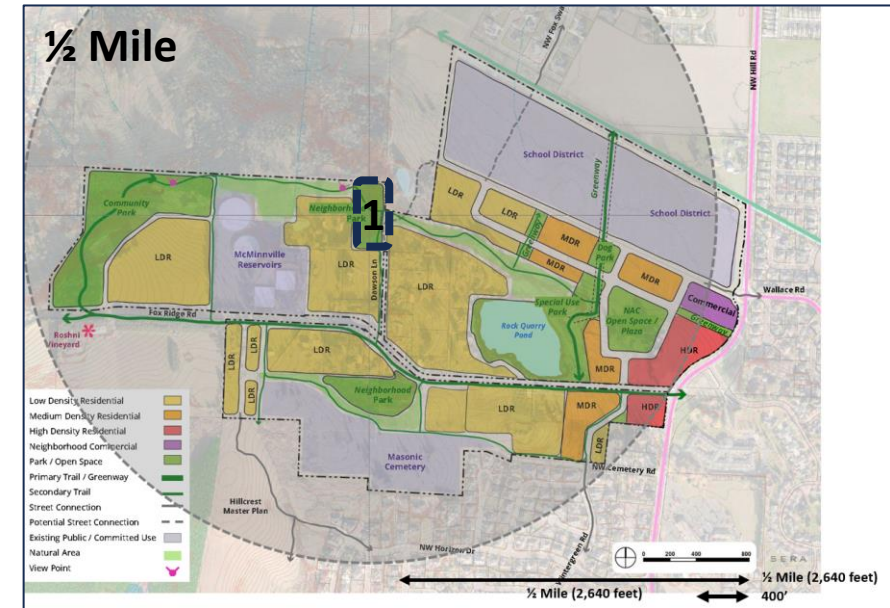




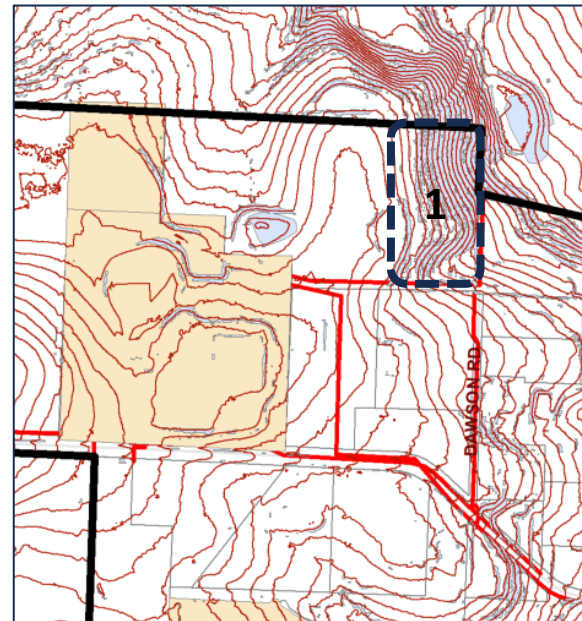
# Analysis

## Neighborhood Park Location 1:

- Approx. 3.25 acres
- ½-Mile Coverage
- Predominantly within steep slope area
- Mostly covered with tree grove
- Within NH-P Hazard Overlay



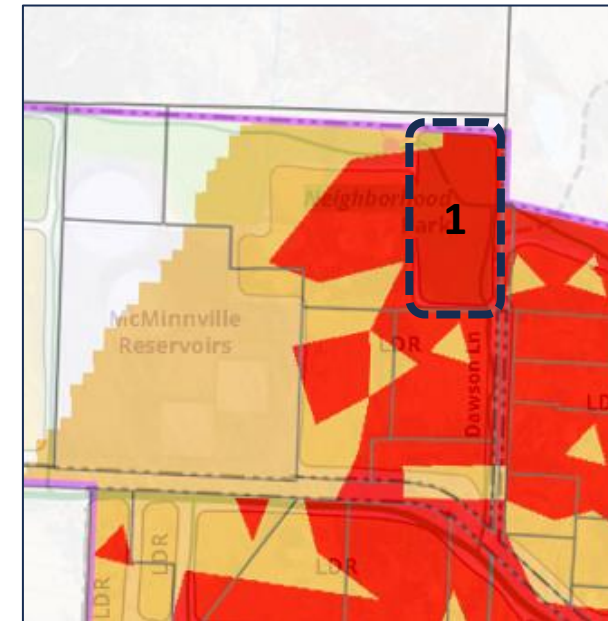
Slope



Tree Groves



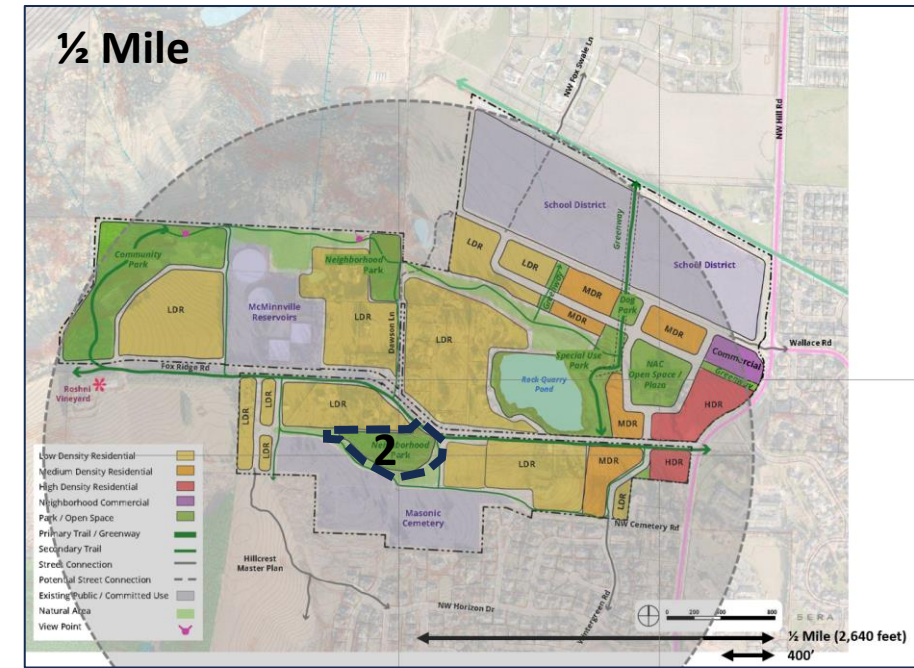
NH-P Overlay



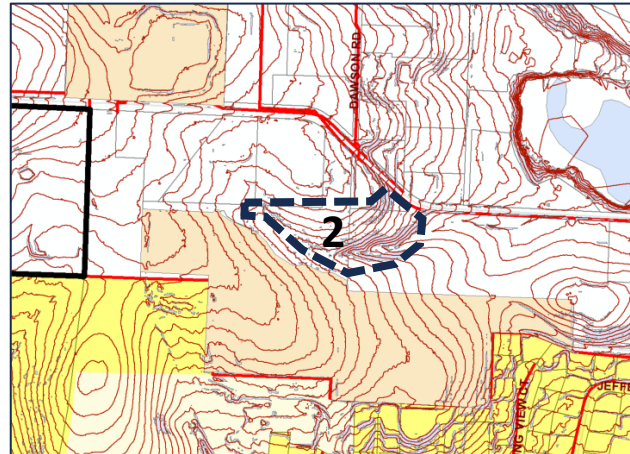
# Analysis

## Neighborhood Park Location 2:

- Approx. 3.5 acres
- ½-Mile Coverage
- Contains some steeper slope area and a drainageway
- Significant portion covered with tree grove
- Within NH-P Hazard Overlay



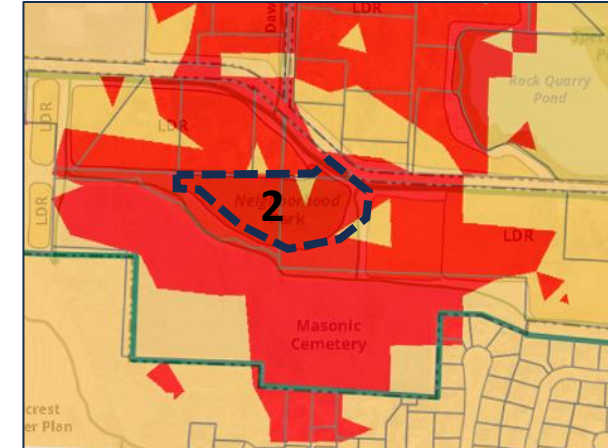
Slope



Tree Groves



NH-P Overlay



# Considerations:

- Incorporate NP Location #1 as part of the open space/greenway network, but not a Neighborhood Park
- Incorporate NP Location #2 as a neighborhood park, also expanding it to the east to:
  - Meet the 5-acre minimum size criteria,
  - Include additional area outside the tree grove, steeper area, and drainageway area,
  - Provide flatter area suitable for a mix of active and passive recreation areas.

Consider establishing a natural buffer along the area abutting the cemetery.

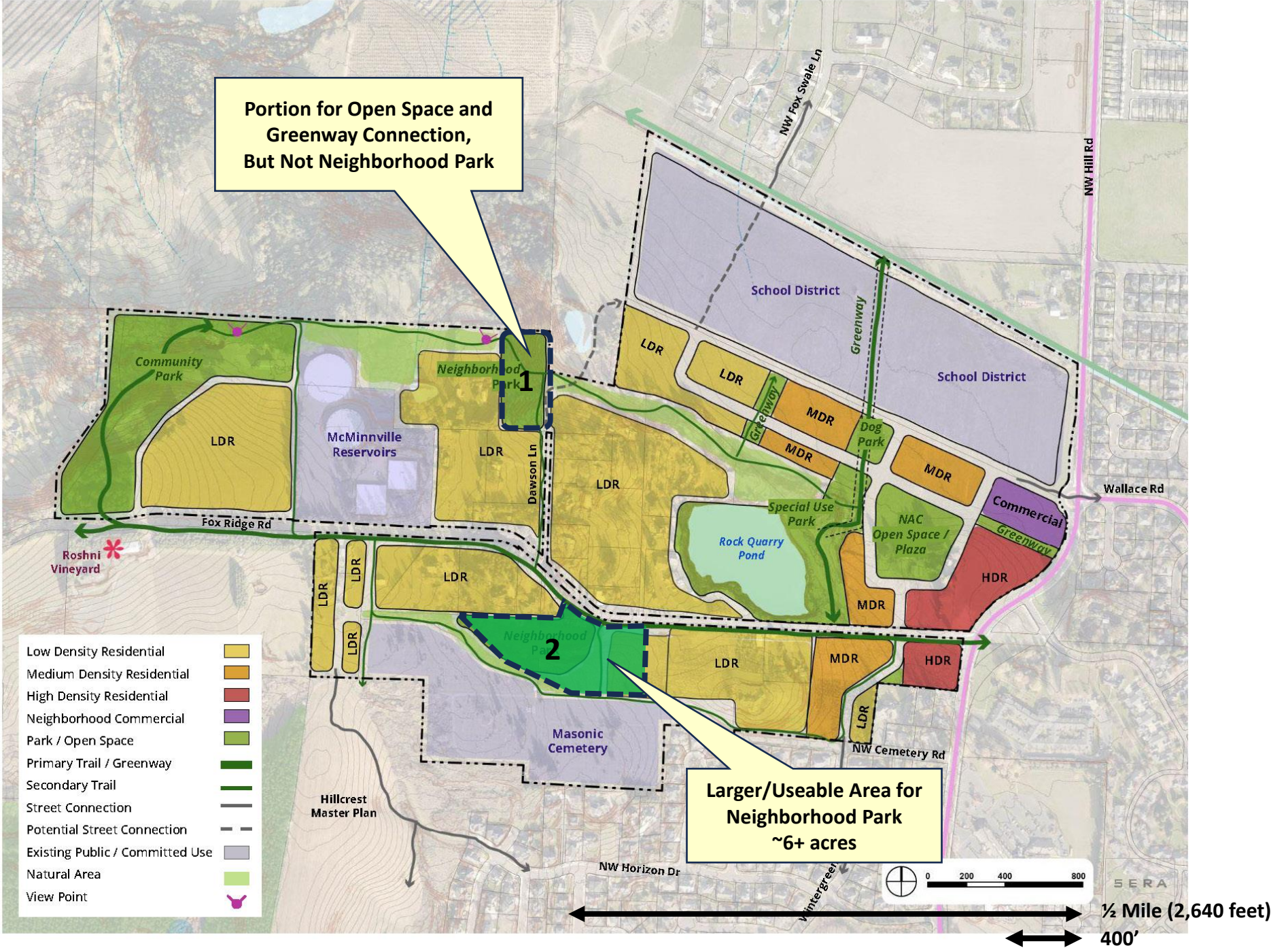
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Low Density Residential	
Medium Density Residential	
High Density Residential	
Neighborhood Commercial	
Park / Open Space	
Primary Trail / Greenway	
Secondary Trail	
Street Connection	
Potential Street Connection	
Existing Public / Committed Use	
Natural Area	
View Point	

# DRAFT

## MEMORANDUM

City of McMinnville – Fox Ridge Road Area Plan



**Date:** September 12, 2023  
**To:** Tom Schauer, City of McMinnville  
**From:** Thuy Cao, HHPR  
**Subject:** **City of McMinnville Fox Ridge Road Area Plan  
DRAFT Area Plan Goals and Policies (Task 4.4)**

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The following is a revised draft of the goals and related policies based on key findings of the plan area, public input, and feedback from both the Project Management Team and Project Advisory Committee. Background information specific to the planning and regulatory context of the plan area can be found in the amended Task 1.2 Document Review and Existing Conditions Report, which is pending final revisions and will be included as part of the draft area plan document. This memo does not include the full text of document review, existing conditions, market or traffic analysis, and other final documents that will be addressed in the final area plan document. The purpose of this memo is to provide a draft of goals and policies for review with the Project Management Team and Project Advisory Committee.

### Goals and Policies

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

**GOAL 1: COHESIVE LAND USE PLAN** – Ensure future development reinforces the Framework Plan and Great Neighborhood Principles with a connected Neighborhood Activity Center.

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

*Policies:*

- 1. New commercial developments should be designed to be at a walkable, human scale and for ease of use by all ages and abilities.*
- 2. Encourage a diversity of future housing forms, types, and designs that respect the existing character of the Fox Ridge Road plan area including both single-family and multi-family development.*
- 3. New developments should promote inclusion and interaction within the right-of-way.*



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4. *Encourage neighborhood serving, oriented, and scaled commercial uses that is easily accessible to residents within the Neighborhood Activity Center.*
5. *Limit the location of any commercially zoned land to the Neighborhood Activity Center.*

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

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

*Policies:*

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

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

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

*Policies:*

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

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

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

*Policies:*

1. *The Fox Ridge Road Area will have safe shared pedestrian and bicycle routes for residents.*

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2. *New street connections should connect to the existing local street grid consistent with the Local Street Connectivity map and comply with the Transportation System Plan standards.*

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

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

*Policies:*

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

## Great Neighborhood Principles

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

### 1. *Natural Feature Preservation*

- Protect the Rock Quarry Pond and Masonic Cemetery.
- Protect existing significant tree stands and mature significant trees.
- Protect riparian corridors and wildlife species of concern.

### 2. *Scenic Views*

- Provide viewpoints and protect scenic vistas along the northern ridge of the plan area.
- Gathering spaces will be designed to incorporate natural areas and scenic views.
- Orient streets and open spaces towards scenic views.

### 3. *Parks and Open Spaces*

- Protect existing natural resources in open spaces.
- Create new gathering spaces within the proposed neighborhood park.
- Provide a nature-based community park.
- Provide an open space park plaza within the Neighborhood Activity Center.

### 4. *Pedestrian Friendly*

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- Provide a trail system and pedestrian corridors that provide connectivity throughout the plan area and safe access to the Neighborhood Activity Center.
  - Incorporate shade trees along pedestrian corridors.
5. *Bike Friendly*
    - Provide safe routes for residents and cyclists.
    - Utilize connected primary greenway system.
  6. *Connected Streets*
    - Connect local street systems within Neighborhood Activity Center and School District site.
    - Connect to existing local street grid adjacent to the Fox Ridge Road plan area.
    - Improve Fox Ridge Road and local street connectivity to better serve the area.
  7. *Accessibility*
    - Design new developments with pedestrian corridors for ease of use by all ages and abilities.
    - Create connected and accessible secondary trail loops throughout the plan area.
  8. *Human Scale Design*
    - Design based on small-town character—porches, balconies, prioritize outdoor and open spaces.
    - Promote inclusion and interaction within the right-of-way.
    - Design commercial uses to typical human scale.
    - Encourage shorter block lengths within new developments.
    - The public and private areas between land uses in the focus area should be intentionally designed to provide pleasant places for pedestrians and human interaction ensuring vehicular use and parking lots don't dominate street edges and park and common area interfaces.
  9. *Mix of Activities*
    - Design the Neighborhood Activity Center to provide mixed-use developments where feasible.
    - Encourage neighborhood serving commercial and institutional uses easily accessible to residents.
  10. *Urban-Rural Interface*
    - Preserve small-town character in development and design.
    - Consider surrounding rural land use and respect this heritage through careful transitions.
  11. *Housing for Diverse Incomes and Generations*
    - Allow for a mix of housing types that serve a variety of household incomes.
  12. *Housing Variety*
    - Encourage a diversity of housing forms and types for future housing developments that reflects the existing character of the plan area.
  13. *Unique and Integrated Design Elements*
    - Unique public art, public furnishing, and design elements should be incorporated into public places, parks, and commercial areas.



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## Next Steps

After feedback and guidance is received on the contents of this memo from the Project Management Team and the Project Advisory Committee, the draft goals and policies will be revised and included in the first draft of the Fox Ridge Road Area Plan document. These goals and policies will inform the necessary implementation measures that will be required to implement the Area Plan. A draft copy of the Area Plan will be provided to both the City's Planning Commission and City Council for review at the upcoming joint meeting scheduled for October 10, 2023.

