



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

AGENDA

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

**Hybrid Meeting: In-Person and ZOOM Online Meeting
 Wednesday, November 29, 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	1. Call to Order / Roll Call
Sid Friedman, Vice-Chair	6:35pm	2. Welcome and Introductions
Jim Culbert		3. Information Sharing and Action Items
Malcolm Greenlees		a. Update on Joint Planning Commission/City
Sam Justice	6:40pm	Council Work Session
Ellen Kersting	6:45pm	b. Recommendation on Draft Plan, <i>Exhibit 1</i>
Allan Larsen	7:20pm	4. Citizen Comments
Stephen Leonard	7:40pm	5. Task Force Member Comments
Denise Murphy	7:45pm	6. Adjournment
Miriam Peterson	7:50pm	
Sean Rauch	8:00pm	
Brian Ruden		
Steve Ryan		
Peter Van Patten		
<u>Liaisons:</u>		
<i>City Council:</i> Kellie Menke		
<i>Planning Commission:</i> 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

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



EXHIBIT 1 – STAFF REPORT

DATE: November 29, 2023
TO: Fox Ridge Road Area Plan – Project Advisory Committee
FROM: Tom Schauer, Senior Planner
SUBJECT: Fox Ridge Road Area Plan – Draft Plan

STRATEGIC PRIORITY & GOAL:



GROWTH & DEVELOPMENT CHARACTER

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

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

Report in Brief:

The purposes of this meeting are as follows:

- To provide an update on the joint Planning Commission/City Council Work Session and associated updates to the draft Area Plan Map and Goals and Policies.
- To obtain a recommendation from the PAC on the draft area plan that will go to the Planning Commission in the legislative public hearing process.

Background:

September 19 PAC Meeting

At PAC Meeting #5 on September 19, the Committee made a recommendation for revisions to the preferred concept plan and a recommendation on the draft Goals and Policies. Those recommendations were incorporated into a revised draft.

October 10 City Council/Planning Commission Joint Work Session

A joint work session of the Planning Commission and City Council was held on October 10 to share the work to date and obtain their feedback for the PAC. The revised draft Plan Map and Goals and Policies incorporating the September 19 PAC recommendations were presented at the work session.

Discussion:

The City Council and Planning Commission were supportive of major components of the plan and work completed. There was discussion with opportunities for questions and answers. Several discussion items and recommendations were provided. Some of the key items were:

Plan Map:

- Increase the area designated for commercial/mixed-use.
- Rearrange the high and medium density residential configuration so the high-density is all located north of Fox Ridge Road (an issue also discussed by the PAC at previous meetings)

Goals & Polies and Other Issues:

- Include specific language regarding protection zones within goals and policies.
- Ensure daycare is a permitted use within the NAC commercial/mixed-use core area.
- Want to be sure annexation timing and phasing issues that require lands to be contiguous to City limits wouldn't leave the westerly natural park area unable to be annexed and/or developed if centrally located residential properties don't first choose to annex and further develop.
- Clarify definition of the Rock Quarry Pond; whether people will be able to access it, how it would ultimately be managed, and what purpose does it serve as a natural resource.
- Concerns that uphill development will impact the continuous fill level of the pond.
- Include policies that protect all mature significant trees, including the White Oak stand between Dawson Lane and the Water Reservoir property.

The draft area plan has been updated to reflect comments.

PAC Recommendation

The draft plan is now before the PAC, reflecting the updated Plan Map and Goals and Policies. The full draft plan document has been assembled to reflect the plan development and public engagement process. Staff is requesting a recommendation from the PAC. The recommended plan would be the plan that goes into the legislative land use hearing process. The Planning Commission would conduct a public hearing on January 4, 2024 to consider the draft plan and make a recommendation to City Council.

Attachments:

1. Draft Fox Ridge Road Area Plan. *Please note there are a few areas in the draft document indicated as "TBD". An updated draft will be distributed on Monday with that additional information incorporated.*
2. Enlargement of Plan Map.

Action Requested:

Recommendation from the PAC on the draft area plan.



FOX RIDGE ROAD AREA PLAN

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ACKNOWLEDGEMENTS

City Council

Remy Drabkin – Mayor, City of McMinnville
Adam Garvin – Council President, Ward 3
Chris Chenoweth – Councilor, Ward 1
Sal Peralta -- Councilor, Ward 1
Kellie Menke – Councilor, Ward 2 (PAC Liaison)
Zack Geary – Councilor, Ward 2
Jessica Payne – Councilor, Ward 3

Planning Commission

Sidonie Winfield – Chair
Gary Langenwalter – Vice Chair (PAC Liaison)
Brian Randall
Megan Murray
Beth Rankin
Dan Tucholsky
Rachel Flores
Sylla McClellan (PAC Liaison)
Matthew Deppe

Project Advisory Committee

Sara Tucholsky – Chair
Sid Friedman – Vice Chair
Jim Culbert
Malcolm Greenlees
Sam Justice
Ellen Kersting
Allan Larsen
Stephen Leonard
Denise Murphy
Miriam Peterson
Sean Rauch
Brian Ruden
Steve Ryan
Peter Van Patten

Project Management Team

Heather Richards – Community Development Director
Tom Schauer, AICP – Senior Planner
Amanda Winter – Management Support Analyst
Noelle Amaya – Communications Manager
Susan Muir – Parks and Recreation Director
Matt Bernards – Engineering Technician
Joe Rinkes – Wastewater Services Supervisor

Consultant Team

Harper Houf Peterson Righellis, Inc.
SERA Architects, Inc.
DKS Associates
Johnson Economics

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EXECUTIVE SUMMARY

The Fox Ridge Road Area Plan is intended to recognize the unique attributes of the Fox Ridge Road Area and guide future development through a vision and plan for a cohesive neighborhood within the study area. The Area Plan is a guiding land use document adopted as a supplement to the Comprehensive Plan.

The plan is organized into the following chapters:

Part 1. Introduction. This chapter summarizes the framework, basis, and requirements for conducting the area plan. This includes a summary of the area planning process and background information on the area.

Plan Purpose and Requirements. Comprehensive Plan Policies 187.60.00 – 187.90.40 outline the planning process UGB expansion areas, with the three successive steps of a Framework Plan, Area Planning, and Master Planning. This planning process guides the transition from unincorporated rural lands through annexation and urban development. Further detail is provided in the McMinnville Growth Management and Urbanization Plan (MGMUP) and the Zoning Ordinance.

The land uses in the Area Plan must be consistent with the Framework Plan and the identified land need for the UGB expansion area. Area Plans more specifically identify land uses, their locations, and their relationship to public facilities, natural resources, and existing urban uses.

Part 2. Existing Conditions. This chapter includes data that informs the planning of the Fox Ridge Road area. It includes a summary of plans, policies, and regulations applicable to the area plan; a summary of existing physical features, attributes, and assets in, or affecting, the planning area; information regarding public facilities and services; and synthesis and analysis of this data to provide context regarding potential issues, and opportunities and constraints that informed development of the area plan. This information was supplemented with information obtained through the community engagement work described in Part 3.

Traffic analysis and market analysis are provided in Part 3. While these assess and analyze existing conditions, they also address future forecast conditions that inform the plan, and also provide guidance used to evaluate the plan and identify potential issues associated with the different alternatives.

Part 3. Community Engagement and Plan Development. This chapter summarizes the community engagement process and plan development. The project is guided by a Project Advisory Committee appointed by City Council. At key stages of the project, information was shared with the community and input was obtained to identify issues, develop goals and polices, develop and evaluate alternatives, and select and refine a preferred alternative. Work sessions were also conducted with the Planning Commission and City Council, including a joint work session with the School Board. The results of those broader outreach efforts were part of an iterative process with the Project Advisory Committee obtaining input and guidance at key decision-making points in the process.

Part 4. Fox Ridge Road Area Plan. This chapter presents the final plan that was developed through the community engagement and plan development process.

The Plan Narrative. The plan narrative provides context for the plan and provides additional information to help understand the Vision, Goals, and Policies and the Area Plan Map, their relationship, and the context of the Area Plan to other planning documents and efforts.

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The Vision, Goals, and Policies. The goals and policies were developed based on input received through the public process. These goals and policies refine and apply the Goals and Policies of the Comprehensive Plan and its supporting documents, to address the unique geographic area and characteristics of the Fox Ridge Road area. This Chapter includes goals and policies for the Fox Ridge Road area in the context of the Great Neighborhood Principles adopted as Polices 187.10-187.50 of the Comprehensive Plan.

This component of the plan addresses the vision for the area, relationships between land uses as part of a cohesive neighborhood, and Urban Design objectives to be achieved through the Area Plan and future Master Plans and development.

The Area Plan Map. The Area Plan Map addresses the Framework Plan in detail, more specifically identifying land uses, their locations, and their relationship to public facilities, natural resources, and existing urban uses. In addition to the map, the elements and attributes of the map and their relationships are also discussed in this chapter.

Part 5. Implementation. The plan will predominantly be implemented by following existing adopted procedures and standards. As individual property owners within the area choose to seek annexation to the City and development of their properties, they will follow the adopted procedures in Title 16 of the McMinnville Municipal Code and Chapter 17.10 of the Zoning Ordinance as applicable.

That process specifies the process for a property owner to apply for annexation, enter into an annexation agreement, prepare a master plan for the property, which is consistent with the area plan, obtain land use approvals for proposed development, and complete the annexation process.

Development will need to meet adopted City standards for development and land divisions, so it isn't necessary to create an entirely new set of development standards for the area, but unique issues applicable to the Fox Ridge Road area are identified in this plan that provide special guidelines and standards desired for the Fox Road area.

In addition, the implementation element identifies issues that may need to be addressed and coordinated through broader planning processes, such as the updates to the Transportation System Plan, and public facility plans.

Appendices. The appendices provide more detailed information regarding the information provided in the chapters of the plan. They are referenced at key points in this plan. They include more detailed existing conditions information, technical information, and summaries of the public engagement activities.

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FOX RIDGE ROAD AREA PLAN

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- Appendix B:** Online Survey Results Summary
- Appendix C:** Community Design Workshop Summaries
- Appendix D:** Project Advisory Committee Meeting Summaries
- Appendix E:** Market Analysis for High Density Residential and Commercial Uses
- Appendix F:** Transportation Analysis: Existing and Future Conditions
- Appendix G:** Preferred Land Use Concept Report Card
- Appendix H:** FAQs Sheet

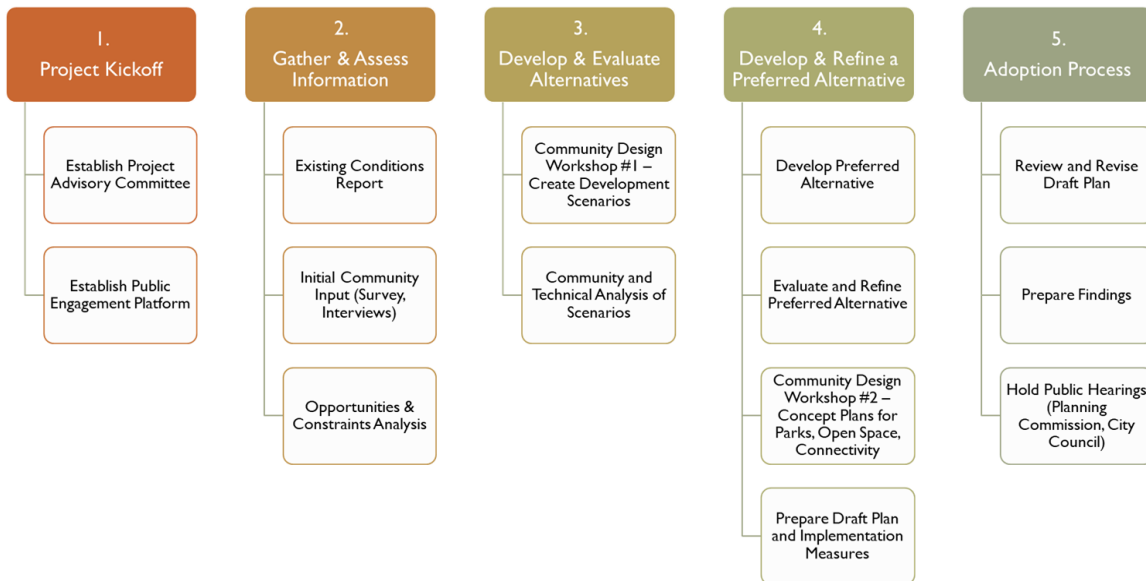
Part 1: Introduction

Purpose

The purpose of this Area Plan is to guide and support the annexation and future urbanization of the Fox Ridge Road Area. As specified in the McMinnville’s Comprehensive Plan and Framework Plan, the Fox Ridge Road Area Plan will provide a mix of residential, commercial, and civic or institutional uses while emphasizing parks, trails, and connectivity for a well-designed and connected neighborhood consistent with the Traditional Neighborhood model and Great Neighborhood Principles.

Planning Process

The Fox Ridge Road area planning process began in December 2022 with the establishment of the Project Advisory Committee (PAC) and the development of a plan for public engagement. The City advertised the opportunity to serve on the PAC, and the PAC was then appointed by the City Council. The process has since been guided by the Project Advisory Committee, with 14 members of the public, a City Council Liaison, and two Planning Commission Liaisons. The Project Advisory Committee includes a variety of interested parties which also includes representatives from the Fox Ridge Road area including residents, property owners, developers, and local neighboring residents. In addition to the Project Advisory Committee, key stakeholders were interviewed including the potential developer of the Neighborhood Activity Center, representatives from various public utilities, the Oregon Department of Fish and Wildlife, and the McMinnville School District.



The area planning process also included a variety of community engagement and outreach activities to gather feedback. These opportunities for community members to provide their input included public participation at Project Advisory Committee meetings, in-person community design workshops, and an online survey. The City of McMinnville promoted these engagement opportunities through social media and newspaper ads, on the City website, and a City outreach booth, and provided updates for further involvement at each of these meetings. The City has worked closely with key stakeholders, property owners, local service providers, and the community to continuously gather valuable feedback through the area planning process.

Background

In 2020, the City of McMinnville adopted the McMinnville Growth Management and Urbanization Plan (MGMUP) on December 8th as part of the Comprehensive Plan and amended its urban growth boundary (UGB). The MGMUP amended McMinnville's UGB by 924 gross buildable acres, with most of this acreage placed into an Urban Holding (UH) comprehensive plan designation. All land within a UH comprehensive plan designation must undergo an area planning process prior to annexation into the city limits, rezoning, or urban development. The City of McMinnville has committed to investing and processing one area plan each year. The first area plan initiated by the City is the Fox Ridge Road Area Plan. The Fox Ridge Road Area is known as the area around Fox Ridge Road, and includes the potential future high school site owned by the McMinnville School District (see Figure 2). Collectively, the Fox Ridge Road study area is comprised of approximately 230 acres.



Figure 1. Study Area Context

The Fox Ridge Road Area Plan is expected to be primarily zoned for housing. However, the Area Plan includes a significant land use within the site that is owned by the McMinnville School District, located within the northern portion of the study area. This school district site is currently identified for the development of a future high school. The area planning process accounts for the connectivity and coordination with the future development of the high school site. Per the MGMUP Framework Plan, the Fox Ridge Road Area Plan will also provide an opportunity for a small Neighborhood Activity Center (NAC) along the area's NW Hill Road frontage between the Wallace Road roundabout and the intersection of Fox Ridge Road. This partial NAC aims to provide neighborhood serving commercial and office development, high-density residential development, and medium-density residential housing. The remaining residential land of the Fox Ridge Road study area is suitable for low-density residential housing, specifically within the southern and western portions where the topography exhibits steeper slopes. In order to support this newly developed residential area and provide further services, the Fox Ridge Road Area Plan will incorporate one neighborhood park located within a ½ mile distance from all residences in the study area. The plan will also include a natural resource park to preserve existing natural features, along with a greenway system for bike and pedestrian connectivity throughout the study area and with connectivity of the Fox Ridge Road area to other areas.

Part 2: Existing Conditions

Regulatory Context and Planning Framework

The Fox Ridge Road Area Plan will be adopted as a supplement to the McMinnville Comprehensive Plan and adopted by the City Council as a guiding land use document. The Area Plan document, along with the final land use concept, embodies the development principles of the Comprehensive Plan, including the MGMUP, MGMUP Framework Plan, McMinnville Comprehensive Plan Goals and Policies, and other applicable City land use policies and standards. The MGMUP provides guidance for the planning and development of fully integrated, mixed-use, pedestrian-oriented neighborhoods. The final land use concept will help guide future development patterns and is expected to be consistent with the:

- 1) **McMinnville Growth Management and Urbanization Plan:** The guidelines of the Traditional Neighborhood model, as described in the McMinnville Growth Management and Urbanization Plan.
- 2) **MGMUP Framework Plan:** Neighborhood Activity Centers (NACs) to meet neighborhood commercial land needs as identified in the MGMUP Framework Plan, supports surrounding residential development, and provides opportunities for open space, parks, and trails.
- 3) **McMinnville Comprehensive Plan:** Including the City's adopted Great Neighborhood Principles, as described in Comprehensive Plan Policies 187.10 through 187.50.
- 4) **Parks, Recreation and Open Space Master Plan:** The City's Parks and Recreation vision and facility guidelines.

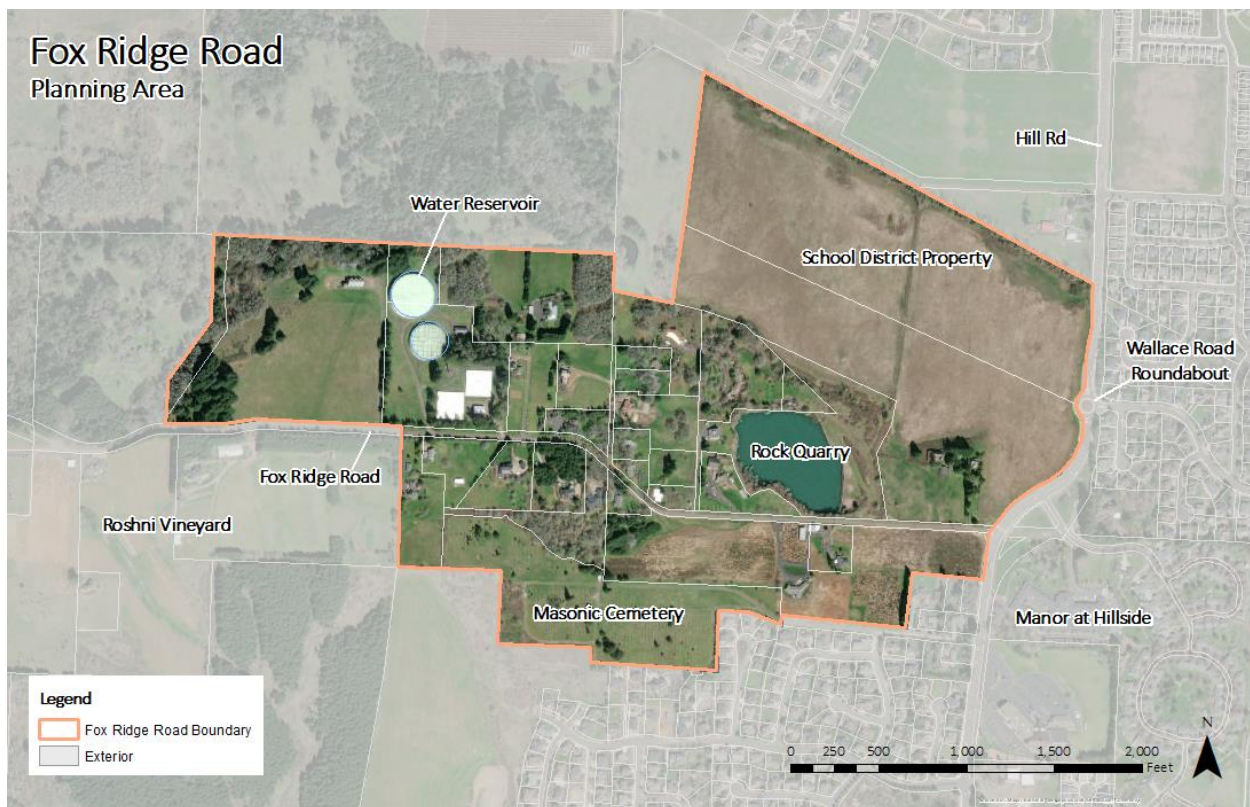


Figure 2. Fox Ridge Road Area Map

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McMinnville Growth Management and Urbanization Plan

Traditional Neighborhood Model Guidelines

As highlighted in the MGMUP, McMinnville’s plan for urbanization is modeled around the planning and development of a “traditional neighborhood,” designed to be fully integrated, mixed-use, and pedestrian oriented. This type of development includes narrower streets that emphasize pedestrian orientation and scale, highly connected street patterns with small blocks or grids, streets lined with trees and sidewalks on both sides, and diverse housing types and lot sizes that are intermixed throughout the neighborhood. Uses and housing types are mixed and in close proximity to one another, with public spaces such as neighborhood parks or plazas serving as focal points for community interaction. As an essential feature, the McMinnville model for a traditional neighborhood calls for a neighborhood activity center at the heart of the neighborhood to provide opportunities for social interactions, structure to surrounding land uses, and neighborhood identity. The concept of a traditional neighborhood aims to minimize traffic congestion, suburban sprawl, infrastructure costs, and environmental degradation.

To be consistent with the MGMUP, the Fox Ridge Road Area Plan follows the guidelines set forth for the development of a traditional neighborhood model. Key considerations for the study area include mixed-use planning that integrates diverse commercial and residential developments, pedestrian oriented and connected streets, and public green spaces as social gathering opportunities. A neighborhood activity center is expected to be a focal point of the study area. The McMinnville Zoning Ordinance defines a Neighborhood Activity Center as, “a physically and aesthetically unified area, that serves as the center of a larger surrounding neighborhood, where all elements and land uses are designed to function as an integrated whole (rather than as a series of unconnected, unrelated developments). Neighborhood Activity Centers consist of a Focus Area with commercial, institutional, office uses, and other mixed-use activities needed to support a specified geographic area. These centers also may include a Support Area with high- and medium-density residential uses that supports the non-residential uses in the center.”

McMinnville Framework Plan

Neighborhood Activity Centers (NACs)

The MGMUP emphasizes Neighborhood Activity Centers as the most critical element of the City’s growth management and land use plan. Surrounding the neighborhood activity center are residential uses with the highest-density housing developments that progressively decrease in density outward from the activity center. According to the MGMUP Framework Plan, the Neighborhood Activity Center should:

- provide local context with the ability to foster the development of a traditional neighborhood;
- have the ability to accommodate higher intensity development and be strategically located based on the proximity to vacant buildable land;
- be located at major street intersections with their service areas extending to a group of neighborhoods ranging from a one to three-mile radius.

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

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



Figure 3. MGMUP Framework Plan Map

Shown in the MGMUP Framework Plan, the Fox Ridge Road Area Plan provides an opportunity for a partial Neighborhood Activity Center. The modified and reduced activity center will be approximately 5 – 10 acres, with approximately 1 – 2 acres of commercial and office development to serve the neighborhood, approximately 2 acres of high-density residential development (R-5), and approximately 2 – 5 acres of medium density residential housing. This mixed-use center is proposed to be located along the study area’s NW Hill Road frontage between the Wallace Road roundabout and the intersection of Fox Ridge Road (see Figure 3). The remaining residential land of the Fox Ridge Road study area is suitable for lower density residential housing, specifically within the southern and western portions where the topography exhibits steeper slopes. The Fox Ridge Road Area Plan will incorporate one neighborhood park of approximately 3 – 5 acres in size located within a ½ mile from all residences in the study area. The plan will also include a natural resource park to preserve existing natural features, along with a greenway system for bike and pedestrian connectivity throughout the study area. The location, uses, and accessibility of the neighborhood activity center ensures the Area Plan’s consistency with the City’s adopted Great Neighborhood Principles described in the MGMUP Comprehensive Plan.

MGMUP Comprehensive Plan

Great Neighborhood Principles

Adopted in 2019, the Great Neighborhood Principles are described by Comprehensive Plan Policy 187.10 as a means to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. These principles ensure the livability, accessibility, safety and beauty of all new development or redevelopment. In order for the Fox Ridge Road Area Plan to be consistent with these principles, Comprehensive Plan Policy 187.50 describes specific directions on how to achieve each principle as it refers to design, location and orientation of these necessary neighborhood resources. By following the model of a traditional neighborhood and planning around the centralization of a partial neighborhood activity center, the overall development of the area plan will likely achieve each individual principle.

(Please refer to Part 3: Community Engagement for the list of Great Neighborhood Principles.)

Parks, Recreation, and Open Space Master Plan

The City of McMinnville created and published its Parks, Recreation, and Open Space Master Plan in 1999 to meet the parks and recreational needs of the community, while ensuring natural resources crucial to the character of the City are protected and enhanced. The Park and Recreation Department holds a central role in shaping the changing character of the City, as recreational opportunities continue to build community and help encourage residents to achieve active, healthy lifestyles. As with the Parks Master Plan, the Fox Ridge Road Area Plan must plan for the City's population growth and increasing diversity. The Fox Ridge Road study area has its own existing unique natural features and opportunities for new parks and recreation services. The Fox Ridge Road Area Plan addresses the minimum Level of Service Standards of the Parks Master Plan as well as the minimum requirements in the MGMUP Framework Plan. The City is in the process of updating the Parks, Recreation, and Open Space Master Plan, and the work is proceeding in coordination among planning efforts, including the Fox Ridge Road Area Plan.

Local Context

The Fox Ridge Road study area is located west of NW Hill Road surrounding Fox Ridge Road and consists of approximately 230 acres, with about 30 existing parcels ranging in size from less than an acre to over 40 acres. The study area is characterized by its moderate to steeply sloping terrain, dense stands of mature trees, and the expansive views of the surrounding lands. The study area primarily consists of land zoned for agricultural and rural-residential use, with rural residential single-family homes that are situated to take advantage of the scenic views. There are several committed lands within the study area including the school district site, the water reservoir property owned by McMinnville Water and Light, and the Masonic Cemetery. Directly southwest of the study area is the Hillcrest Master Plan residential development, and about 0.5-mile north along Baker Creek Road is a new construction mixed-use development project with 144 residential units and 30,000 square feet of additional commercial space.

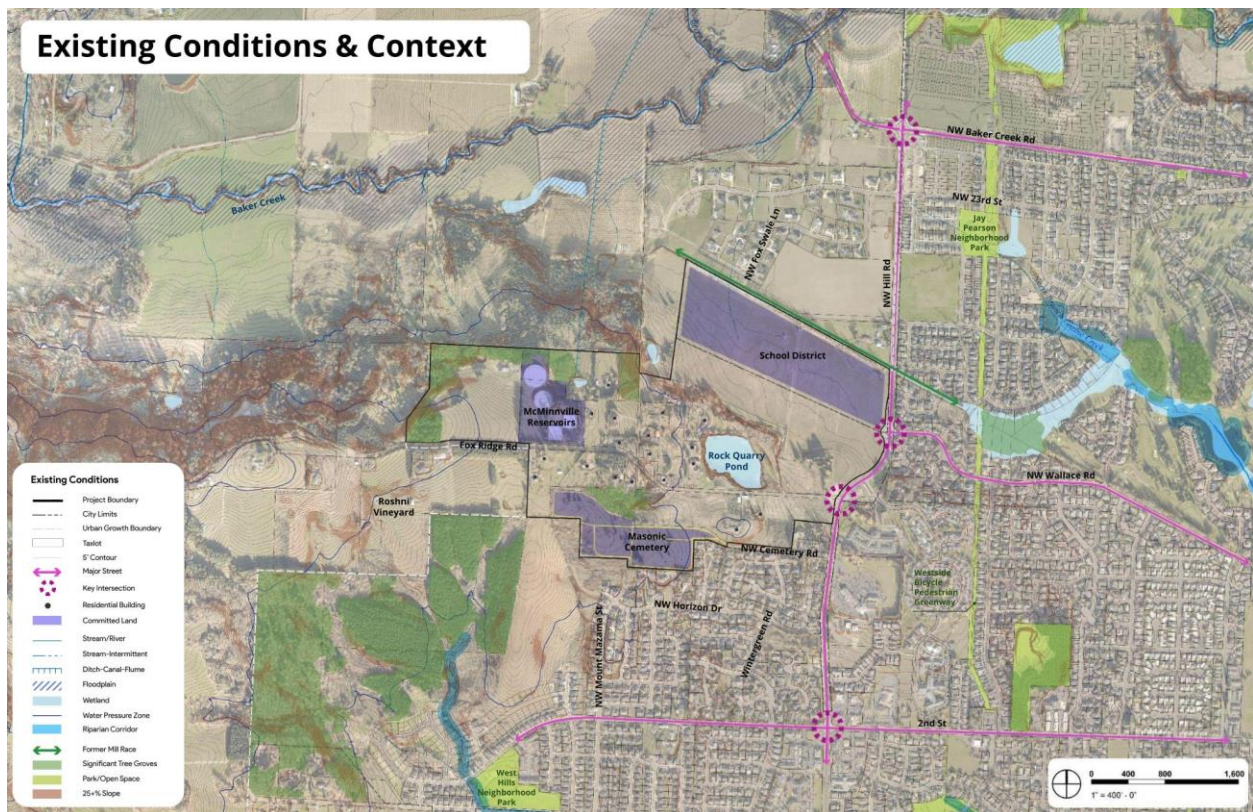


Figure 4. Existing Conditions and Context

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Land Use and Zoning

Due to the existing topography of the study area, the large parcels along Fox Ridge Road are most suited for larger low-density residential properties, while the eastern portions of the study area are flatter and more suitable for potential mixed-use and medium- to high-density residential development. A 42-acre site on the north side of the study area is owned by the McMinnville School District and is currently identified for the potential development of a future high school. Per the Framework Plan, the partial Neighborhood Activity Center should be strategically located near the intersection of Fox Ridge Road and Hill Road to provide services and amenities to the diverse residential developments proposed within the study area.

The Fox Ridge Road study area is currently designated with the Urban Holding (UH) Comprehensive Plan map designation, except for the School District Property. Until properties are annexed into the City, they retain their current County rural zoning designations and the applicable County zoning and land use regulation continue to apply to these properties. The surrounding land uses include low-density, single-family residential (R-1 and R-2) zoning directly south and east of the study area, and additional medium-density, multiple-family residential (R-4) zoning southeast of Fox Ridge Road. To the west and north of the study area are county zoned exclusive farmland (EF-80). The school district site is within City limits and is currently zoned R-4 PD (Planned Development), which permits public schools conditionally. The Planned Development ordinance applicable to the properties specifies its use for a school.

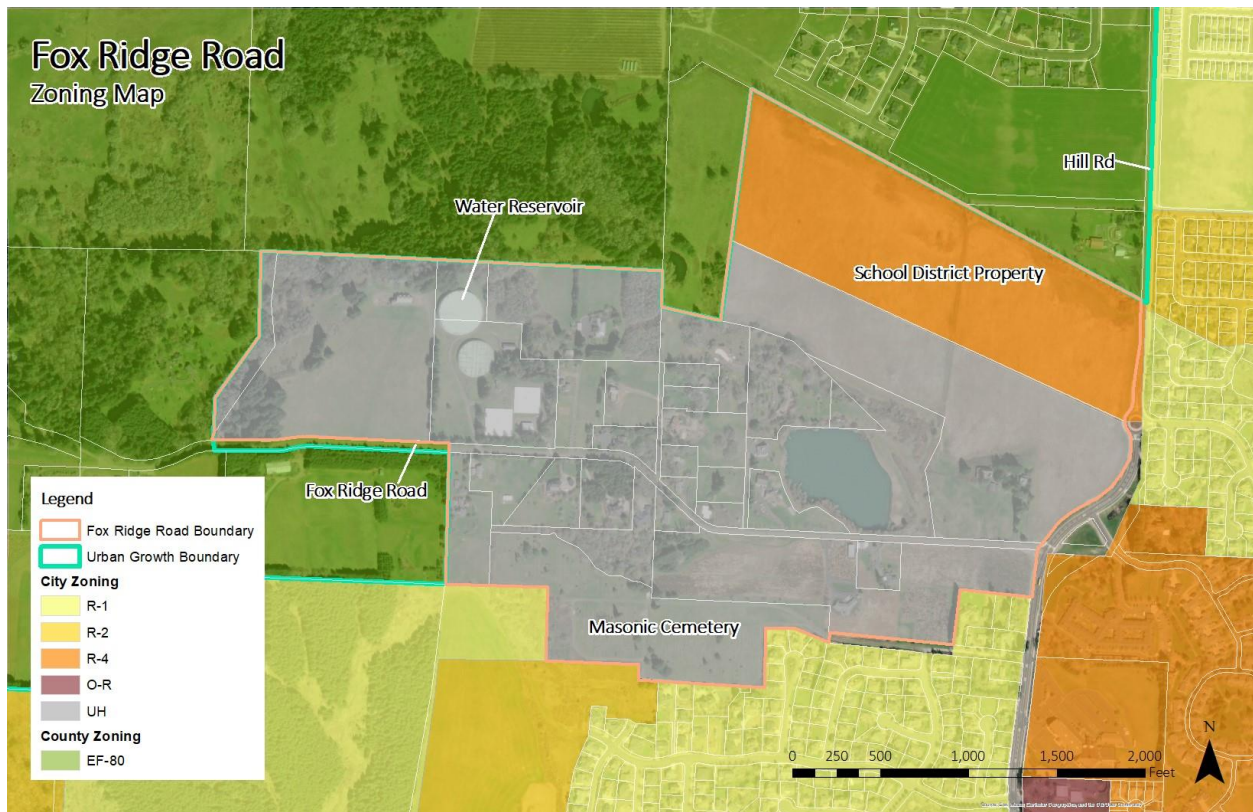


Figure 5. Zoning Map

Natural Features

Topography And Geotechnical Conditions

The City made initial findings describing the topography of the Fox Ridge Road study area within the MGMUP Phase 1 Expansion Land Study Areas of the Urbanization Report. Specifically, the majority of the study area consists of gradual to steeply sloping land, with some areas to the west exceeding a 15 percent slope. The lowest point of the study area is located in the southeast corner and sits at 287 feet above sea level (ASL), gradually increasing to the steepest slopes located in the west side of the study area and topping out at over 400 feet of elevation ASL.

Hazards and Natural Features

There are no floodplains identified within the study area. However, recent mapping conducted by the City of McMinnville to identify natural hazards and natural features in conjunction with Statewide Planning Goals 5 (Natural Resources) and Goal 7 (Natural Hazards) identified hazardous areas based on topographical conditions, significant tree groves, and scenic viewpoints along ridgelines to the north and south of Fox Ridge Road. The City is in the public hearing process for consideration of a proposed Natural Hazards Inventory and Management Program. This includes proposed overlay zones for Natural Hazard Mitigation (NH-M) Zones and Natural Hazard Protection (NH-P) Zones, which have been identified in the overlay map below. Areas identified with natural hazards have development constraints that will need to be considered along with the development standards of the underlying base zone. It will also be important to conserve natural greenspaces and greenways that may also serve to protect the dense stands of mature trees and provide habitat for protected avian species.

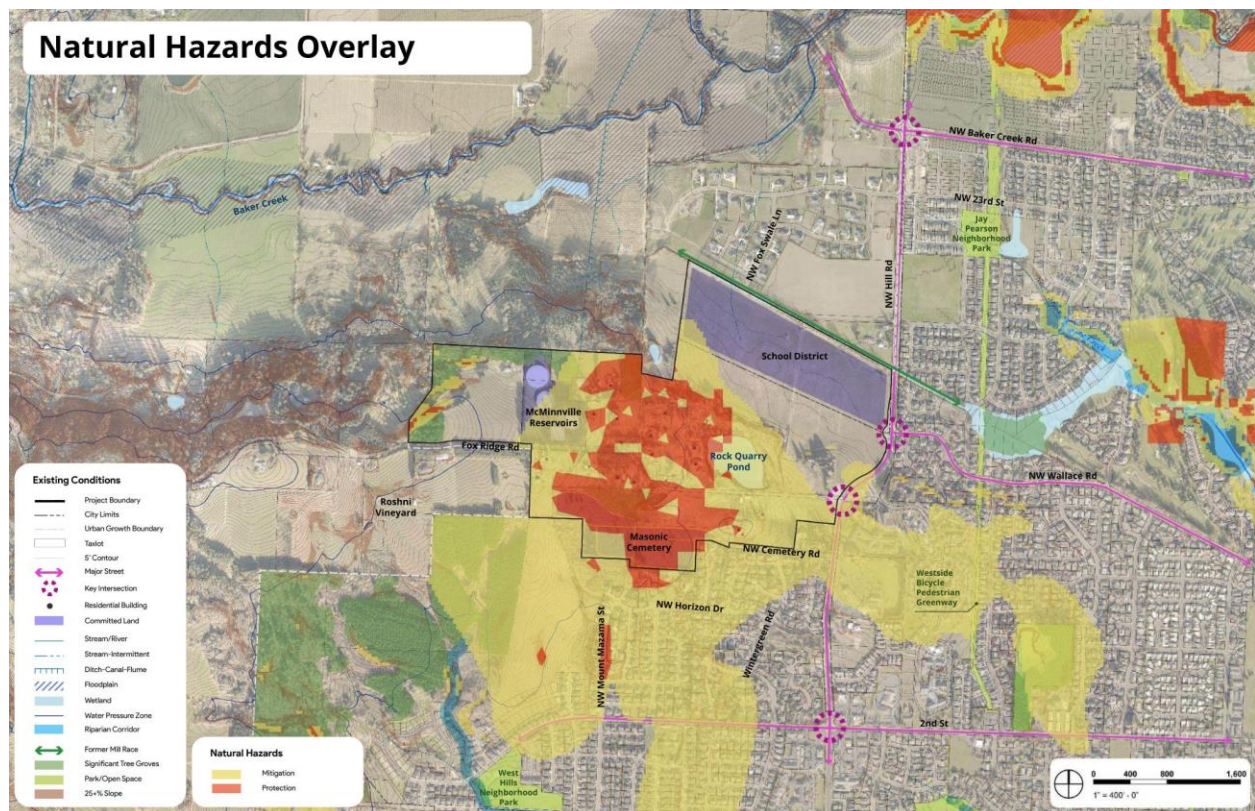


Figure 6. Natural Hazards Overlay.

Habitat Conservation and Wildlife

The Fox Ridge Road study area includes several existing natural and geographic features that provide an excellent opportunity to conserve and limit impacts from urbanization on the habitat and wildlife. Natural greenspaces or greenways will be considered to connect the Fox Ridge Road Area to the West Hills and Redmond Hill Road areas. This greenway/greenspace could also minimize impacts to the significant tree stands in the Fox Ridge Road and West Hills areas that currently provide habitat for protected avian species, such as the Western Bluebird, White-Breasted Nuthatch (Slender-Billed), and Oliver-Sided Flycatcher.

Other Natural/Limiting Features

Rock Quarry Pond

Large gravel quarry filled with water, centrally located within the study area near the base of Fox Ridge Road and adjacent to the location for the Neighborhood Activity Center. Currently serves as stormwater drainage and retention, providing supplemental irrigation to properties outside of the study area.

Masonic Cemetery

Occupies nearly 70 percent of the southern boundary of the study area. Must be protected in place and buffered from potential surrounding uses.

McMinnville Water and Light

Owns a large property near the center of the study area that houses two above-ground water reservoirs.

Infrastructure and Services

Transportation

Fox Ridge Road itself is a paved, county road with no sidewalks, curb, or gutter. The road extends westward from NW Hill Road providing the only current means of public vehicular access into the study area. Fox Ridge Road generally travels along the ridgeline that cuts east-west through the study area's midsection. Additional access to individual parcels within the study area is provided by long and narrow private driveways. The right-of-way dimension for Fox Ridge Road measures 40-feet in width and includes a constructed paved surface that averages 25-feet in width with gravel shoulders on either side. The road will require improvements as the area urbanizes to meet City design standards. To meet today's urban standard, an additional 10-feet of right-of-way width, removal and reconstruction of the existing subgrade, construction of a paved travel surface at a minimum 26-feet in width, as well as 5-foot wide sidewalks on both sides of the street, curbs and gutters would be required.

Pedestrian and Bicycle Connections

Bike and pedestrian connectivity are integral to the Fox Ridge Road Area Plan, with consideration of connecting to the existing trails and linear parks (BPA and Westside trail systems) that are located just east within the existing Urban Growth Boundary (UGB). The existing trail system may potentially be linked via Wallace Road to the study area. There are currently no bike or pedestrian facilities along Fox Ridge Road. Hill Road was improved to its current configuration, completed in 2018. There are existing bike lanes along both sides of Hill Road and sidewalks along both sides where abutting lands are within the UGB. Creating safe and accessible bike lanes and pedestrian routes within the study area will require further evaluation of traffic calming design along NW Hill Road and improvements along Fox Ridge Road.

Transit

The City will also be coordinating with Yamhill County Transit as part of the outreach for the Fox Ridge Road Area Plan in order to better understand the potential for future public transit services to connect Baker Creek Road, Hill Road, and 2nd Street. Yamhill County Transit updated their transit plan in 2018, with future short- to long-term service expansions discussed within the region. The transit plan indicates that,

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“McMinnville’s R-3 residential zoning district allows nearly 12 units per acre and the R-4 residential district allows for higher-density developments (over 20 units per acre), which could support transit service that is more frequent than today; however, current residential density in the city is relatively low, even in areas currently zoned for medium- or higher-density housing.” The plan identifies potential future service along Hill Road which could ultimately benefit the Fox Ridge Road study area. Higher densities and other plan elements would potentially increase the demand for these services sooner than later.

Utilities (Water, Sewer, Stormwater, And Other)

Water

The study area’s primary source of domestic water is currently individual and private wells. The McMinnville Water and Light “Water System Master Plan” states that this area is located above the current water service area and cannot be provided public water without constructing an upper level system. This would require the acquisition of land in order to build a new reservoir (southwest of this study area at an elevation of some 510 feet), construction of two reservoirs each with a 1.65 million gallon capacity, a pump station, and transmission lines connecting the existing reservoirs with the planned reservoirs and pump station. Properties located within Water Service Zone 1 (shown in Figure 7) are currently served with public water.



Figure 7. Water Service Zone Map

Sewer

Due to the topography of the study area, sanitary sewer effluent would gravity flow in two directions: to the north into the Michelbook drainage basin; and, to the south into the Cozine drainage basin, requiring additional trunk line extensions beyond what would otherwise be required. According to the City of McMinnville Engineering Department, there are downstream capacity limitations to both the Michelbook and Cozine drainage basins. Capacity limitations will be evaluated as the Wastewater Master Plan undergoes future updates.

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Stormwater

There are currently no existing storm pipes within the study area. However, existing storm pipes run throughout the neighborhoods both south and east of the Fox Ridge Road area that may be connected to any new storm pipes extended as part of the area plan. Within the Fox Ridge Road area is the North Cozine and Baker Creek Basin, as well as the West Cozine Creek Basin to the south. There is also a large gravel borrow pit that is now filled with water located in the eastern portion of the study area. Prior to any new development, the City will likely require the construction of water quality treatment and detention facilities prior to being discharged into the public stormwater line.

Electric

The study area is currently served by McMinnville Water and Light. There are existing feeders on North Hill Road that would have to be upgraded to accommodate the additional projected load from new developments. The Fox Ridge Road Area is already serviced, however, future coordination with franchised utilities will be coordinated at the time of development of individual properties.

Community Facilities

Resource	Facility	Address	Location
Schools	Newby Elementary School	1125 NW 2 nd St	1 mile – East
	Duniway Middle School	575 NW Michelbook Ln	1 mile – East
	Memorial Elementary School	501 NW 14 th St	1.5 miles – East
	McMinnville High School	615 NE 15 th St	2 miles – East
Higher Education	Linfield University	900 SE Baker St	2 miles – SE
	Chemeketa Community College	288 NE Norton Ln	3.5 miles – SE
Parks	Jay Pearson Neighborhood Park	2120 NW Yohn Ranch Dr	0.6 miles – NE
	Westside Bicycle and Pedestrian Greenway	Runs north/south NW Baker Creek Rd to SW 2 nd St	0.5 miles – East
	McMinnville Linear Park	Runs east/west S. Agee St to SW Westvale St	0.6 miles – SE
Hospitals	Oregon Whole Health	349 SE Baker St	1.6 miles – SE
	Physicians Medical Center	2435 NE Cumulus Ave	3.3 miles – SE
	Willamette Valley Medical Center	2700 SE Stratus Ave	3.3 miles – SE
Police Stations	McMinnville Police Department	121 SE Adams St	1.6 miles – SE
	Yamhill County Sheriff's Office	535 NE 5 th St #143	1.8 miles – SE
Fire Station	McMinnville Fire Department	175 E 1 st St	1.6 miles – SE
Playground	Scotty's Playhouse Indoor Playground	700 NW Hill Rd	0.1 mile – East
Senior Care	The Manor at Hillside Retirement Community	900 NW Hill Rd	0.1 mile – East
	The Village at Hillside Assisted Living Facility	440 Hillside Pkwy	0.3 mile – SE
	Traditions at Hillside Retirement Community	300 Hillside Pkwy	0.3 mile – SE
	Vineyard Heights Assisted Living Facility	345 SW Hill Rd	0.5 mile – South
	McMinnville Memory Care	320 SW Hill Rd S	0.5 mile – South
Cemetery	Masonic Cemetery	NW Cemetery Rd	0 miles

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The proximity of these community facilities further informs the area planning process, providing context to existing facilities, amenities, services, and opportunities for new connections. By understanding the distance of existing parks and playgrounds, the plan can prioritize pedestrian connectivity to these areas to link newly proposed parks and trails to the existing system of these facilities. Nearby resources, such as senior care facilities and schools, can be accounted for when considering new land uses and so on.

Key Findings

Land Use and Zoning

- The Fox Ridge Road Area Plan is expected to be adopted in reference to the MGMUP to ensure the study area complies with the goals and objectives established through the area planning process
- A significant land use within the area will be the 42-acre site owned by McMinnville School District that is slated for the potential development of a future high school.
- The plan will include a Neighborhood Activity Center that allows for small scale commercial and office development, NAC park/plaza, and high-density residential development within the center.
- The Neighborhood Activity Center should be strategically located to provide services and amenities to the diverse residential developments proposed within the study area.
- A neighborhood park is to be located within ½ mile of all residences within the neighborhood.

Natural Features

- Topographically, the majority of the study area consists of gradual to steeply sloping land that may affect the constructable residential densities and related utilities.
- A majority of the area's soils are of moderate to poor permeability which limits the types of stormwater facilities that can be utilized in support of future urban development.
- The area plan will need to plan for a useable open green space network that includes greenways and trails throughout the area to improve the walkability and accessibility of the study area.
- Two ridges running parallel to Fox Ridge Road, one on the north side and one to the south, further divide the properties along Fox Ridge Road from flatter areas at the northeast corner of the study area and land immediately to the south.
- Recent mapping conducted by the City of McMinnville to identify natural hazards and natural features in conjunction with Statewide Planning Goals 5 and 7 identified significant tree groves at the western edge of the study area, and scenic viewpoints along ridgelines to the north and south of Fox Ridge Road. It will be important to conserve natural greenspaces and greenways that may also serve to protect the dense stands of mature Douglas Fir trees that provide habitat for protected avian species.
- Relatively flat properties at the northeast corner of the study area and at the base of Fox Ridge Road, near its intersection with NW Hill Road, are less impacted by slopes and closer to existing utilities. Therefore, these properties are likely to develop earlier, and at a greater potential intensity than properties further to the west, at higher elevations along Fox Ridge Road.
- A large remainder of land within the Fox Ridge Road Area Plan is most suitable for lower density residential housing development due to steep slopes.
- Preliminary mapping of potential NH-P and NH-M overlay zones indicate that development may be limited by natural hazards on the middle portion of Fox Ridge Road, above the cemetery and tree farm properties at the base of the hill, and below the westernmost edge of the study area. In combination with other development constraints (parcelization, serviceability), new residential development along the higher portions of Fox Ridge Road may take place later than other portions of the area, or at a lower intensity. These areas could be evaluated in conjunction with identified natural features and habitat areas for possible designation of open space areas and/or transfer of development rights.

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Infrastructure and Services

- If a different street standard is applied to Fox Ridge Road, future development would require road frontage improvements to meet City standards, including improvements to the right-of-way, remove and reconstruction of the existing subgrade, construction of paved travel surfaces, as well as 5-foot minimum sidewalks along both sides of the street, curbs and gutters.
- Connectivity and coordination with the development of the high school site, adjacent to the proposed mixed-use concept plan development, will be critical to the area plan.
- Bike and pedestrian connectivity should occur between the Fox Ridge Road area and existing trails and linear parks throughout McMinnville.
- Coordination with Yamhill County Transit should occur to provide public transit services, especially in conjunction with the proposed partial Neighborhood Activity Center location.

Wallace Road Extension

- The three-legged roundabout at the intersection of NW Hill Road and Wallace Road provides an opportunity to extend Wallace Road westward for access to the location of the Neighborhood Activity Center and the McMinnville School District property.
- A Wallace Road extension would provide access for the future high school site and the Neighborhood Activity Center on TL 700. Due to these adjacent uses, the Wallace Road extension will likely be the most used street in the study area, by all modes of travel, making the design and alignment of the road particularly important.

Regulatory Context and Planning Framework

- The Area Plan will be adopted as a supplement to the McMinnville Comprehensive Plan, and act guide for future urbanization of the land located within the Fox Ridge Road Area Plan.
- The Area Plan will reflect the principles of the MGMUP, MGMUP Framework Plan, McMinnville Comprehensive Plan and other applicable City land use policies and standards including:
 - The guidelines of the Traditional Neighborhood model
 - Standards for a partial Neighborhood Activity Center
 - The adopted Great Neighborhood Principles (Comprehensive Plan Policies 187.50)
- The MGMUP Framework plan identifies potential planned uses such as a partial or half Neighborhood Activity Center (5 – 10 acres) with commercial and office development (1 – 2 acres), medium-density residential development (2 – 5 acres) and high-density residential development (2 acres) located at the perimeter of the Neighborhood Activity Center. This will also include a Neighborhood Park located within a ½-mile distance from all residences in the study area, and a natural resource park.

School District Property

- McMinnville School District owns a 41-acre site at the northern edge of the study area, intended for a future high school. The site is a parallelogram, extending only about 700 feet in depth from the anticipated future extension of Wallace Road.
- The future high school site occupies a significant portion of the flat land at the northeast corner of the study area that is most easily accessed and serviced by existing utilities. Depending on the size of the high school, utility needs may vary. The timeline for development is uncertain.
- The district has not adopted specific programming or plans for a high school at this time, pedestrian, bicycle, and vehicular connectivity to the school will need to anticipate the future layout of the site.
- The shape of the property may pose challenges for configuring a high school, depending on the eventual programming intended for the facility.

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Other Permanently Occupied Sites

- Two of the larger properties within the southern portion of the study area are occupied by uses that have been committed to specific uses that make them unlikely to redevelop at any time in the future:
 - The Masonic Cemetery occupies a 21-acre site, occupying nearly 70 percent of the southern boundary of the study area.
 - McMinnville Water and Light owns 13-acres near the center of the study area, along Fox Ridge Road, that houses two above-ground water reservoirs.
- These sites do not directly impact the development potential of neighboring properties but could interrupt the continuity of annexation and utility extensions, as property is urbanized from the existing City limits at the base of the hill. Annexations contiguous to City limits could occur relative to the City limits to the east or the south.

Rock Quarry Pond

- A large gravel quarry, now filled with water, is centrally located within the study area, near the base of Fox Ridge Road and adjacent to the approximate location suggested in the Framework Plan for the Neighborhood Activity Center. The gravel pit currently stores runoff from uphill lands and provides supplemental irrigation to properties outside of the study area.
- The pond created on the gravel pit site could provide a feature to a future park site or amenity for development in the vicinity.
- A park site or public park at the gravel pit site would occupy a possible connection point between the higher ground along Fox Ridge Road and potential future locations for a high school and Neighborhood Activity Center. However, the pond itself is not visible from either of these lower elevation sites.
- The pond currently plays a role in stormwater drainage and retention, and changes in configuration may have impacts in and around the site.

Opportunities and Constraints

The key findings listed above have helped inform the “Opportunities and Constraints Diagram” presented and utilized at Community Design Workshop #1 and has also been referenced in several Project Advisory Committee meetings to provide context (see Figure 8). This diagram summarizes the opportunities for various land uses, development patterns, building relationships, open spaces, and connections, as well as any key constraints that would need to be overcome in order to realize those opportunities.

Opportunities

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

Constraints

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

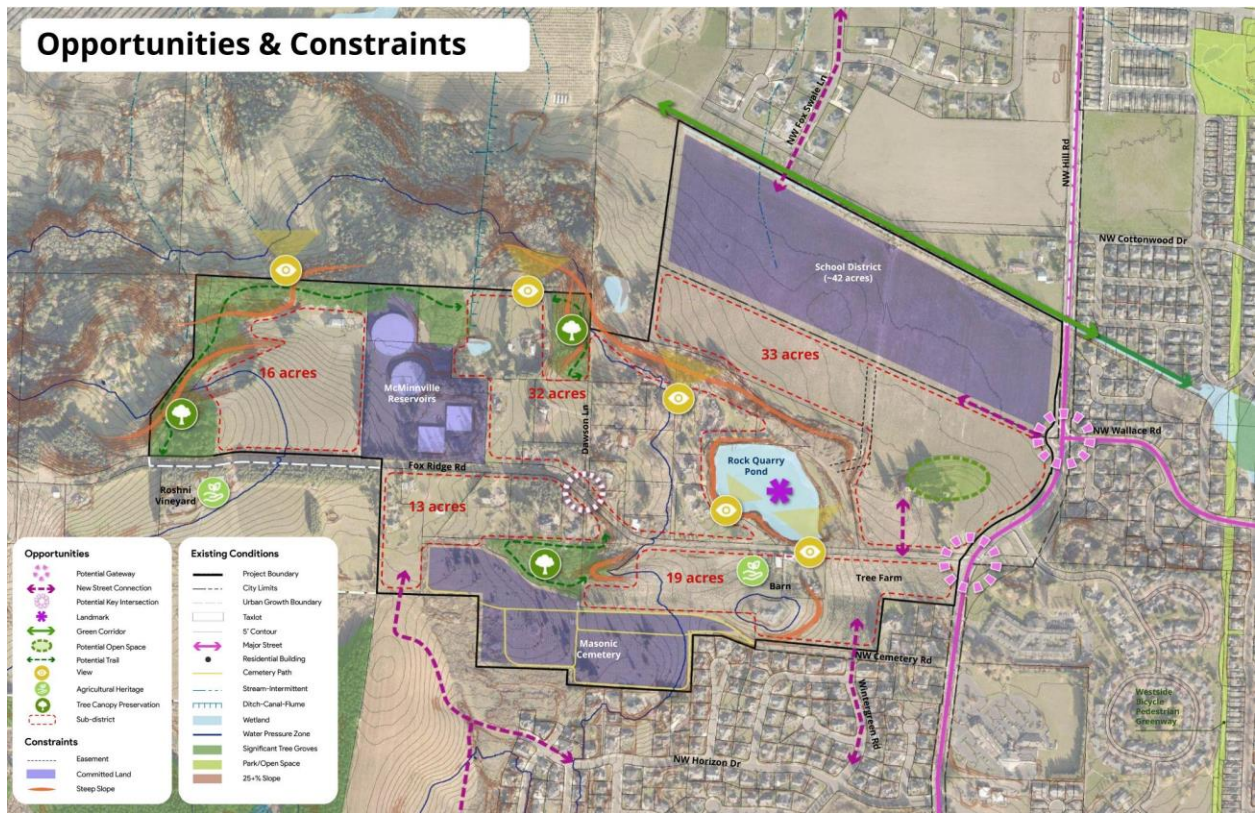


Figure 8. Opportunities and Constraints Diagram

Part 3: Community Engagement and Plan Development

Methods of Engagement and Community Input

In addition to conducting a document review and evaluation of existing conditions for the study area, the area planning process included several methods of community engagement for input and feedback to develop the goals and policies of the Fox Ridge Road Area Plan. Community engagement included remote interviews with stakeholders, an online survey, design workshops, and public comments at Project Advisory Committee meetings and work sessions with Planning Commission and City Council. These opportunities for engagement were promoted through social media and newspaper ads, on the City website, and a City outreach booth, and updates for further involvement were provided at each of these meetings.

Stakeholder Interviews

Interviews with key stakeholders were conducted early in the area planning process to gather insight on the study area and receive initial comments on existing conditions, community features, and any current or future development plans. These interviews included private property owners, developers, and representatives from the McMinnville School District, McMinnville Water and Light, and the Oregon Department of Fish and Wildlife. These interviews provided future considerations to be accounted for within the area plan, such as the placement of community facilities, the anticipation of future developments, connections to committed land uses, or the future planning of sensitive areas.

Online Survey

To receive a wide range of input from the Fox Ridge Road neighborhood and surrounding community, an online survey was available for one month between March 10 to April 10, 2023. The survey questions aimed to gauge the familiarity of respondents to the Fox Ridge Road area, and what the community's vision for the future of the Area Plan appeared to be. A total of 147 responses were submitted, many of which emphasized park, trails, and open space, preserving some aspect of the existing rural landscape, and helped identify key assets such as the Rock Quarry Pond, Masonic Cemetery, and scenic views of the area. There were diverse responses regarding housing density and affordability. Please see Appendix A for the summary of the survey results and responses.



Community Design Workshops

A total of two community design workshops were held to engage stakeholders, City staff, and citizens in interactive design sessions around the potential development scenarios for the Fox Ridge Road area. The intent of these workshops was to collaboratively develop a framework for future growth. The first workshop focused on gathering input to develop three distinct development scenarios for the area, with the consideration of land use, urban design, connectivity, access, infrastructure, and stakeholder concerns. The second workshop focused on parks, trails, and connectivity, and explored design concepts for the parks and trails, as well as the bike and pedestrian connections between these spaces. Please see Appendix B for summaries from both community design workshops.

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Project Advisory Committee Meetings

The Fox Ridge Road Project Advisory Committee (PAC) was formed at the beginning of the area planning process and has held six meetings over the course of one year starting on December 1, 2022. These meetings reviewed project goals, findings of analyses and reports that were developed, outcomes of the community design workshops and online survey, and the development scenarios that were created as a result of those workshops. Committee members provided their input on these items and helped refine the resulting land use concepts to create a preferred land use concept plan. The Project Advisory Committee also identified key goals for the community and provided valuable feedback on the goals and policies that were created based on public engagement, stakeholder concerns, and the regulatory context and planning framework required to be met by the area plan. The area planning process has been guided by the Project Advisory Committee, representing the interests of the community, and creating the final vision for the Fox Ridge Road Area Plan.



Plan Development and Alternatives

As a result of the community engagement efforts, three land use concept “alternatives” were developed that each highlighted different priorities and elements required within the plan. Ultimately, each alternative was evaluated against the regulatory framework for the Fox Ridge Road Area Plan to identify the plan highlights and deficiencies. The alternatives, along with their findings, were presented to the PAC for review and feedback to create one preferred land use concept that accurately captured the regulatory and planning requirements, as well as the vision of the community. Input from the community that influenced the development of the preferred land use alternative included:

- The desire for **parks, trails, and open spaces** throughout the planning area.
- The preservation of **scenic views** with opportunities for viewpoints along proposed trails.
- Conserving community features such as the **rock quarry pond, masonic cemetery, and tree farms**.
- Ensuring **neighborhood-serving retail** in new commercial areas.
- Consideration of development impacts on **nature, wildlife, and mature tree stands**.
- Potential **traffic impacts** with new development and higher density.
- Concerns regarding **design and aesthetics** of new developments.
- Providing pedestrian and bicycle pathways for **walkability, access, and safety**.

This draft preferred land use concept was then presented to the Planning Commission and City Council at a joint work session for discussion. Input received from the work session helped further refine the concept for the final Area Plan Map (see Figure 9).

Market Analysis

A market and development analysis were conducted that focused on identifying the most feasible development types for commercial and higher density residential land in the Neighborhood Activity Center. The report provides market overviews, generates reliable assumptions with respect to achievable pricing and absorption, and outlines feasible uses, scale, and development forms within the Neighborhood Activity Center. The residential analysis provided focuses on high-density uses and evaluates the rental and ownership housing separately. The analysis indicates that there is adequate market support for rental apartments, rental townhomes, ownership townhomes, and commercial space in the Fox Ridge Road Neighborhood Activity Center. The analysis also provides further detail on the development types that would be feasible in this area, the potential for mixed-use projects, as well as the location for commercial and high-density residential uses. The full market analysis is included in Appendix D.

High-Density Residential

Demand for rental housing increased notably during the last decade. With a reduced supply of single-family rentals, markets saw strong gain in apartment demand over this period of time. According to the market analysis, McMinnville has not seen the same increase in apartment construction as most other parts of the region. With limited new supply, apartment properties in McMinnville has seen a decline in vacancy rates over the past 10 years, and the current low vacancy rates indicates considerable pent-up demand. One of the factors that has likely sustained strong occupancy in McMinnville is relatively affordable rent levels, which may also have deterred new development. Achievable pricing for new units within the Neighborhood Activity Center will depend on the standard, profile, and amenities of the community. Based on this analysis, rental apartments are recommended closest to the commercial section as rental housing tends to benefit more from that proximity, and the location will provide access to further amenities such as nearby park/green space and access to neighborhood-serving commercial retail.

Commercial Space

Based on the analysis, commercial activity in the NAC will depend on good exposure to auto traffic and will therefore need a location on the major Hill Road intersections, either at Wallace Road or Fox Ridge Road. Assuming the future development of the School District site the Wallace Road intersection provides the strongest exposure, positioning the commercial components to capture demand from residents east of NW Hill Road in addition to Fox Ridge Road Area residents. Given the recent approval of the Baker Road Mixed Use project north of the study area, the absorption rate of the commercially designated properties in the area is expected to be slower.

Transportation and Traffic Impact Analysis

An existing and future analysis of traffic conditions was conducted with 20-year forecasting for future growth assumptions. Intersection traffic operations were analyzed for the weekday AM and PM peak hours under the existing conditions and future 2041 conditions to evaluate if the study area intersections meet the desired performance levels of the City. The analysis includes a future 20-year no-build and build analysis and identifies the transportation infrastructure needs for the Fox Ridge Road study area based on the Preferred Land Use Concept. The full traffic study is included in Appendix E.

Based on these land use assumptions, two intersections are estimated to fail to meet the City's vehicle operating standard in 2044. The suggested mitigation measures include:

- **NW Hill Road at Fox Ridge Road:** Install a single-lane roundabout or traffic signal.
- **NW Hill Road at 2nd Street:** Install a single-lane roundabout or traffic signal.

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Bicycle, Pedestrian, and Transit Needs

Conditions for bicyclists, pedestrians, and transit needs were considered within the traffic analysis for the study area. NW Hill Road between Baker Creek Road and 2nd Street had recently been reconstructed with on-street bike lanes, gutter, curb, sidewalks, and a center turn lane/raised median since the McMinnville Transportation Systems Plan (TSP) was adopted in 2010. There are still gaps in the sidewalk along the west side of the road that is anticipated to be filled in as annexation and development occurs. The segment of NW Hill Road between 2nd Street and Alexandria Street does not have any sidewalks, curb, gutter, or on-street bike lanes. Although, there are existing wide paved shoulders for bikes within this segment. There are no local transit routes that stop or travel along NW Hill Road. The City is working with Yamhill County Transit to eventually extend services to residential and commercial locations along NW Hill Road as the Fox Ridge Road Area develops. Providing transit will become a priority as the Neighborhood Activity Center develops and additional medium-density and high-density residential units increase demand for public transportation.

Priority TSP Projects

The City is also working on updating their TSP which will maintain standards for pedestrian and bike facilities and identify where improvements shall be made throughout the City and including within the Fox Ridge Road Area. In their current McMinnville TSP (2010), the priority vehicle, pedestrian, and bike projects that are applicable to the Fox Ridge Road study area include the following:

- Compete Streets Update – NW Hill Road South (between 2nd Street and Alexandria Street) includes addition of pedestrian sidewalks and on-street bicycle lanes.
- Installation of a roundabout or traffic signal at NW Hill Road and 2nd Street. Based on the recent traffic analysis performed, a single-lane roundabout was evaluated at this location but was found to require dedicated southbound and westbound right turn lanes to operate adequately. Although roundabouts are the preferred option for multimodal safety, this would require more right-of-way than a traffic signal with dedicated left turn lanes.

Implications for the Area Plan

TBD

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Part 4: Fox Ridge Road Area Plan

This chapter presents the final plan and land use concepts that will guide future development and planning decisions within the Fox Ridge Road Area. This Area Plan has been created by the community through design workshops, online survey responses, Project Advisory Committee meetings, and public work sessions. This process of community engagement helped develop the initial land use concept alternatives and form the goals and policies for the Area Plan. The initial draft land use concepts were ultimately refined by the City's Project Management Team, Planning Commission and City Council through the area planning process. The Fox Ridge Road Area Plan's final preferred land use concept achieves the community's vision and goals while fulfilling the City's model for traditional neighborhoods and the Great Neighborhood Principles.

The Plan Narrative

Land Use and Design

The Fox Ridge Road Area Plan's developed land uses are mapped in the Preferred Land Use Concept plan and includes all elements designated within the Framework Plan (see Figure 9). The Neighborhood Activity Center is located along NW Hill Road at the Wallace Road intersection with commercial mixed-use and a park plaza at the core of the activity center. High-density and medium-density residential land uses are located directly adjacent to the neighborhood-serving commercial uses and surrounds the park plaza, and low-density residential land uses are located outside of the activity center where topography exhibits steeper slopes. A neighborhood park has been identified south of Fox Ridge Road and is located within a ½-mile distance from all residences within the Area Plan. Key community features have been identified including the Rock Quarry Pond, School District site, and the McMinnville Reservoir property. The remaining land to the west and the ridgeline areas along the northern boundary of the study area are allocated as a Natural Resource Park, which will also serve to protect existing natural resources and take advantage of the area's scenic viewpoints. Greenways and secondary trails connect the entire study area to adjacent neighborhoods, and potential street connections have been identified throughout the Area Plan.

The Fox Ridge Road Area Plan considers local design considerations that build on the Great Neighborhood Principles and their related plan policies. These include:

- Protection of the Rock Quarry Pond and Masonic Cemetery as community features.
- Coordination with the School District site and the Neighborhood Activity Center.
- Creating walkable and neighborhood-serving mixed-use commercial development.
- Connecting the proposed park systems for accessibility to all residents in the area.
- Emphasizing pedestrian and bicycle safety and access through frontage road improvements, greenways, and trail systems.

Key features of the Area Plan include:

- **Mixed-Use Commercial.** Within the focus area of the Neighborhood Activity Center, mixed-use commercial land use has been designated to provide flexibility in future development. This area may be developed with ground floor commercial uses and residential units or office space above ground. The location of the mixed-use commercial land use is intended for neighborhood serving retail development to provide goods and services to the residents of the Fox Ridge Road Area.
- **Higher Density Residential.** Designation of medium-density and high-density residential units maximizes opportunities for new housing development and allows for a variety of diverse housing options. The location of these higher density residential land uses is directly adjacent to the designated mixed-use commercial area, creating walkable and accessible neighborhoods.

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- **Neighborhood Park.** The neighborhood park provides opportunities for active and passive recreation that is accessible to all residents in the study area. The neighborhood park is centrally located within ½-mile distance from all residences and exceeds the minimum target acreage.
- **Natural Resource Park.** A natural resource park has been identified at the west end of the study area, and along the northern boundary following the existing ridgeline. The designation of these lands as a natural resource park preserves the existing natural features while providing opportunities for both active and passive recreation.
- **Greenway and Trail System.** Identified greenways connects NW Hill Road through the study area via Fox Ridge Road and provides direct connections north to the Neighborhood Activity Center into the School District site. The greenway system also provides connections to the natural resource park, with secondary trails that ties the study area together. This creates a “looped” and well-connected pedestrian network of primary trail/greenways and secondary trails.
- **Natural Feature Preservation.** The study area contains several stands of mature trees that provides habitat for protected avian species, the Rock Quarry Pond that stores runoff water used for off-site irrigation, and many opportunities for scenic vistas along the northern ridgeline. These areas of existing natural features are preserved as designated park land, greenways, or trails.
- **Street Connections.** Potential street connections connect the study area to the surrounding neighborhoods and their existing street systems.

A full report card evaluation of the Preferred Land Use Concept is included in Appendix F.

Neighborhood Activity Center

The MGMUP Framework Plan calls for a partial Neighborhood Activity Center along the area’s Hill Road frontage between the Wallace Road roundabout and the intersection of Fox Ridge Road. The proposed NAC is located within the northeast corner of the study area, west of NW Hill Road. The plan highlights a distinct Focus Area of the NAC, where mixed-use commercial and park/plaza has been located. Surrounding this area is the Support Area, where high-density residential exists and decreases in density moving away from the focus area.

Focus Area

Mixed-Use Commercial

TBD

Park/Plaza

TBD

Support Area

Residential Land Uses

High-Density Residential (HDR)

1/8-mile radius from focus area.

TBD

Medium-Density Residential (MDR)

1/4-mile radius from focus area.

TBD

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Low-Density Residential (LDR)

TBD

Connectivity

TBD



Parks and Public Facilities

TBD

Neighborhood Park

TBD

Natural Resource Park

TBD

Special Use Park / Rock Quarry Pond

TBD

Primary Trail / Greenway

TBD

Secondary Trail

TBD

Infrastructure and Other Utilities

TBD

Street Connections

TBD

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Existing Public / Committed Use

TBD

Potential Easement

TBD

The Vision, 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 breathtaking vistas, historical features, and opportunities for future neighborhood development, this once sprawling area highlights the goals of McMinnville’s Great Neighborhood Principles in its envisioned land use, development, design, preservation, and connectivity. The following are goals for the Fox Ridge Road area that reflect the desires and values of the community with specific policies provided under each goal to guide development and future planning decisions:

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

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

Policies:

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

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

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

Policies:

- 1. The built environment will be designed to provide and protect scenic views from the area.*
- 2. The Rock Quarry Pond should be protected and enhanced as a Special Use Park with public access.*
- 3. The Masonic Cemetery should be protected and respected by future developments.*
- 4. Significant natural and community features should be inventoried and protected to the extent fullest.*

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5. *Locate and acquire areas within the plan area that have been identified as open space for the development of parks, trail corridors, and open green spaces.*

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

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

Policies:

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

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

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

Policies:

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

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

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

Policies:

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

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Great Neighborhood Principles

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

1. *Natural Feature Preservation*

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

2. *Scenic Views*

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

3. *Parks and Open Spaces*

- Protect existing natural resources in open spaces.
- Create new gathering spaces within the proposed neighborhood.
- Provide a nature-based community park.
- Provide an open space park plaza within the Neighborhood Activity Center.
- Provide a neighborhood park within ½ mile of all residences within the neighborhood.

4. *Pedestrian Friendly*

- Provide a trail system and pedestrian corridors that provide connectivity throughout the plan area and safe access to the Neighborhood Activity Center.
- Incorporate shade trees along pedestrian corridors.

5. *Bike Friendly*

- Provide safe routes for residents and cyclists.
- Utilize connected primary greenway system.

6. *Connected Streets*

- Connect local street systems within Neighborhood Activity Center and School District site.
- Connect to existing local street grid in the Fox Ridge Road plan area.
- Improve Fox Ridge Road and local streets to better serve the plan area.

7. *Accessibility*

- Design new developments with pedestrian corridors for ease of use by all ages and abilities.
- Create connected and accessible secondary trail loops throughout the plan area.

8. *Human Scale Design*

- Design based on small-town character—porches, balconies, prioritize outdoor and open spaces.
- Promote inclusion and interaction within the right-of-way.
- Design commercial uses to typical human scale.
- Encourage shorter block lengths within new developments.

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- The public and private areas between land uses in the focus area should be intentionally designed to provide pleasant places for pedestrian and human interaction ensuring vehicular use and parking lots do not dominate street edges and park and common area interfaces.

9. *Mix of Activities*

- Design the Neighborhood Activity Center to provide mixed-use developments where feasible.
- Encourage neighborhood serving commercial and institutional uses easily accessible to residents.

10. *Urban-Rural Interface*

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

11. *Housing for Diverse Incomes and Generations*

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

12. *Housing Variety*

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

13. *Unique and Integrated Design Elements*

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

Types of Residential Housing



Mixed-Use Commercial



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Potential Features for Neighborhood Parks



Greenways and Shared Use Paths



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Trails and Natural Areas



Connecting Open Spaces



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Relating Land Uses



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The Area Plan Map

Draft Preferred Land Use Concept

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

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

High Density: 4.4 ac
Framework Plan target: 2 acres

Medium Density: 10.6 ac
Framework Plan target: 2-5 acres

Low Density: 68.1 ac

Commercial: 4.9 ac
Framework Plan target: 1-2 acres

Neighborhood Park + Buffer: 8.7 ac
Framework Plan target: 3-5 acres
Parks Master Plan target: 5-13 acres

Natural Resource Park: 29.5 ac
Framework Plan target: unspecified

Special Use Park: 12.6 ac

NAC Park / Plaza: 5.0 ac

Greenway Area (between bldgs): 3.0 ac

Existing Public / Committed Use: 72.5 ac

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

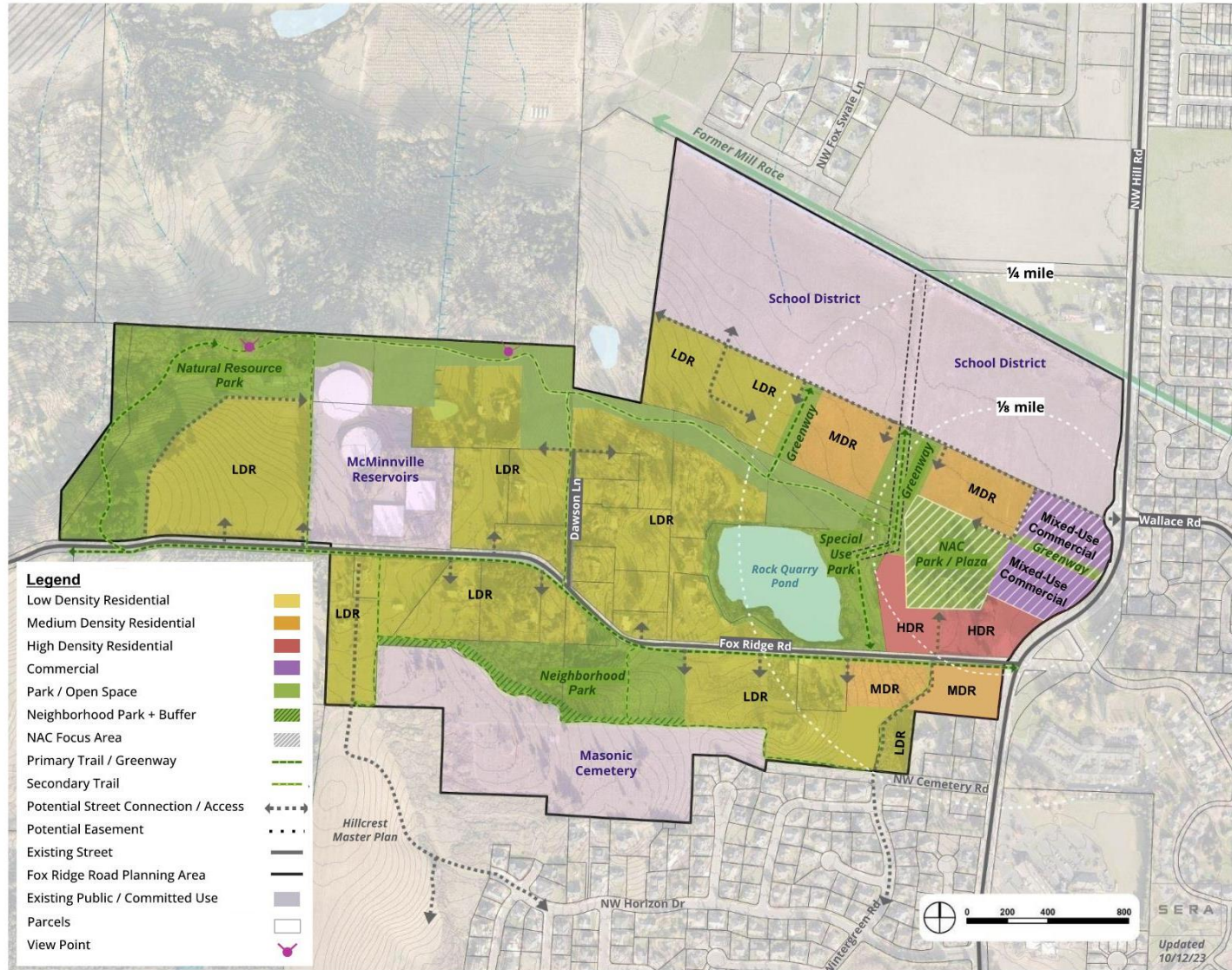


Figure 9. Preferred Land Use Concept.

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Part 5: Implementation

Overview

As required by the area planning chapter of McMinnville’s Municipal Code, the Fox Ridge Road Area Plan reflects the long-range planning efforts intended to determine land use regulations, transportation and infrastructure plans, and community goals within the study area. This document responds to policies and regulations from McMinnville’s Comprehensive Plan, Development Code, Framework Plan, along with area and site-specific conditions. The following sections summarize considerations that will be the primary implementation measures for the Fox Ridge Road Area Plan.

Land Use

The land use concept plan component of the plan will guide future Master Plans for properties as property owners pursue annexation and development. The Fox Ridge Road Area Plan includes a partial Neighborhood Activity Center, with a focus area and support area. Comprehensive Plan policies in Section 187.95 of the Comprehensive Plan apply to Neighborhood Activity Centers and will need to be addressed.

Water

There are three different water pressure zones with the Fox Ridge Road area, corresponding to different elevation contour bands.

- **Zone 1.** Zone 1 is currently serviceable.
- **Zone 2.** In the near-term, new pump station facilities will be needed to serve properties in Zone 2 in the Fox Ridge Road area and adjacent properties to the south which are already in City limits, which will need resolution of funding and allocation of those costs. In the longer-term, Zone 2 is proposed to be served with a new reservoir to be located west of the study area.
- **Zone 3.** A portion of the Fox Ridge Road Area located west of the reservoir site is above Zone 2 and would require Zone 3 facilities to serve. This will need to be addressed with the Water Distribution Plan update. Due to the limited acreage and lack of other UGB properties in Zone 3, an interim solution may be necessary to service that property, subject to cost feasibility analysis.

Sanitary Sewer

- There are some downstream capacity considerations in the Michelbook basin to the east and the Cozine basin to the south. The Wastewater Conveyance Plan update will need to consider capacity improvements in these basins.
- In conjunction with a requested annexation and development proposal, a property owner may need to request a model run of the City’s sanitary sewer model and may need to upsize certain downstream pipe segments prior to or concurrent with development.
- Sanitary sewer facilities are most efficiently provided with gravity flow rather than pump stations. With the existing topography and top-of-ridge location of Fox Ridge Road, slopes in the areas, and parcelization, there should be consideration of where sanitary sewer can be extended from higher elevation areas to and through lower elevation areas to enable gravity sewer. This should generally be provided in public street right-of-way; however, where topography limits street connections, consideration should also be given to provisions of facilities along public, open space, and/or trail corridors to provide for gravity sanitary sewer alignment between and connecting to public street rights-of-way.

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Stormwater

- In conjunction with a requested annexation and development proposal, a property owner will be subject to applicable state drainage law consistent with City policy. Due to soil conditions, new developments may be required to provide detention to offset new impervious area so the development doesn't increase downstream runoff flows.
- Forthcoming stormwater planning work may consider opportunities for fewer, larger detention facilities.

Transportation

- The size and location of the study area does not necessitate new collector or arterial streets through the area. Traffic within the study area will be predominantly local residential traffic.
- Within the study area, there are opportunities for good local street connectivity within the larger properties. Areas that are already parcelized and developed may limit opportunities for internal street connectivity. There may be limitations on connectivity between some of the higher elevation areas and lower elevation areas due to topography. However, there may be opportunities for trail connectivity in those areas where street connections may be infeasible.
- Due to the location at the edge of the UGB and the presence of the cemetery, there are limited opportunities for street connectivity between the Fox Ridge Road Area and adjacent lands. However, there are opportunities for local street connectivity to City streets to the south, near the east side at Wintergreen Drive and near the west side at the future extension of the street in the Hillcrest Planned Development.
- The study area intersections are currently operating within the City's performance standards for peak hour traffic.
- For future year 2041 conditions, the traffic analysis considered not only assumptions for "build-out" of the Fox Ridge Road study area, but also assumed build-out of other lands added to the UGB (including the southwest area) and other undeveloped sites in the vicinity including the Baker Creek North Mixed Use site and the two sites on Hill Road owned by the School District assumed for future school development.
- The forthcoming Transportation System Plan (TSP) update will include analysis of the network needs including all new UGB areas. Based on the Fox Ridge Road Area Plan traffic analysis, study area intersections will meet the City's performance standard in the future year or are already identified for intersection improvements in the TSP. The one exception is Fox Ridge Road and Hill Road. The TSP update will need to evaluate if and when intersection improvements will be needed at this location. Options may range from separating left and right turn lanes off Fox Ridge Road onto Hill Road or other intersection improvement alternatives.
- The Fox Ridge Road Area Plan includes a preference for future improvements to Fox Ridge Road to be designed to a street standard that would have a separated multi-use path for bicycles and pedestrians, rather than a typical street section.

Comprehensive Plan Amendments

TBD

Comprehensive Plan Map

TBD

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Development Code Amendments

TBD

Draft Preferred Land Use Concept

ATTACHMENT 2

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.

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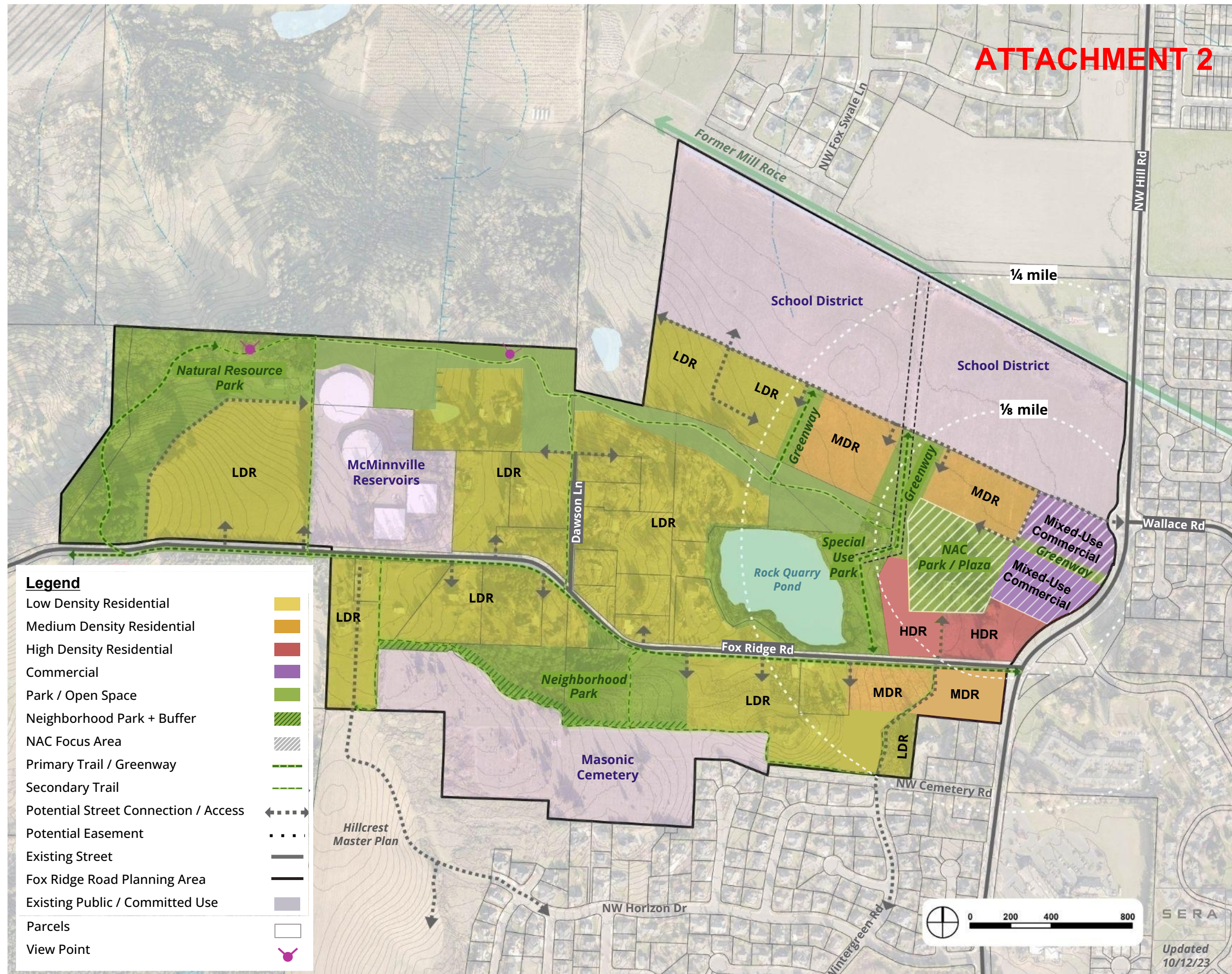
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Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Park / Open Space
- Neighborhood Park + Buffer
- NAC Focus Area
- Primary Trail / Greenway
- Secondary Trail
- Potential Street Connection / Access
- Potential Easement
- Existing Street
- Fox Ridge Road Planning Area
- Existing Public / Committed Use
- Parcels
- View Point