



**City of
McMinnville**



FOX RIDGE ROAD AREA PLAN

DOCUMENT REVIEW AND EXISTING CONDITIONS REPORT
DECEMBER 2023

DOCUMENT REVIEW AND EXISTING CONDITIONS REPORT

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MEMORANDUM

City of McMinnville – Fox Ridge Road Area Plan



Date: December 22, 2023
To: Tom Schauer, City of McMinnville
From: Thuy Cao, HHPR
Subject: **City of McMinnville Fox Ridge Road Area Plan**
Task 1.2: Document Review and Existing Conditions Report

INTRODUCTION AND PURPOSE OF THIS PLAN

This project will adopt an area plan for the Fox Ridge Road Area which is consistent with the Comprehensive Plan and with the Framework Plan that was adopted in 2020. Appendix G of the MGMUP provides the Framework Plan and describes the Area Planning process.

PURPOSE OF THIS DOCUMENT

Development of the Fox Ridge Road Area Plan includes consideration of technical issues and community engagement and input. This document includes a review of data and existing plans, policies, standards, and regulations that need to be considered in development of the Fox Ridge Road Area Plan. It also includes a summary of other planning documents that are in the process of being updated. The work with this area plan will also help inform coordination with those planning efforts. This document review and existing conditions report will identify issues and parameters that guide development of the plan and inform community engagement. With the community engagement efforts, valuable information about existing conditions and neighborhood assets also supplements this report.

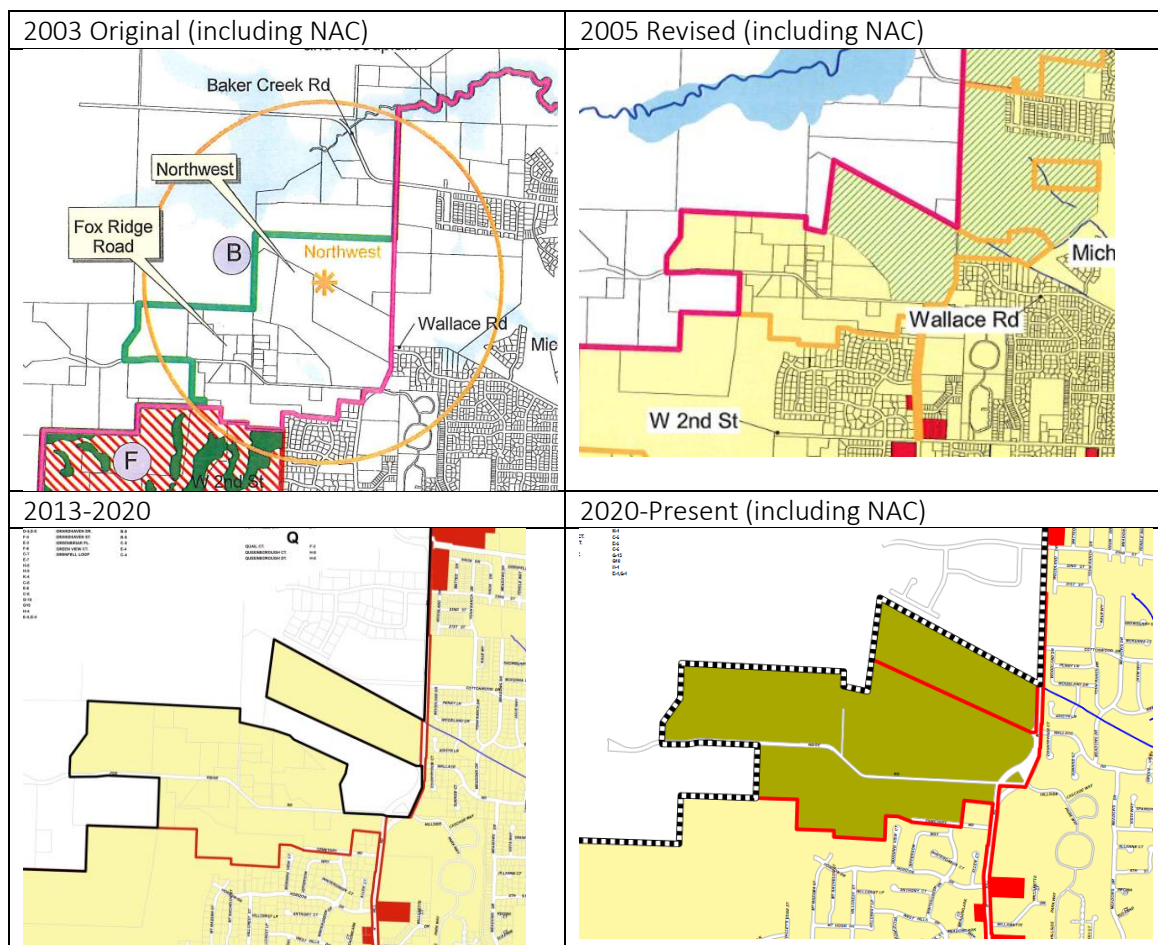
This document also includes a discussion of the existing conditions and characteristics of the Fox Ridge Road Area to be considered in development of the plan. Existing conditions are summarized graphically in an Existing Conditions Map attached as Exhibit 1. The above information has been analyzed to identify issues affecting development of the plan. That analysis is summarized in Section 5.0 of this document and in the Opportunities and Constraints Analysis map attached as Exhibit 2.

There may also be aspects of this work that will help inform coordination with other plans which are in the process of being updated, including public facility plans, the Parks, Recreation and Open Space Master Plan, and the Transportation System Plan.

1.0 BACKGROUND

The City of McMinnville adopted the McMinnville Growth Management and Urbanization plan (MGMUP) in conjunction an amendment to its urban growth boundary (UGB). Between two phases, the MGMUP amended McMinnville’s UGB by 924 gross buildable acres. The MGMUP was originally adopted in 2003 and refined in 2005. The original UGB expansion included 1,052 acres. Of this, 259 acres was able to become part of the UGB, and the remainder was challenged on appeal. The City addressed a remand order in 2013, removing some areas from the UGB that were previously added to the UGB and approved by DLCD and LCDC in 2005. In 2020, the City added 665 gross buildable acres to the UGB as Phase 2 of the amendment, which was approved, totaling 924 gross buildable acres between Phase 1 and 2.

The original 2003 UGB amendment included all of the property currently in the Fox Ridge Road area and additional contiguous property to the north. A portion of that was subsequently removed in the 2005 refinement, which resulted in the same boundary of the Fox Ridge Road area as now exists. Part of that was subsequently removed in 2013 as a result of the appeal and remand, being added back again with the 2020 UGB amendment.



Therefore, the boundary in this area is the same in 2020 as it was in 2005, which also included planning for a portion of a Neighborhood Activity Center (NAC). Much of the public facility planning was conducted after the 2005 plan was adopted and approved by DCLD and LCDC and before the 2013 amendments in response to the remand. As a result, much of the public facility planning

which was conducted after the 2005 UGB amendment occurred before the 2013 amendment and was therefore based on the same boundary for the Fox Ridge Road area boundary that currently exists following adoption of the 2020 UGB amendment.

Most of the land added to the UGB has been 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 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, as well as the property of about 41 acres in City limits owned by the School District for a future high school site (see Framework Plan). Collectively, the Fox Ridge Road study area is comprised of approximately 230 acres. With the exception of the property owned by the School District, which is in City limits, the other properties are within the UGB but outside City limits. Those properties continue to be subject to County zoning and land use regulations until property owners apply for annexation into City limits.

Fox Ridge Road Area Map



The Area Planning process and Area Plans guide future development as individual property owners within the UGB seek annexation to the City.



2.0 PROJECT GOALS

This project will adopt an area plan for the Fox Ridge Road Area which is consistent with the Comprehensive Plan and with the Framework Plan that was adopted in 2020. Appendix G of the MGMUP provides the Framework Plan and describes the Area Planning process. The Framework Plan also provides information regarding the area plans for the different areas in the UGB. It provides the following information for the Fox Ridge Road Area Plan:

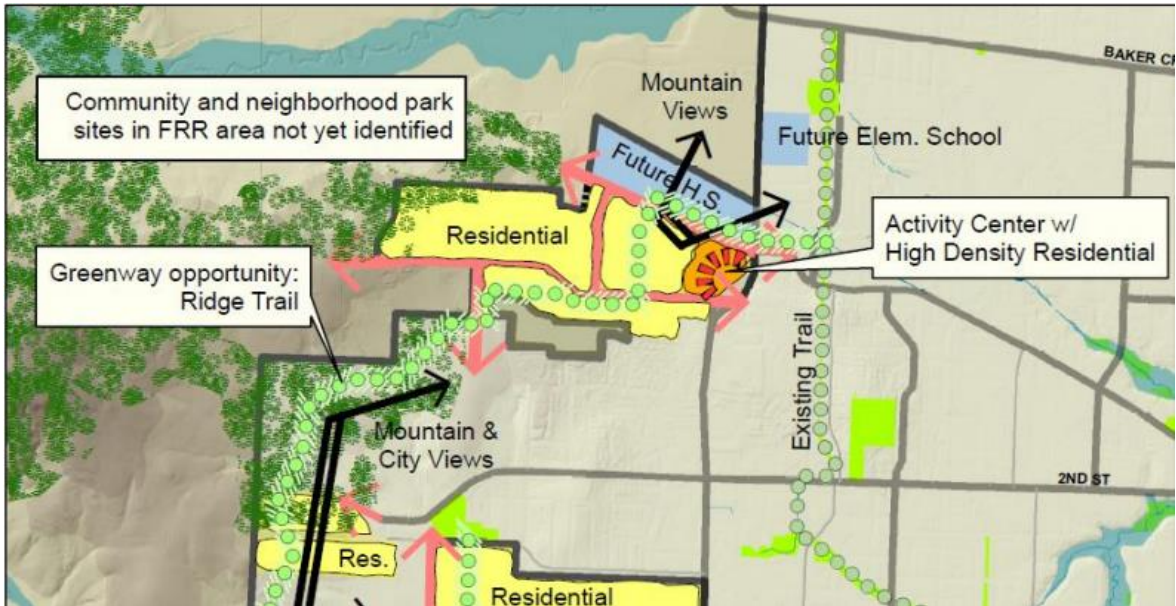
The Fox Ridge Road Area Plan will primarily be housing. However the Fox Ridge Road Area Plan will include a significant land use within the site that is owned by the McMinnville School District and identified for the development of a future high school. The high school site will be within the northern portion of the Fox Ridge Road Area Plan.

The Fox Ridge Road Area Plan should also provide an opportunity for a partial or half of a Neighborhood Activity Center (NAC) along the area's Hill Road frontage between the Wallace Road roundabout and the intersection of Fox Ridge Road. This modified and reduced NAC should be approximately 5 – 10 acres, with approximately 1 - 2 acres of neighborhood serving commercial and office development, approximately 2 acres of high density residential development (R-5), and approximately 2 – 5 acres of medium density residential housing. The remainder of the residential land within Fox Ridge Road Area Plan will likely be suitable for lower density residential housing, where the lands begin to exhibit steeper slopes within the southern and western portions of the Fox Ridge Road area.

To further provide services to support this residential area and to accommodate the park land need identified in the MGMUP, the Fox Ridge Road Area Plan should incorporate one neighborhood park of approximately 3 - 5 acres in size. The neighborhood park should be placed to ensure that every residence is within a ½ mile of a neighborhood park, and due to slopes should likely be placed in the northern portion of the area. The Fox Ridge Road Area also includes several natural and geographic features that provide an excellent opportunity for a natural resource community park. Natural greenspaces or greenways should be considered that could connect the Fox Ridge Road Area to the West Hills and Redmond Hill Road area, potentially in the form of a ridgeline greenway/greenspace. A greenway/greenspace could also serve to preserve the tree stands in the Fox Ridge Road and West Hills areas that currently provide habitat for protected avian species.

Connectivity and coordination with the development of the high school site will be important in the Fox Ridge Road Area Plan. Land uses should anticipate the development of this major community feature, and land uses should transition appropriately to surrounding areas. Any trail networks considered should incorporate connectivity to the high school site. Bike and pedestrian connectivity should also be considered in the 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 UGB and may be able to be linked via Wallace Road.

The following illustrative map from the Framework Plan provides a high-level concept of these provisions:



The Framework Plan also outlines the potential assignment of land needs associated with the UGB amendment to the different areas, as shown below:

Potential Assignment of Land Need:

Land Need		Southwest	Fox Ridge Road	Riverside South	Redmond Hill Road	Booth Bend Road	Riverside North
Residential							
R-5	36 acres						
Parks							
Neighborhood Park	88.11 acres						
Community Park	58.84 acres						
Greenways/Natural Areas	106.81 acres						
Schools	43 acres						
Commercial	39.3 acres						
Industrial	Surplus						

The Parks, Recreation, and Open Space Master Plan is currently in process of being updated. However, the adopted 1999 Plan defines park types, provided in Table 1, which provides information regarding typical sizes of different types of parks. Neighborhood Parks are typically 5-13 acres and Community Parks are typically larger than 12-13 acres.

Table I
PARK SYSTEM DEFINITIONS

Types of Facility	Definition	Benefits	Size Criteria	Includes	Does Not Include	Site Selection Criteria	Maintenance Level and Standard
Mini-Park/Playlot	Mini-parks, urban plazas, or playlots provide recreation opportunities for residents in areas not adequately served by neighborhood parks, such as town centers or areas of high density development.	Provides for the day-to-day recreational needs of residents; provides space for community events; balances high density development and communicates neighborhood character.	2500 square feet to 1 acre	Mini-parks or playlots may include passive or low intensity activities, such as children's play areas, pathways, multi-purpose paved areas, public art, small scale sports facilities, seating, picnic areas, community gardens, multipurpose performance space, and landscaping.	Mini-parks would generally not include high intensity sports facilities, restrooms, or off-street parking.	Mini-park sites are generally level, and the site should have physical characteristics that are appropriate for its intended use, such as well-drained soils and desirable topography. The parks should be accessible by sidewalks and/or interconnecting trails, and bike lanes or low traffic streets.	Maintenance standards will vary depending on design features. Urban plazas in high density areas should utilize NRPA Maintenance Mode I - frequent to very frequent maintenance. In low density residential areas, mini-parks should utilize NRPA Maintenance Mode III - moderate level maintenance.
Neighborhood Park	Neighborhood parks are the foundation of the parks and recreation system, providing accessible recreation and social opportunities to nearby residents. When developed to meet neighborhood recreation needs, school sites may serve as neighborhood parks.	Provides access to basic recreation activities for nearby residents of all ages; contributes to neighborhood identity.	5 to 13 acres	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 may be provided if needed.	Neighborhood parks 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.	Neighborhood parks should be located within a 1/2 mile radius of residences without crossing a major street for easy pedestrian and bicycle access. Neighborhood park 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. Neighborhood parks should be located adjacent to schools and fire stations whenever possible.	Neighborhood parks should utilize NRPA Maintenance Mode III - moderate maintenance to maintain the appearance and functional use of facilities and to support public safety.
Community Park	Community parks provide a variety of active and passive recreational opportunities for all age groups. These parks are generally larger in size and serve a wider base of residents than neighborhood parks. Community parks often include developed facilities for organized group activity as well as facilities for individual and family activities.	Provides a variety of accessible recreation opportunities for all age groups; provides environmental education opportunities; serves recreation needs of families and provides opportunities for community social activities.	Greater than 12 to 13 acres	In addition to those amenities provided at neighborhood parks, community parks may include sports facilities for team play, group picnic areas, skateboard and rollerblade facilities, natural areas, botanical gardens, amphitheaters, festival space, swimming pools, interpretive facilities and community centers. Higher quality children's play areas may be provided to create a family play destination.	Facilities that do not meet recreation needs.	The site should have physical characteristics appropriate for both active and passive recreation, such as suitable soils, positive drainage, varying topography, and a variety of vegetation. A naturally attractive site character is highly desirable. Land within the flood plain should generally be considered only if facilities are to be located above the 100-year flood elevation.	Community parks should utilize NRPA Maintenance Mode II - high level maintenance - in developed portions to maintain the appearance and functional use of facilities, and to support public safety. In natural areas, NRPA Maintenance Mode IV - moderately low maintenance - should be utilized.
Linear Park	Linear parks may be developed along built or natural corridors to provide opportunities for trail-oriented activities and nature-oriented outdoor recreation. Linear parks may also provide some active and passive recreation facilities to meet neighborhood needs, especially in areas not adequately served by traditional neighborhood parks. Linear parks connect residences to major community destinations.	Protects natural resources; provides environmental education opportunities; provides opportunities for trail-oriented activities and provides access to basic recreation opportunities for nearby residents of all ages to encourage an active, healthy lifestyle, reduces automobile dependency.	Of adequate size to protect natural resources and accommodate intended uses.	Linear parks can include paved or soft-surfaced trails to accommodate jogging, biking, walking, skateboarding, dogwalking, horseback riding, canoeing or rollerblading. Active and passive recreation facilities may include small-scale sports facilities, such as basketball hoops, children's play equipment, off-leash dog areas, seating, public art, picnic tables, lighting, community gardens, and landscaping.	Recreation facilities intended for large groups, permanent restrooms, and off-street parking are generally not provided.	Although natural corridors, such as creeks and rivers are preferred, opportunities to create built corridors should be strongly encouraged. Built corridors are constructed during development or redevelopment, such as corridors created in residential subdivisions, revitalized waterfronts, abandoned railroad beds, roadway right-of-ways, boulevards, utility right-of-ways and drainage-ways. The minimum corridor width should accommodate a multi-use trail plus buffer planting (approx. 24 feet).	Linear parks should utilize NRPA Maintenance Mode II - high level maintenance - in developed portions to maintain the appearance and functional use of facilities, and to support public safety. In natural areas, NRPA Maintenance Mode IV - moderately low maintenance - should be utilized to support the natural character of the area, to maintain functional use of facilities, to provide fire and hazard mitigation, and to support public safety.
Special Use Park	A special use park is a facility for a specialized or single recreational activity, including historic and cultural sites, and recreation facilities.	Meets the recreational needs of the community; preserves historic, natural, and cultural resources; provides life-long educational opportunities and provides opportunities for community wide social events.	Size should be suitable for its use.	Historic and Cultural Sites: these may include local historical resources, arts facilities, public gardens, nature centers and amphitheaters. Recreation Facilities: many of these facilities may be located in park facilities, especially in community parks, some single purpose facilities may be freestanding, such as community centers, senior centers, theaters, golf courses, sports facilities, and aquatic parks. In addition, compatible support facilities, such as seating, interpretive signage, public art and picnic tables should be provided to increase function, use and attractiveness.	Facilities that do not meet recreation needs.	The physical site should be appropriate for the intended use. The site should be accessible by arterial and collector streets, and by public transportation and the Citywide trail system. A central location is preferred. Depending on the facility type and adjacent uses, locating special use facilities in parks or adjacent to other public facilities may be preferable for increased safety and security.	Maintenance will vary according to facility type. In general, high use may require NRPA Maintenance Mode I or II - high level maintenance to maintain functional use of facilities and support public safety.
Greenspace / Greenway	A greenspace or greenway is an area of natural quality that protects valuable natural resources and provides wildlife habitat. It also provides opportunities for nature-related outdoor recreation, such as viewing and studying nature and participating in trail activities.	Protects valuable natural resources; protects wildlife; contributes to the environmental health of the community and provides opportunities for outdoor recreation, environmental education, and trail-oriented activities.	Size should be adequate to protect the resource.	Developed features that support outdoor recreation and trail-oriented recreation may be provided, such as trails, picnic areas, benches, interpretive signs, and native landscaping. Trail-head amenities, such as small scale parking, portable restrooms, bike racks and trash enclosures, may be included.	Facilities that do not directly support outdoor recreation and trail-oriented recreation should not be included, such as ornamental plants, lawns, and active recreation facilities.	The quality of the resource is the most important determinant for site selection. In addition, sites that provide medium to high potential for environmental education, aesthetics or buffering qualities, and outdoor or trail-oriented recreation are preferred. The minimum corridor width is approximately 100 feet.	NRPA Maintenance Mode IV - moderately low maintenance - should be utilized to support the natural character of the area, to maintain functional use of facilities, to provide fire and hazard mitigation, and to support public safety.
Trails and Connectors	A public access route for commuting and trail-oriented recreational activities, includes sidewalks, bikeways, multi-use trails and paths.	Provides opportunities for trail-oriented activities; reduces auto-dependency; and connects community facilities and neighborhoods.	Width of the trail and right-of-way depends on its intended use and location.	A variety of pathways types are needed to accommodate activities, such as walking, running, biking, dogwalking, rollerblading, skateboarding, and horseback riding. Trails can be located within parks, within linear parks and greenways, or be designed as a part of the Citywide transportation system. Waterways can provide trail-like facilities for boating and canoeing. Each type of trail should be designed to safely accommodate users, and meet recognized design standards.	Active recreation facilities and facilities that do not directly support outdoor recreation and trail-oriented recreation should not be included, such as ornamental plants, lawns, and active recreation facilities.	McMinville's trail system should be coordinated with the City's Transportation Master Plan to create a pedestrian and bicycle system that connects all components of the park system and major community destinations. The trail system should provide access for people with disabilities and accommodate diverse recreational needs. Trail development is guided by site opportunities and constraints, such as pedestrian access, slope, natural resources, views and drainage.	Hard surfaced trails should utilize NRPA Maintenance Mode II - moderate level maintenance - in developed portions to maintain the appearance and functional use of facilities, and to support public safety. For soft surfaced trails , NRPA Maintenance Mode IV - moderately low maintenance - should be utilized to support the natural character of the area, to maintain functional use of facilities, to provide fire and hazard mitigation, and to support public safety.

Reference: *Park Maintenance Standards*, National Recreation and Park Association (NRPA), 1996.

3.0 EXISTING CONDITIONS

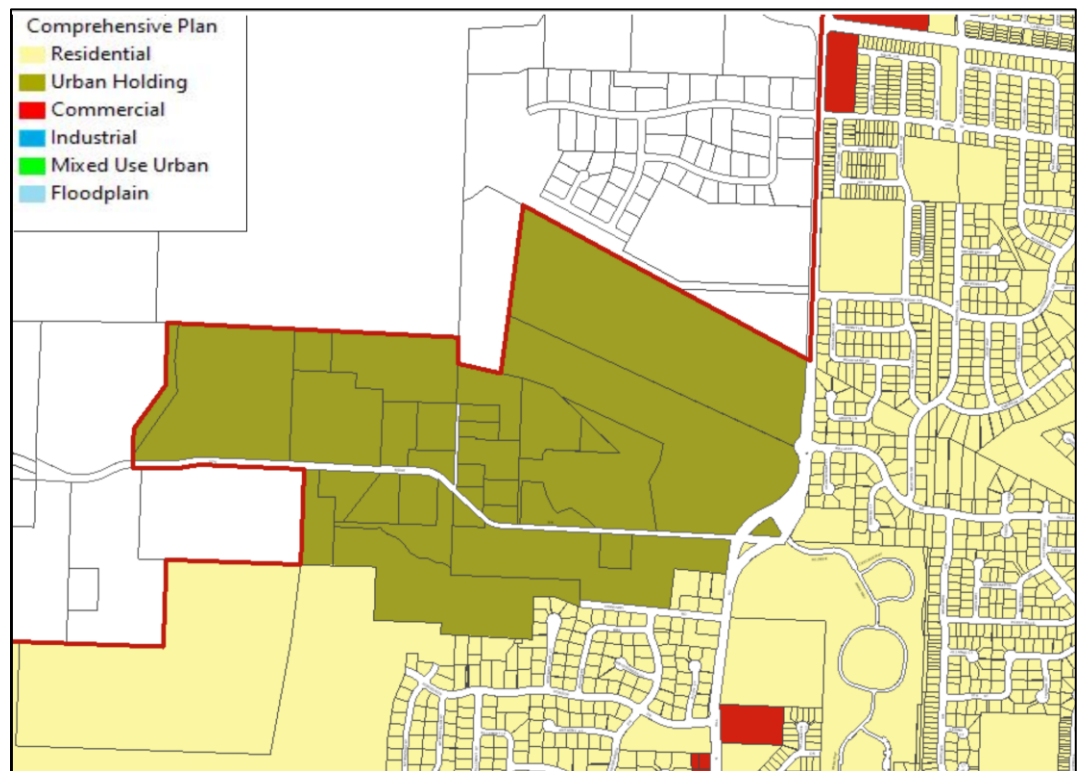
3.1 PROPERTY AND DEVELOPMENT PATTERNS

Among other data collected for UGB areas as part of the MGMUP, data was collected and analyzed for the buildable land analysis. Properties were classified as part of the analysis. With a few exceptions, most of the properties with rural-residential zoning have been divided and developed consistent with the rural residential lot sizes authorized by county zoning. Other than the School District property, the properties with AF-10 and EF-80 zoning are generally the largest properties in the area which are predominantly vacant, at approximately 33 acres and 24 acres respectively.

3.2 LAND USE AND ZONING

The Fox Ridge Road Area is within McMinnville’s Urban Growth Boundary (UGB). Most of the area is unincorporated, outside City limits. However, the property owned by the School District, approximately 41 acres, was previously annexed to the City, and is the only property within the Fox Ridge Road area already in City limits.

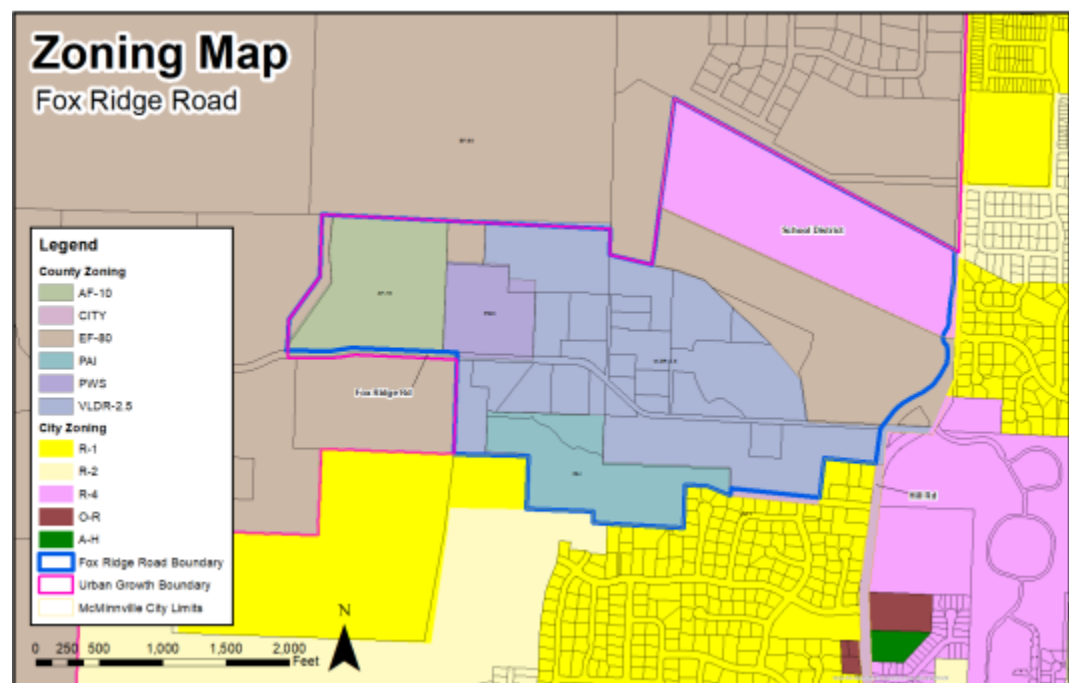
Comprehensive Plan Map. The properties in the area have a Comprehensive Plan Map designation of Urban Holding (UH), which means the Area Planning/Master Planning process applies prior to annexation, to address the different land uses planned for the area.



Zoning Map. The School District property was annexed and was rezoned to R-4 PD in 2005, applying a Planned Development Overlay to the property (Ordinance 4829). That ordinance specifies the use of the property is limited to a public high school and ancillary use, subject to an approved conditional use permit.

The other properties in the Fox Ridge Road area are unincorporated. Therefore, they are currently subject to the County zoning and county land use regulations which continue to apply to those properties unless/until they are annexed and rezoned to City zoning. Therefore, any land use and building permit applications for those properties are processed by the County prior to annexation.

The predominant county zoning of the area is rural residential (VLDR-2.5) in the central area, with agricultural zoning (AF-10 and EF-80) of properties near the west end of the Fox Ridge Road area and south of the School District property. Public and institutional use zones apply to the McMinnville Water and Light property and the cemetery.



Existing Land Uses. The properties with VLDR-2.5 zoning are predominantly developed with single-detached homes, with approximately 19 developed homesites, with most situated to take advantage of the views of McMinnville, the Willamette Valley, and the surrounding hills and mountains. Most of these residential sites have existing barns, storage buildings, workshops, or other assorted outbuildings.

Other existing uses in the area include the Masonic Cemetery, McMinnville Water and Light facilities, the Christmas tree farm, and the quarry.

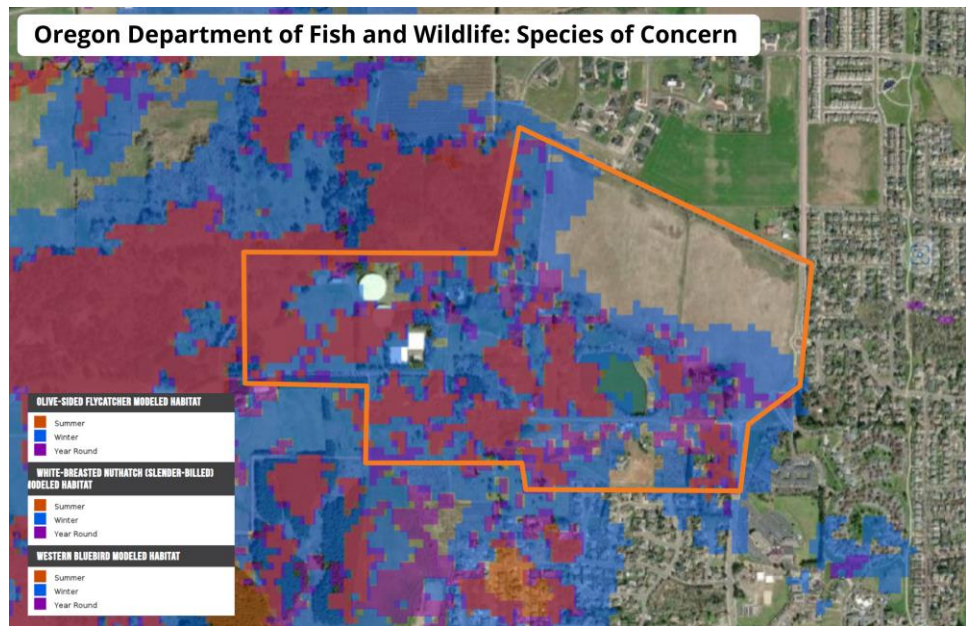
The MGMUP and Framework Plan, adopted as part of the Comprehensive Plan in 2020, outline the planned land uses for the Fox Ridge Road area, summarized above in this document.

3.4 NATURAL FEATURES

Data regarding natural features was inventoried as part of the MGMUP planning work. The City has also initiated work on a “Goal 5” (Natural Resources) per state law.

3.4.1 HABITAT AND NATURAL FEATURES

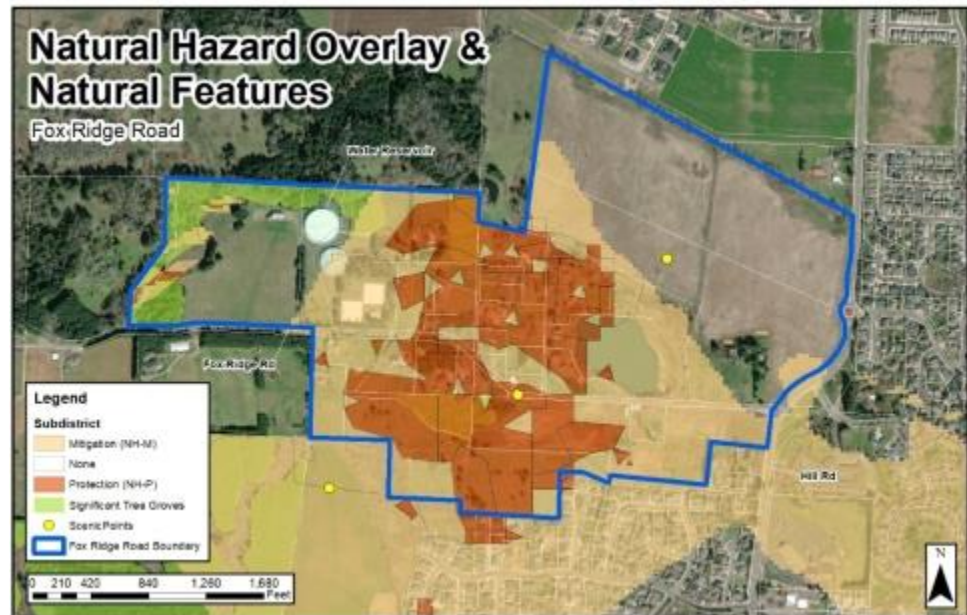
The Fox Ridge Road Area includes several existing natural and geographic features. Existing tree groves are shown on the Opportunities and Constraints Diagram. The area also includes winter, summer, and year-round habitat for three avian species identified by ODFW as Species of Concern: Western Bluebird, White-Breasted Nuthatch (Slender-Billed), and Olive-Sided Flycatcher. The quarry pond is also used by wildlife. There are opportunities to coordinate natural greenspaces or greenways to connect the Fox Ridge Road Area to the West Hills and Redmond Hill Road areas. Greenway/greenspace features could also be located to minimize impacts to the significant tree stands in the Fox Ridge Road and West Hills areas that currently provide habitat.



3.4.2 HAZARDS

As part of the analysis of study areas conducted for the UGB study areas, the City inventoried hazards. The predominant hazards in the Fox Ridge Road area are geologic and wildfire hazards. There is no mapped floodplain within the Fox Ridge Road area. Following the 2020 UGB amendment, the City initiated planning for “Goal 5” (Natural Resources) and “Goal 7” (Natural Hazards). The Natural Hazards Planning work is in the public hearing process. The plan includes proposed implementation measures that establish two overlay zones based on a composite hazard rating: a mitigation zone (NH-M) and a protection zone (NH-P). **See map below.** Areas within the NH-P overlay would be subject to limitations on further land division and development. The implementation measures also include a proposal for transfer of density to allow density/development rights to be transferred to portions of the property or to other properties outside of the NH-P overlay area.

The overlays won't apply to properties unless/until they annex into City limits. Properties remain subject to county land use regulations unless/until annexed.



3.4.3 TOPOGRAPHY

The City made findings describing the topography of areas, including, the Fox Ridge Road study area, as part of the MGMUP work, including analysis of slopes. Mapping of moderate (15-25%) and steep (>25%) slopes was conducted. The steep slopes are shown as part of the information on the attached Opportunities and Constraints diagram.

3.4.4 LANDSCAPE AND VIEWS

The Fox Ridge Road area is characterized by its moderate to steeply sloping terrain, dense stands of mature tree groves and the expansive views of the surrounding lands. The north and northeast portions of this study area are larger parcels that have historically been agriculture. The area slopes upwards from NW Hill Road to the west, affording some of the best views of McMinnville within the area. In addition to encouraging the preservation of the existing landscape to the extent possible, the Fox Ridge Road Area Plan intends to incorporate one neighborhood park of approximately 3 – 5 acres in size, as well as greenways or trails throughout the area for both passive and active recreational opportunities within the area.

3.5 INFRASTRUCTURE AND SERVICES

3.5.1 TRANSPORTATION

Fox Ridge Road itself is a paved, County rural road with no sidewalks, curb or gutter. The road extends westward from Hill Road providing the only 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 and Dawson Lane. 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 narrow gravel shoulders on either side. The road will require improvements as the area urbanizes to meet City design standards. The City’s complete street standards provide for curb, gutter sidewalk, and planter strips on both sides of the street. The standard for a local street specifies 28 feet paved width within a 50-foot right-of-way. The plan may consider an alternative section that provides for a separated multi-use path.

Hill Road was recently constructed with curb, gutter, sidewalk, bike lanes and landscaping. The intersection with Wallace Road was constructed with a roundabout, designed to accommodate a fourth leg to the west. The intersection at Hill Road and Fox Ridge Road is currently a through movement on Hill Road with stop-sign control on Fox Ridge Road. Information regarding the Transportation System Plan is provided below in the “Planning and Regulatory Framework” section. Please see information in that section below.

The County adopted an updated transit plan in 2018, and the City subsequently adopted this as part of the transportation plan. Transit service is not currently present along Hill Road, but the transit plan identifies future transit service areas. The City should continue to coordinate with Yamhill County regarding coordination of transit to serve Hill Road. The plan identifies potential future service along Hill Road which could ultimately benefit the Fox Ridge Road study area. See the figure below (*Figure 2-11 from the YCTA plan identifying areas that would potentially benefit from future transit service*). The Fox Ridge Road study area is located between areas 1b and 1c. Higher densities and other plan elements within the area would potentially increase the demand for these services sooner than later.

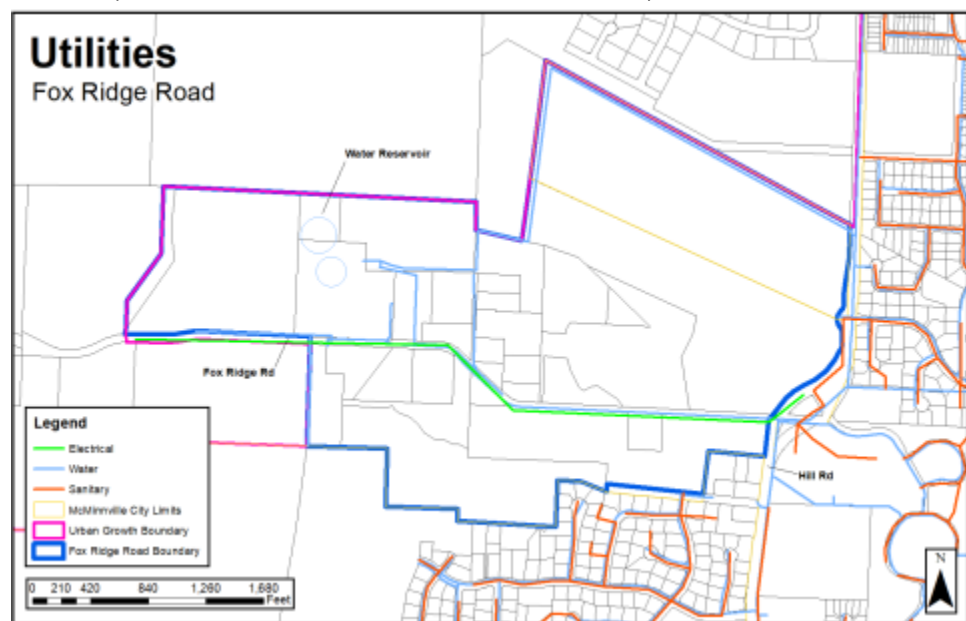


The City will also be coordinating with Yamhill County Transit as part of the Fox Ridge Road Area Plan in order to better understand the potential for future public transit services to connect Baker Creek Road, Hill Road, and 2nd Street. Yamhill County Transit updated their transit plan in 2018, with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

“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.”

Connectivity and coordination with the development of the high school site will be important in the Fox Ridge Road Area Plan. Any trail networks considered will incorporate connectivity to the future school site. Bike and pedestrian connectivity will be considered in the 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 trail system may potentially be linked via Wallace Road.

3.5.2 UTILITIES (WATER, SEWER, STORMWATER, AND OTHER)



Because the property is still unincorporated and developed under county land use regulations, urban services haven’t generally been extended outside of City limits. Properties within the area are generally served by wells and private on-site septic systems, and Fox Ridge Road is constructed as a rural road. Because of the MWL facilities located in this area, there is municipal water infrastructure within this area which is extended to serve McMinnville with legacy connections to some nearby properties. Where the Fox Ridge Road area is adjacent to city limits, there are locations where urban services are present along the street frontage of the area and/or are already stubbed or planned to be stubbed to the area in public right-of-way from adjacent developments.

When properties annex to the City, they are rezoned to city zoning and develop to city standards with developer-installed provision of urban services including municipal sewer and water, and streets improved to city standards for new development. The key public facility plans are currently in the process of being

updated, including water; wastewater; stormwater; transportation; and parks, recreation, and open space.

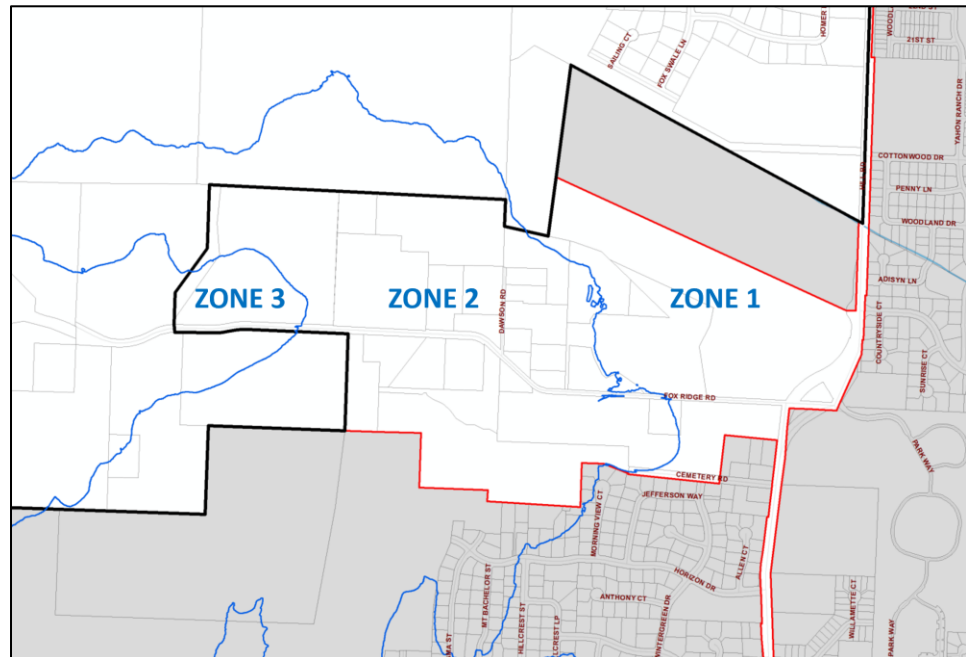
Water

McMinnville Water and Light (MWL) is in the process of updating the Water Distribution Plan. Provision of municipal water service requires a system that meets domestic needs, provision of water for fire-fighting, and adequate flows and minimum and maximum water pressures. This requires a system designed with different water pressure zones based on the elevation range of the area being served. Nearly all of McMinnville is in Water Pressure Zone 1, and the system is designed to serve this zone. Serving higher elevation zones requires separate storage, gravity, and/or pumping facilities for the higher elevation zones. Properties in the Fox Ridge Road Area include elevations corresponding to pressures Zones 1, 2, and 3. The corresponding elevations are:

- Zone 1: 0'-250'
- Zone 2: 250'-400'
- Zone 3: 400'-538'

These are shown on the map below.

Approximate Water Pressure Zone Boundaries



The Zone 1 properties can be served without the need for a higher level reservoir or a pump station which will be needed to serve Zones 2 and 3. To date, properties in Zone 2 and 3 have generally not yet been served with water, with limited exceptions. (A few homes at the threshold between Zones 1 and 2 were previously developed using private booster pumps, but that is not an option for serving an entire service area within a pressure zone). MWL owns a site intended for a future reservoir to serve Zone 2 west of this area. In the interim, there can be consideration of how to best phase service to serve smaller/phased developments

and address the funding of the necessary pump station or reservoir improvements if there isn't initially a critical mass or economy of scale sufficient to distribute fixed costs among new homes to be served in the early development phases or when properties aren't contiguous.

Sanitary Sewer

The Sanitary Sewer Conveyance System Mater Plan was adopted in 2008. The City of McMinnville is currently in the process of updating the plan. The 2008 master plan addressed future growth within the UGB including the Fox Ridge Road area.

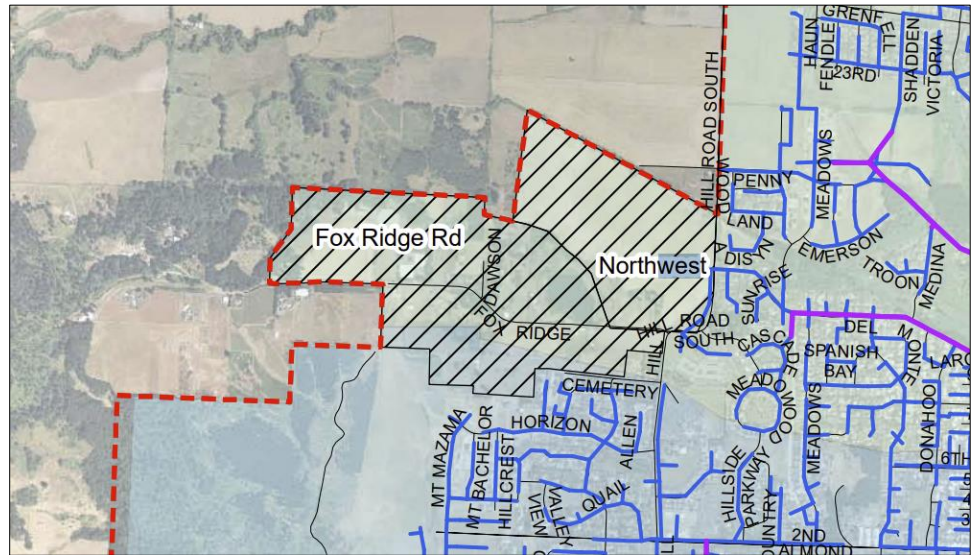


Table 3-5. Developed Land Within Proposed UGB – Future Additional

Basin	Residential		Commercial/Industrial		Total EDUs
	Acres	EDUs	Acres	EDUs	
Airport	261	831	231	2,772	3,603
Cozine	500	2,209	16	192	2,401
Downtown	11	48	28	336	384
Fairgrounds	361	1,307	192	2,304	3,611
High School	5	25	8	96	121
Michelbook	400	1,590	14	168	1,758
Yamhill	1	3	0	0	3
Total	1,539⁽¹⁾	6,013	489	5,868	11,881

(1) Includes approximately 531 acres containing residential land designation that has been identified for use other than for housing—schools, parks, religious, government, semi-public services, and infrastructure.

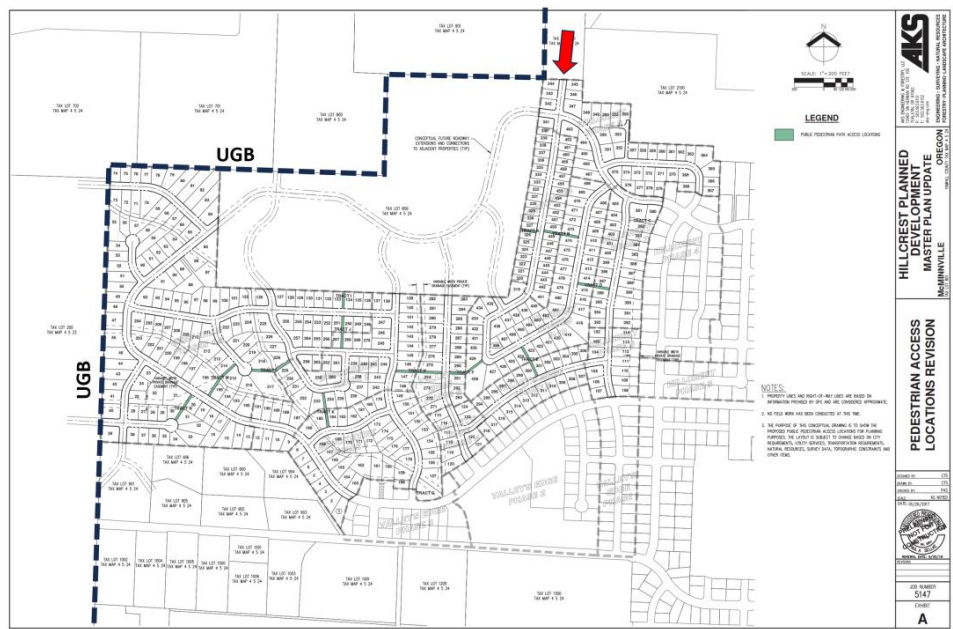
Table 3-6 summarizes the total area distribution of developed land within the planning area at buildout.

Table 3-6. Developed Land Within Proposed UGB – Buildout Total Net Area

Basin	Residential (Acres)	Commercial/Industrial (Acres)	Total Acres
Airport	373	396	769
Cozine	1,097	64	1,161
Downtown	208	169	377
Fairgrounds	655	661	1,316
High School	332	126	458
Michelbook	640	19	659
Yamhill	53	19	72
Total	3,358	1,454	4,812

Gravity flow is more cost-effective than pumping. Due to the site's topography, sanitary sewer effluent would gravity flow in two general directions: to the east into the Michelbook basin; and, to the south into the Cozine basin. There are opportunities to connect to the existing system where conveyance pipes are present to the east at Hill Road and to the south at the northerly terminus of the sewer main in Wintergreen Drive at Cemetery Road. Public sewer mains are typically installed in public right-of-way, and some of the upper elevation areas generally slope to the northeast and could gravity flow in that direction if there are adequate opportunities for public right-of-way connections or possible use of easements over public lands. Provision of a sewer line in the future street extension which is part of the Hillcrest Planned Development master plan will also provide an additional opportunity for connection to the sewer system to the south near the southwest corner of the Fox Ridge Road area.

The City conducted additional flow monitoring in 2019 and identified potential downstream capacity limitations that will be addressed in the stormwater master plan update and could require upsizing of some sections downstream pipe prior to or concurrent with development in the Fox Ridge Road area above a certain threshold.



Stormwater

The City is in the process of updating the 2009 stormwater master plan. Stormwater runoff in the study area is predominantly to natural drainageways and in part to the quarry pond. Stormwater treatment facilities are present along Hill Road and stormwater conveyance pipe is present in the adjacent neighborhoods within city limits abutting the Fox Ridge Road area to the 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. There is some surface water runoff to the existing quarry pond. The water rights for the quarry are separately owned from the land. The water collected in the quarry pond currently provides irrigation water to the golf

course property and the West Wind development to the north. As part of new development, stormwater management plans are required.

Electric

There are existing feeders on North Hill Road that would have to be upgraded to accommodate the additional projected load.

3.5.3 COMMUNITY FACILITIES AND PROXIMITY

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

4.0 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 must embody the development principles of the McMinnville Comprehensive Plan, including the MGMUP, the Framework Plan, and other applicable City land use policies. The MGMUP provides guidance for the planning and development of fully integrated, mixed-use, pedestrian-oriented neighborhoods. The Area Plans are expected to be developed consistent with:

- 1) The guidelines of the Traditional Neighborhood model, as described in the McMinnville Growth Management and Urbanization Plan.
- 2) Neighborhood Activity Centers (NACs) to meet neighborhood commercial land needs as identified in the MGMUP Framework Plan, and support surrounding residential development.
- 3) The City's adopted Great Neighborhood Principles, as described in Comprehensive Plan Policies 187.10 through 187.50.

4.1 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 will follow the guidelines set forth for the development of a traditional neighborhood model. As the Area Plan is conceptually planned and refined, key considerations for the subarea 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 partial neighborhood activity center is expected to be a focal point of the subarea.

4.2 MCMINNVILLE FRAMEWORK PLAN

The Framework Plan is Appendix G of the MGMUP, adopted in 2020 as part of the Comprehensive 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. Accordingly, the Framework Plan identifies general locations for NACs. 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:

- The location of a neighborhood activity centers should be selected based on their proximity to vacant buildable land.
- Have the ability to accommodate higher intensity development.
- Provide local context with the ability to foster the development of a traditional neighborhood.
- Located at major street intersections with their service areas extending to a group of neighborhoods ranging from a one (1) to three (3) mile radius.
- The focus area of a neighborhood 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 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.
- The support areas that surround the activity center's focus area should contain the neighborhood's high- to medium-density housing options and enables the highest concentration of population to easily access the focus area within walking distance (reducing the number of automotive trips for daily needs or services and allows for a single transit stop to serve the shops, services, and adjacent higher-density housing in the subarea).

Shown in the MGMUP Framework Plan, the Fox Ridge Road Area Plan is planned to provide an opportunity for a partial Neighborhood Activity Center. The development of the neighborhood activity center allows for a traditional neighborhood that will be livable, healthy, social, inclusive, safe and vibrant, meeting all the Great Neighborhood Principles within the Comprehensive Plan.

Fox Ridge Road Area as shown in MGMUP Framework Plan:



As described in the Framework Plan, the partial Neighborhood 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 area's Hill Road frontage

between the Wallace Road roundabout and the intersection of Fox Ridge Road. The remainder of residential land within the Fox Ridge Road study area is most suitable for lower density residential housing due to the presence of steep slopes and natural hazards (i.e., areas subject to landslides). The location, uses, and accessibility of the Neighborhood Activity Center ensure the study area's consistency with the City's adopted Great Neighborhood Principles described in the MGMUP.

4.3 COMPREHENSIVE PLAN – VOLUME II: GOALS AND POLICIES

Volume II of the Comprehensive Plan provides goals and policies in nine chapters by topic. Among the most critical provisions for area planning are the Great Neighborhood Principles.

Great Neighborhood Principles

Adopted in 2019, the Great Neighborhood Principles are incorporated as policies in the Urbanization Goal of Volume II of the Comprehensive Plan as Policy 187.10, described 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. The following are the 13 principles described in the policy:

1. Natural Feature Preservation
2. Scenic Views
3. Parks and Open Spaces
4. Pedestrian Friendly
5. Bike Friendly
6. Connected Streets
7. Accessibility
8. Human Scale Design
9. Mix of Activities
10. Urban-Rural Interface
11. Housing for Diverse Incomes and Generations
12. Housing Variety
13. Unique and Integrated Design Elements

In order for the Fox Ridge Road Area Plan to be consistent with these principles, Comprehensive Plan Policy 187.50 provides policies on how to achieve each of the listed principles 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 is intended to achieve each individual principle.

4.4 TRANSPORTATION SYSTEM PLAN AND TRANSPORTATION ISSUES

The City's Transportation System Plan (TSP) was adopted in 2010. The plan was adopted prior to the 2013 UGB remand, and therefore the TSP was based on the same boundary for Fox Ridge Road that exists following the 2020 UGB amendment, and the MGMUP in place at that time also planned for a Neighborhood Activity Center in this area. See Exhibit 3-1 from the TSP below. At that time, the Comprehensive Plan designation was Residential (R). It is now Urban Holding (UH).

The Comprehensive Plan and the Transportation System Plan are plans for the UGB overall, not just the portion within City limits, so the 2010 TSP included planning for the Fox Ridge Road Area.

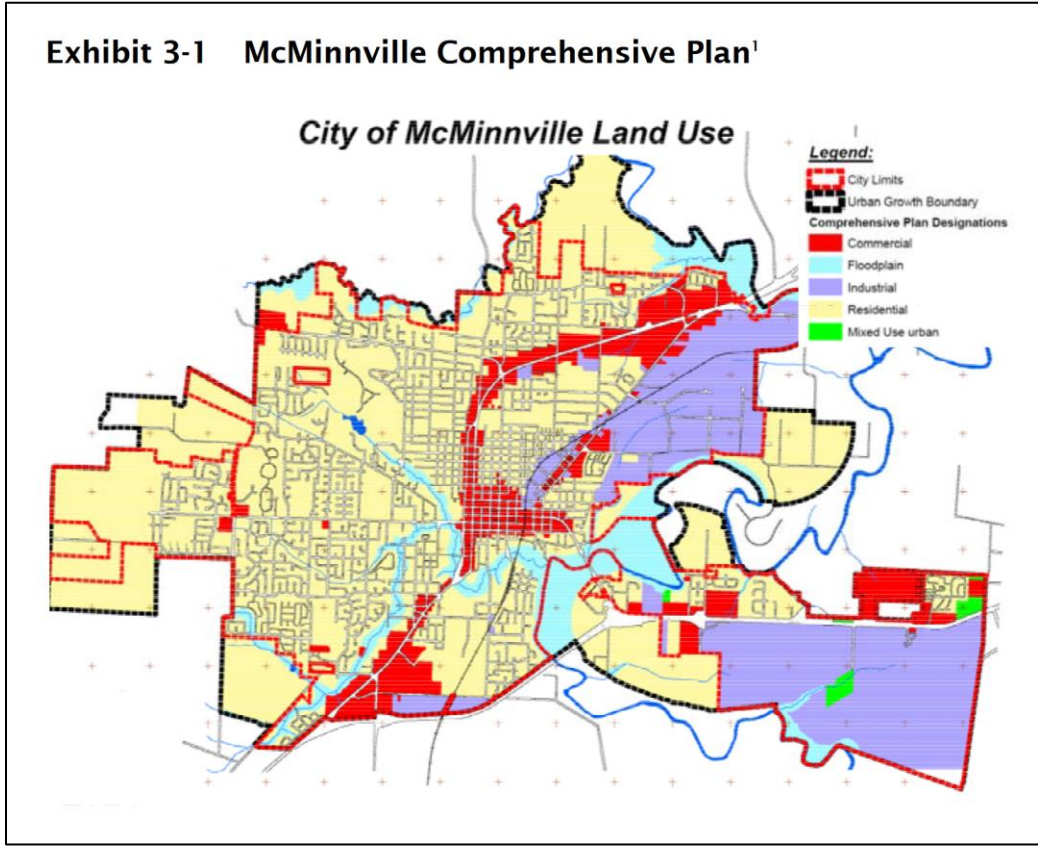


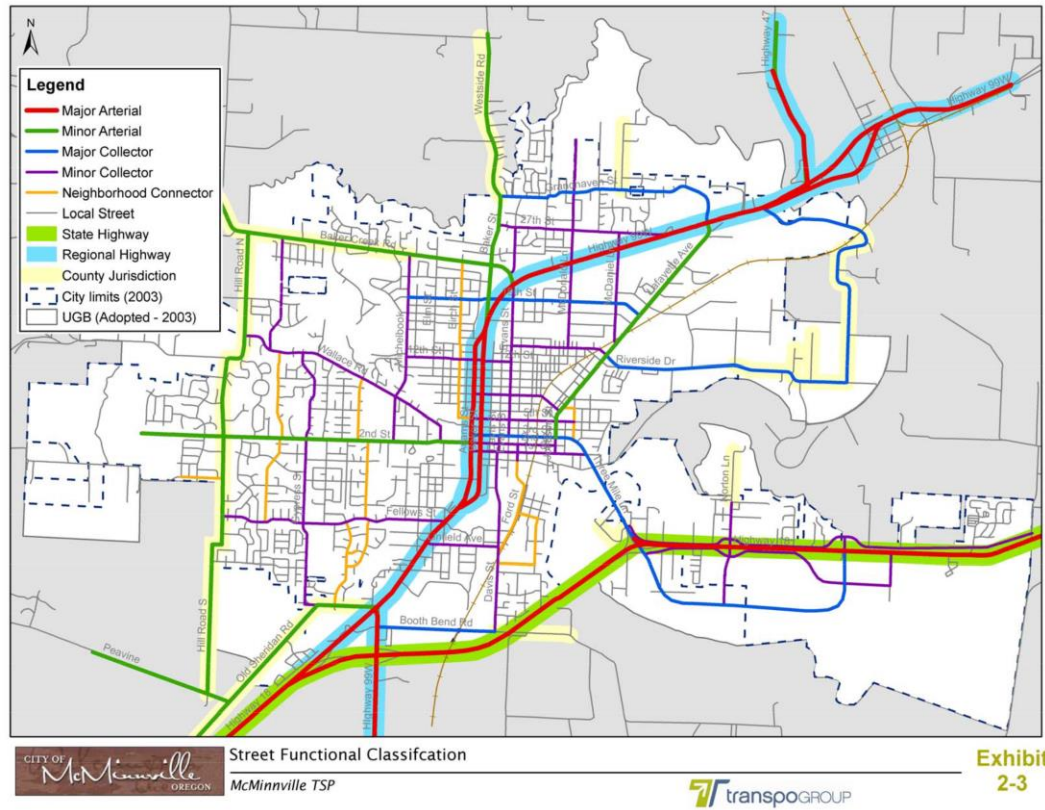
Exhibit 2-3 of the TSP, below, shows existing and planned functional classification of streets. Hill Road is classified as a Minor Arterial. The other streets in the study area are classified as local streets. These classifications are used to determine issues such as complete street design standards, access management, etc.

Complete Streets

Development per city standards includes street designs for complete streets for all modes.

Access Management

Because Hill Road is classified as a Minor Arterial, access management policies will likely limit direct access to Hill Road to the existing public streets at the west leg of the Wallace Street roundabout and the Fox Ridge Road intersection.



Connectivity

Transportation policies outline the need for a well-connected street network to serve all modes of transportation and to provide multiple routes for public safety ingress and egress. In part, this is achieved by street connectivity standards for land divisions that specify maximum block length and perimeter standards, limitations on the use of cul-de-sac and permanent dead-end streets, etc. In addition, the TSP includes a map which identifies where certain local street connections are critical. See Exhibit 2-1 below. This shows the approximate location of connection that are needed for local streets, without showing specific local street alignments. Connectivity for existing and future streets of higher classifications are shown on Exhibit 2-3, which also indicates general alignments needed.

Due to topography, existing parcelization, and location of existing land uses such as the cemetery and McMinnville Water and Light property, there may be some limitations to achieving street connectivity in some locations. Exhibit 2-1 identifies needs for at least local street connections from the westerly extension of Wallace Road to the south and allowing for an extension of Wintergreen Drive from Cemetery Drive north to Fox Ridge Road. Additional street connectivity to the south is limited by the location of the cemetery and the westerly extent of the UGB. There may also be limitations for street connectivity due to topography between the lower elevation northerly properties and the higher elevation southerly properties further to the west. If topography limits the extent of street connectivity in that vicinity, there is also the potential to instead provide non-vehicular connectivity for pedestrian and/or bicycle connections in those locations, as addressed in Chapter 17.53 of the Zoning Ordinance.

Traffic

In the TSP, the City has established performance standards for transportation facilities. In advance of construction of the Hill Road improvements, traffic analysis was conducted in 2016, including evaluation of different intersection designs and traffic control options. The analysis evaluated the capacity of the roundabouts at Wallace Road and Baker Creek Road including traffic from projected growth. Table 6, excerpted below, summarizes the results. With existing traffic and projected growth, the roundabouts were projected to operate at Level of Service(LOS) A during both the am and pm peak hours.

Table 6. Peak-Hour Intersection Analysis (2035 Alternative Roadway/Intersection Configuration)

Intersection Name	2035 (Existing Channelization)			2035 (With Improvements)			
	Average Vehicle Delay (sec)	Level of Service	V/C Ratio	Improvement Type	Average Vehicle Delay (sec)	Level of Service ¹	V/C Ratio
AM Peak-Hour							
1 NW Hill Road/ NW 2nd Street	32.9	D	0.86 (EBL/T/R)	Complete Streets, Stop-control	24.0	C	0.80 (EBL/T/R)
				Complete Streets, Signalization	12.5	B	0.62 (Int)
				Roundabout	9.7	A	0.63 (Int)
2 NW Hill Road/ Wallace Road	59.7	F	0.77 (EBL/R)	Complete Streets, Stop-control	55.3	F	0.75 (EBL/R)
				Complete Streets, Signalization	9.5	A	0.42 (Int)
				Roundabout	7.6	A	0.51 (Int)
3 NW Hill Road/ NW Cottonwood Drive	17.4	C	0.40 (WBL/R)	Complete Streets, Stop-control	17.3	C	0.40 (WBL/R)
				Complete Streets, Signalization	8.1	A	0.48 (Int)
				Roundabout	5.0	A	0.38 (Int)
4 NW Hill Road/ NW Baker Creek Road	29.0	D	0.80 (NBL/R)	Complete Streets, Stop-control	16.6	C	0.61 (NBL)
				Complete Streets, Signalization	12.9	B	0.43 (Int)
				Roundabout	6.6	A	0.62 (Int)
PM Peak-Hour							
1 NW Hill Road/ NW 2nd Street	49.8	E	0.93 (SBL/T/R)	Complete Streets, Stop-control	30.0	D	0.92 (WBL/T/R)
				Complete Streets, Signalization	8.4	A	0.53 (Int)
				Roundabout	9.2	A	0.63 (Int)
2 NW Hill Road/ Wallace Road	24.4	C	0.39 (WBL/R)	Complete Streets, Stop-control	23.9	C	0.38 (WBL/R)
				Complete Streets, Signalization	10.2	B	0.46 (Int)
				Roundabout	5.5	A	0.47 (Int)
3 NW Hill Road/ NW Cottonwood Drive	18.6	C	0.31 (WBL/R)	Complete Streets, Stop-control	18.3	C	0.30 (WBL/R)
				Complete Streets, Signalization	5.2	A	0.36 (Int)
				Roundabout	4.9	A	0.40 (Int)
4 NW Hill Road/ NW Baker Creek Road	52.2	F	0.92 (NBL/R)	Complete Streets, Stop-control	44.6	E	0.48 (NBL)
				Complete Streets, Signalization	10.2	B	0.43 (Int)
				Roundabout	6.5	A	0.51 (Int)

¹ Level of service is based on vehicle delay, and not on volume-to-capacity ratio.

Average vehicle delay reported in seconds.

Int. = intersection (result is reported for overall intersection operations).

Two-way stop-controlled analysis results are reported for the worst operating movement and based on HCM 2010 methodology.

All-way stop-controlled analysis results are based on HCM 2010 methodology.

Roundabout analysis results are based on HCM 2010 methodology.

Additional traffic analysis is also being conducted as part of the scope of work for the Fox Ridge Road Area Plan.

Public Safety

The City has adopted street standards designed to ensure adequate access for public safety vehicles including fire trucks. Street standards specify maximum grades. In addition, fire sprinklers are required for residential and commercial structures accessed from roads with grade exceeding 12 percent slope.

4.5 TRANSIT PLAN

Yamhill County adopted a new transit plan in 2018: the Yamhill County Transit Area Transit Development Plan. In 2021, the City of McMinnville adopted this plan as a supplemental document to the McMinnville Transportation System Plan (TSP) and amended Chapter 7 of the TSP accordingly.

Figure 6-19 McMinnville Map with Near-Term, Short-Term, and Mid-Term Changes

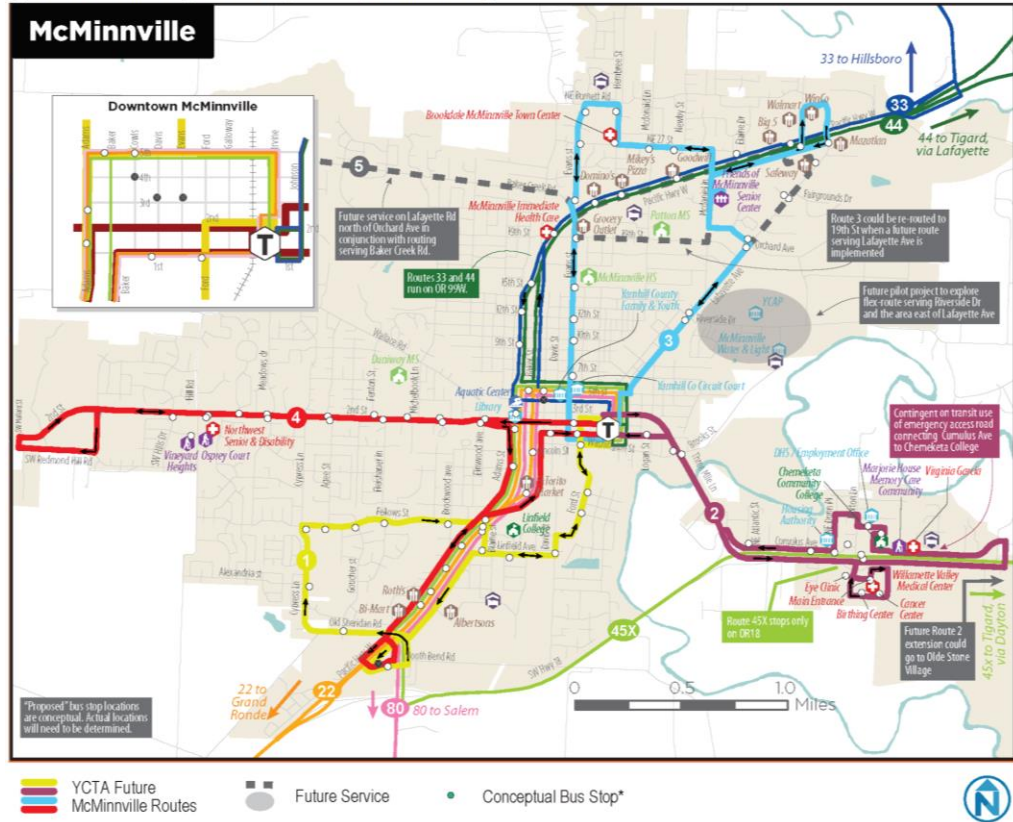
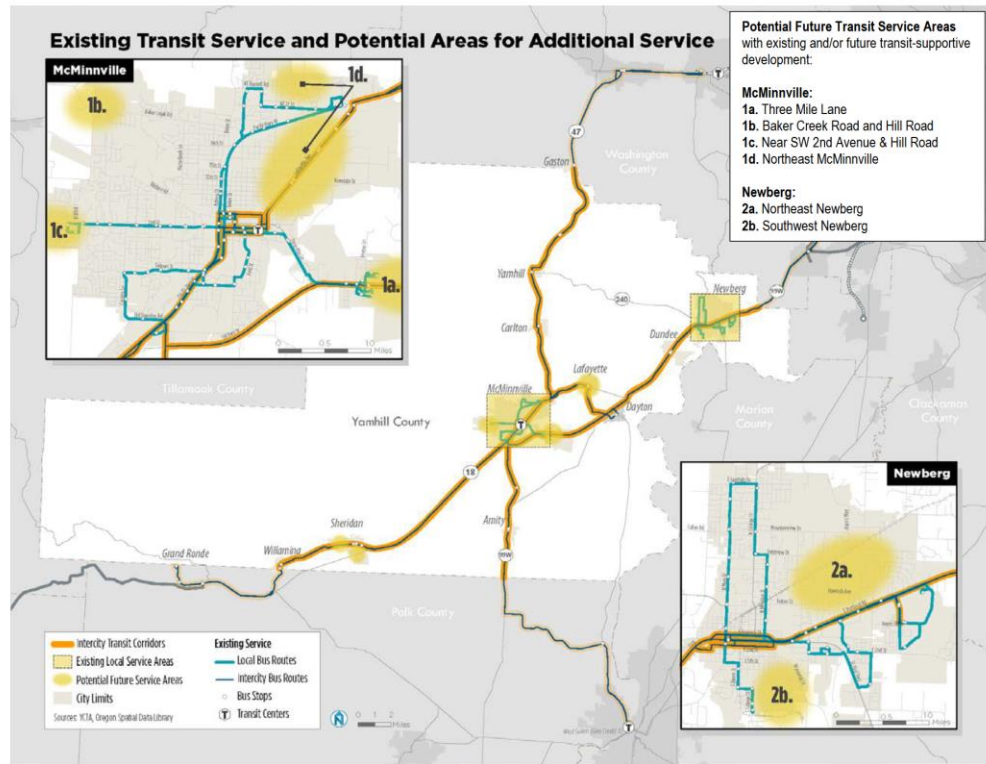


Figure 2-11 Potential Future Transit Service Areas



Source: TM #3, Fig 3-12 (Minor Updates)

Yamhill County Transit Area | 2-18



4.6 MCMINNVILLE MUNICIPAL CODE

Key provisions of the McMinnville Municipal Code include Title 16 which outlines the process for annexation, and Title 17, which is the Zoning Ordinance. Chapter 17.10 outlines the master planning process that applies as specified in Title 16. The Zoning Ordinance also provides the procedures, land use regulations, and standards that apply to rezoning property from rural zoning to urban zoning and development of property that apply when property is within City limits.

Title 16: Annexations

The purpose of the annexation of land is to bring a property into city limits where the city is able to ensure consistency with the McMinnville comprehensive plan while providing a complete range of public services and public facilities to the annexed territory. Currently, the Fox Ridge Road area is undergoing the area planning process required by MMC Chapter 17.10 in order to identify new comprehensive plan designations that will ultimately be applied to subject properties at the time of annexation. These new comprehensive plan designations will identify the future city zoning classifications of properties that will apply in conjunction with annexation to the city. Prior to development of properties within the Fox Ridge Road area, annexation must be completed.

Chapter 17.10: Area and Master Planning Process

Urban Holding Overlay District

As part of the City's UGB expansion areas, the Fox Ridge Road subarea has been assigned the urban holding (UH) comprehensive plan map designation. The Fox Ridge Road subarea must undergo area planning to identify appropriate land uses, their locations, and their relationship to public facilities, natural resources, and other existing urban uses nearby to remove the urban holding designation. Land uses should be consistent with the framework plan. The final Fox Ridge Road Area Plan will be consistent with the Traditional Neighborhood Model, include a Neighborhood Activity Center, and comply with the Great Neighborhood Principles to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe and vibrant neighborhood for all of McMinnville's current and future citizens. The final area plan will be adopted by the city council and utilized as a guiding land use document for development within the area. Once adopted, properties within the urban holding zone may annex and assume developable city zones as specified in Title 16 and Chapter 17.10. This initial area planning process has been initiated by the City with the guidance of the Project Advisory Committee appointed by City Council.

Master Planning Process

Within the Fox Ridge Road area, properties with 10 acres or more are required to undergo a master planning process prior to or concurrent with annexation. Several of the properties within the subject area would be subject to the master planning process due to this requirement. Properties over 10 acres looking to develop must demonstrate that they are able to extend services to make urbanization of the area orderly and efficient.

Chapter 17.11: Residential Design Standards

The City of McMinnville has recently amended Title 17 of the McMinnville City Code, adopting a new Chapter (17.11) that includes residential design and development standards. This chapter provides new residential development and design standards for all housing types in McMinnville's residential and commercial zones and reflects the City's vision for housing and development, including the Great Neighborhood Principles. All new development in the Fox Ridge Road study area would be expected to comply with the provisions of Chapter 17.11.

Chapter 17.53: Land Division Standards

In order for annexing properties to urbanize effectively and contiguously with city standards, developable lots planning to subdivide, partition land, or adjust property lines must comply with the regulations of Chapter 17.53 which provides procedures and standards for all land divisions within the city. Partitioning and subdividing of land, and adjustment of property lines within the Fox Ridge Road study area must be able to ensure adequate width and arrangement of streets, coordinate proposed development with plans for utilities and other public facilities, and provide adequate health, sanitation, safety, services, and recreation outlined in the goals and policies of the McMinnville comprehensive plan. These regulations include the following standards for:

- Lot Layout
- Block Length and Perimeter
- Street Connectivity Standards
- Maximum Street Grades
- Utility provision
- Fire Access Standards

Chapter 17.57: Landscaping and Chapter 17.58: and Trees

Landscaping, tree coverage, and tree preservation are all integral components of a complete comprehensive development plan. The purpose of Chapters 17.57 and 17.58 are to both encourage and require the use of landscape elements, tree planting, and tree preservation within new developments that will enhance, protect, and promote the economic, ecological and aesthetic environment of McMinnville.

These chapters address standards for landscaping and street tree planting plans for new development and land divisions, and they address tree preservation for development sites. These standards would apply to development upon annexation of property to the City. The purpose statement of Chapter 17.57 summarizes some of the key objectives of the standards.

1. Reduce soil erosion and the volume and rate of discharge of storm water runoff.
2. Aid in energy conservation by shading structures from energy losses caused by weather and wind.
3. Mitigate the loss of natural resources.
4. Provide parking lot landscaping to reduce the harmful effects of heat, noise and glare associated with motor vehicle use.
5. Create safe, attractively landscaped areas adjacent to public streets.

6. Require the planting of street trees along the city's rights-of-way.
7. Provide visual screens and buffers that mitigate the impact of conflicting land uses to preserve the appearance, character, and value of existing neighborhoods.
8. Provide shade, and seasonal color.
9. Reduce glare, noise, and heat.

4.5 PLAN UPDATES

The above information summarizes key provisions of plans and polices which are adopted as part of the Comprehensive Plan. As noted above, the City has also initiated updates to elements of the Comprehensive Plan, including those noted below. The work on this and other Area Plans will also inform coordination with that work.

- Natural Hazards Planning (Oregon Land Use Goal 7) several plans and updates
- Natural Features Planning (Oregon Land Use Goal 5)
- Parks, Recreation, and Open Space Master Plan Update
- Public Facility Plan Updates (water, wastewater, stormwater)
- Transportation Systems Plan (TSP) Update

5.0 FINDINGS AND KEY ISSUES

A summary of study area plan implications, based on the existing conditions, are provided below:

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 41-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 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.
- 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.

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.

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 four 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.

