

MEMORANDUM

City of McMinnville – Fox Ridge Road Area Plan



Date: December 1, 2022
To: Tom Schauer, City of McMinnville
From: Thuy Cao, HHPR
Subject: **City of McMinnville Fox Ridge Road Area Plan
PAC Meeting #1 Summary**

Agenda Items:

1. Call to Order / Roll Call
2. Welcome and Introductions
3. Minutes: None
4. Establishing the PAC
 - a. Committee Role and Ground Rules
 - b. Election of Chair and Vice-Chair
5. Information Sharing and Action Items: Project Overview
6. Action Items – Discussion and Direction
 - a. Evaluation criteria – how will success be measured?
 - b. Public engagement: survey & stakeholder interview
 - c. Existing conditions
 - d. Opportunities and constraints
7. Next Steps
 - a. Tour of planning area
 - b. Survey and stakeholder interviews: Dec-Jan
 - c. Community Design Workshop
 - d. Next PAC meeting
8. Citizen Comments
9. Task Force Member Comments
10. Adjournment

Next PAC Meeting: May 10, 2023

Summary:

This was the first Project Advisory Committee (PAC) meeting for the Fox Ridge Road Area Plan. At the meeting, staff and the consultant provided a PowerPoint presentation that reviewed the project purpose, the role of the PAC, and set ground rules including expectations for the PAC. A thorough overview of the project area reviewed the boundary of the Fox Ridge Road study area, the area planning process, and the MGMUP Framework Plan and its applicable requirements. Discussion was then held to develop the evaluation criteria for the area plan, examine public engagement strategies, and existing conditions including applicable plans and policies; natural features and hazards; and opportunities and constraints. This information and discussion provided the PAC with necessary context to the study area and clarified questions on the project boundary, methods of evaluation, intent of the area plan, and the role of the PAC.



Next Steps:

Following PAC Meeting #1, the HHPR team will:

- Schedule a tour of the Fox Ridge Road planning area with the PAC.
- Publish the online survey based on suggested topics from the PAC and perform stakeholder interviews throughout the months of December and January.
- Work with SERA to develop Opportunities and Constraints diagram prior to Community Design Workshop #1 where we will review housing typologies and land use concepts with the community.
- Report back findings and results from all public engagement at the next PAC meeting.

MEMORANDUM

City of McMinnville – Fox Ridge Road Area Plan



Date: May 10, 2023
To: Tom Schauer, City of McMinnville
From: Thuy Cao, HHPR
Subject: **City of McMinnville Fox Ridge Road Area Plan
PAC Meeting #2 Summary**

Agenda Items:

1. Call to Order / Roll Call
2. Welcome and Introductions
3. Minutes (forthcoming)
4. Selection of Chair and Vice-Chair
5. Information Sharing and Action Items:
 - a. Project Update
 - b. Review of Draft Concepts and Background Information
6. Citizen Comments
7. Task Force Member Comments
8. Adjournment

Next PAC Meeting: June 28, 2023

Summary:

The purpose of the meeting was as follows:

- To provide a project status update to the Project Advisory Committee (PAC),
- To present a summary of the work completed to date, key findings, and the results of public engagement activities.
- To review the three preliminary draft concepts that were prepared based on the work to date, and to obtain input and guidance from the PAC regarding aspects of this work to be developed into a preferred draft concept.

At the last meeting held on December 1, 2022, the Project Advisory Committee was presented with the project summary and schedule and asked to discuss key questions such as the criteria for measuring project success and development scenarios, identifying key stakeholders within the study area, and potential topics for questions to gather feedback for an online survey and stakeholder interviews. Since then, the online survey was conducted, and Community Design Workshop #1 was held on March 21, 2023 to reviewed the opportunities and constraints of the Fox Ridge Road Area and asked community members to provide input on land uses and the development of land use concepts appropriate for the study area. At PAC Meeting #2, Sara Tucholsky was selected as Chair for the Fox Ridge Road Project Advisory Committee, with Sid Friedman selected as the Vice-Chair to the committee. Following this selection, a summary of the work completed to date, key findings , and the results of all public engagement activities were shared with the PAC. Based on these findings and results, three land use concepts were created and presented to the PAC for discussion.



A summary of the key themes from this meeting based on the community design workshop findings and land use concept evaluations are provided below:

Key Themes:

- **Element 1: Neighborhood Park.** The PAC generally agreed that Concept 1 provided the greatest potential for the neighborhood park, centrally located within the Neighborhood Activity Center and allowing for a mix of passive and active recreational uses due to the flat, large, open space area. This open space would allow for sports courts and larger gathering spaces for the community. The Neighborhood Park would not require a parking lot and street parking would be provided within the adjacent higher density uses surrounding the neighborhood park location. This element sparked discussion of the Community Park at the west end, with some committee members sharing their concern for increased traffic due to the size and typical capacity of a Community Park.
- **Element 2: Location of Commercial/Mixed-Use.** Several committee members shared their concerns about the proposed commercial locations regarding access, safety, and traffic. The PAC ultimately agreed that the commercial location near the Wallace Road extension made the most sense when considering traffic and the proximity to the future high school site so that students may have safe access to commercial development. Alternative points and routes for access would need to be considered due to the existing limitations along Hill Road.
- **Element 3: Residential Development and High School Site.** Several committee members shared their concerns for the lack of housing units within the city, expressing their desire to maximize housing units within the concept plan. It was pointed out that the market analysis did indicate that there is market potential above the minimum requirements of acreage for multi-family residential within the study area. A majority of the PAC agreed that medium-density and high-density residential units should be maximized to provide diverse and affordable housing to the area.
- **Element 4: Rock Quarry Pond.** The Rock Quarry Pond had been identified as a key community feature to be preserved. Discussion around the use of the Rock Quarry Pond revolved around the impact of current private ownership and existing hazards surrounding the area. There was interest in preserving the quarry pond as a park that could potentially provide future access to residents, however, the Community Park designation in Concept 3 was not favorable due to the intensity of uses associated with community parks per the Parks Master Plan. A Special Use Park designation was suggested as a possible use to both preserve the quarry pond and provide some limited amenities or access to the natural area.
- **Element 5: Connection at Eastern Edge.** The eastern edge is key to the area plan as it contains the location of the Neighborhood Activity Center and one of the main thoroughfares of Hill Road. The PAC shared significant concerns regarding the speed of traffic and safety of Hill Road, and wanted to ensure that any connections along the eastern edge considered both accessibility and safety of Fox Ridge Road. The PAC expressed interest in the suggested pedestrian greenway that provided a shared use path protected from the street along Fox Ridge Road from Hill Road. North/south connections were discussed as pedestrian trails rather than auto-oriented street connections.
- **Element 6: West End of Fox Ridge Road.** The Community Park identified in Concept 1 was heavily discussed due to repeated concerns about traffic on Fox Ridge Road and impact to adjacent communities. The committee expressed their desire to maintain the natural area located along the northern ridge to preserve identified scenic views, while also agreeing that sports fields may not be appropriate at the west end park. The PAC reached a consensus that a smaller park feature with

benches, canopies and other passive uses would be suitable for the west end. The Community Park was suggested to be shifted towards the east end, however, no location was ultimately decided.

- **Element 7: Southern Ridge and Cemetery.** The Masonic Cemetery was another key community feature identified in the Opportunities and Constraints diagram. Because of its sensitivity, the PAC discussed the use of a buffer between the cemetery and any abutting uses. Specifically, committee members agreed that low-density housing should not be located adjacent to the cemetery.

At the conclusion of the meeting, it was noted that Concept 1 was favored for the provided housing typologies, commercial location, and neighborhood park allocation, with Concept 2 being preferred for the smaller west end park and natural open space designations. The PAC considered the relationship between land uses within the concept plan layouts, urban design components, and a mix of housing densities. The feedback provided by the PAC will be captured within one draft preferred plan that will be presented at the upcoming Community Design Workshop #2 and the following PAC Meeting #3.

Next Steps:

Following PAC Meeting #2, the HHPR team will:

- Work with SERA to create a draft preferred land use concept that reflects the feedback provided from the PAC at the meeting.
- Begin considering draft goals and policies for the Fox Ridge Road Area Plan.
- Prepare for Community Design Workshop #2 to discuss specific neighborhood park uses and opportunities for trails and connections.

MEMORANDUM

City of McMinnville – Fox Ridge Road Area Plan



Date: July 14, 2023
To: Tom Schauer, City of McMinnville
From: Thuy Cao, HHPR
Subject: **City of McMinnville Fox Ridge Road Area Plan
PAC Meeting #3 Summary**

Agenda Items:

1. Call to Order / Roll Call
2. Welcome and Introductions
3. Information Sharing and Action Items, *Exhibit 1:*
 - a. Project Status Update
 - b. Draft Preferred Concept
 - ~~c. Goals and Policies Discussion~~
 - ~~d. Next Steps~~
4. Citizen Comments
5. Task Force Member Comments
6. Adjournment

Next PAC Meeting: August 2, 2023

Purpose:

The purposes of the meeting were as follows:

- To provide a project status update to the Project Advisory Committee (PAC),
- To summarize the work completed to date, key findings, and the results of the most recent public engagement activities.
- To review the draft preferred land use concept developed following guidance from the PAC provided at PAC Meeting #2 and public input received through Community Design Workshop #2.
- To obtain input and guidance regarding draft goals, policies, and implementation measures for the area plan.

At the meeting, staff and the consultant provided a PowerPoint presentation that reviewed a summary of the items above and lead into a discussion regarding the preferred draft land use concept. Due to time restrictions and prolonged discussion regarding the preferred draft land use concept, feedback on potential draft goals and policies for the draft area plan document was not received during the meeting. A summary of the meeting is provided that includes key themes and comments from the Project Advisory Committee that will be taken into consideration when developing the draft goals and policies. An updated draft of the preferred land use concept and the draft goals and policies will be presented at the next PAC meeting on August 2, 2023, for additional comments and final recommendations.

(Graphics presented at reduced scale in this report and attachments were presented with full-sized graphics in the PowerPoint presentation, and large-format hard copies of graphics are available).



Key Themes:

- **Traffic impact from park location on west end of Fox Ridge Road.** When looking at the proposed park location on the west end, committee members shared their concerns for increased traffic impacts along Fox Ridge Road. The PAC agreed that a large community park use would not be appropriate due to the existing traffic concerns along both Hill Road and Fox Ridge Road. However, a smaller scale park feature was expressed to complement the area well.
- **Rock quarry pond discussion – Special Use Park.** Committee members further discussed changes to the draft preferred land use concept that included graphic updates to better reflect the vision for the area plan. Minor changes, such as the depiction of the rock quarry pond needing to be updated to the correct shape, were addressed. Several committee members raised concerns regarding the steep slopes and general terrain surrounding the rock quarry pond. However, many committee members expressed that the rock quarry pond should be designated as a special use park, rather than a community park, as the area is not appropriate for typical recreational uses of a community park but may serve the area better as a natural feature with trail access.
- **Clarification of all green area in Fox Ridge Road and green patches shown in NAC.** Other concept map updates requested by the committee included the distinction between open green spaces, neighborhood park space, and special use park space around the rock quarry pond or elsewhere. The shades of green used to depict these green spaces were noted to be too similar and therefore difficult to distinguish. Specifically, the committee discussed the green patches throughout the neighborhood activity center that were not directly part of the neighborhood park. Those identified green patches were intended to be open green space/buffers between residential buildings and should be separately identified on the draft preferred land use concept for clarification of use.
- **Trails, connectivity, and shorter loops.** The committee reviewed the proposed trails and connectivity of the draft preferred land use concept plan and shared additional feedback concerning both north and south side connections of the Fox Ridge Road area. The north expansion of the McMinnville reservoirs was brought to the committee’s attention, which may impact access through the north side of the area. On the south side of the area, trail access through the low-density residential areas and masonic cemetery were discussed as possible options. Concerns regarding trails being located on the steep topography of the Fox Ridge Road area led to discussion of providing short trail loops as options for accessibility. Alternative street access points for vehicular traffic were also discussed to help alleviate traffic along Fox Ridge Road and provide additional means of connection with the surrounding neighborhoods.
- **Housing densities and the NAC.** There was some discussion about the low-density residential (LDR) designations within a majority of the Fox Ridge Road area, with some committee members sharing their preference for the possibility of a community park designation on some of those areas rather than LDR. However, due to traffic impacts, the committee agreed that a special use park would be favored to a community park use. Within the neighborhood activity center, committee members drew attention to an area previously designated as high-density residential (HDR) that had been changed to medium-density residential (MDR) in the draft preferred land use concept. The committee agreed that due to the location of that specific area on the intersection of Hill Road and Fox Ridge Road, it should return to the HDR designation and be utilized for high-density residential under the plan. An additional update to the draft concept plan is to emphasize property lines of existing parcels to make it clear and legible for existing property owners.

Next Steps:

Following PAC Meeting #3, the HHPR team will:

- Work with SERA to update the draft preferred land use concept and reflect the feedback provided at the meeting.
- Create draft goals, policies and implementation measures based on comments and concerns from both community design workshops and all three Project Advisory Committee meetings for review at the next meeting (to be held August 2nd). These draft goals, policies and implementations will be informed by all community feedback received and will be the topic of discussion during the next Project Advisory Committee meeting (PAC Meeting #4).
- After PAC Meeting #4 the draft goals, policies, and implementation measures based on comments and feedback from the Project Advisory Committee will be refined before being presented at both Planning Commission and City Council work sessions.

MEMORANDUM

City of McMinnville – Fox Ridge Road Area Plan



Date: August 30, 2023
To: Tom Schauer, City of McMinnville
From: Thuy Cao, HHPR
Subject: **City of McMinnville Fox Ridge Road Area Plan
PAC Meeting #4 Summary**

Agenda Items:

1. Call to Order / Roll Call
2. Welcome and Introductions
3. Information Sharing and Action Items:
 - a. Project Status Update
 - b. Refinement of Draft Preferred Concept
 - c. Goals and Policies Discussion
 - d. Next Steps
4. Citizen Comments
5. Task Force Member Comments
6. Adjournment

Next PAC Meeting: September 19, 2023

Purpose:

The purposes of the meeting were as follows:

- To provide a project status update to the Project Advisory Committee (PAC),
- To review the regulatory requirements and planning framework for the area plan.
- To discuss the draft preferred concept highlights and deficiencies.
- To obtain input and guidance regarding draft goals and policies for the area plan.

At the meeting, staff and the consultant provided a PowerPoint presentation that reviewed a summary of the items above and led into a discussion regarding the preferred draft land use concept. In order to clarify the regulatory and planning frameworks of the Fox Ridge Road Area Plan, the regulatory standards and planning goals were carefully reviewed with the PAC, including the MGMUP, MGMUP Framework Plan, McMinnville Comprehensive Plan, and the Parks Master Plan. Using these set requirements, the draft preferred concept was evaluated against all applicable standards and a list of plan highlights and deficiencies was provided to the PAC for review. After discussion on amendments to the preferred concept plan, an open discussion was held regarding aspirational goals and policies the PAC felt the area plan should successfully accomplish. An updated draft of the preferred land use concept and the draft goals and policies will be presented at the next PAC meeting on September 19, 2023, for additional comments and discussion.

(Graphics presented at reduced scale in this report and attachments were presented with full-sized graphics in the PowerPoint presentation, and large-format hard copies of graphics are available).



Key Themes:

- **Community Park designation.** Based on the preferred land use concept map analysis, one of the plan deficiencies identified was the lack of a Community Park designation. The MGMUP Framework Plan calls out a need for a natural resource community park within the study area. After discussion regarding an appropriate location for the park, the PAC agreed that the large open space area located at the west end of the study area would be suitable for a Community Park. This area was selected due to its potential for protecting existing significant tree groves, large acreage to accommodate both passive and active recreational opportunities, and having a potential park feature already identified within the concept plan within that area. The location was also optimal as it connected to the northern ridge that the PAC has identified for natural resource protection and could be connected via primary greenway and secondary trail connections.
- **Neighborhood Park designation.** At the time of analysis, the draft preferred concept identified a Neighborhood Park central to the Neighborhood Activity Center (NAC). However, after analysis, the Neighborhood Park did not meet the maximum distance requirement of being no more than ½-mile away from all residences within the study area. Because of this requirement, the PAC discussed new potential locations for the park that could meet the minimum size and maximum distance requirements. Per staff suggestion, the natural area located north of Fox Ridge Road at the end of Dawson Lane, and the large open area south of Fox Ridge Road abutting the Masonic Cemetery were prime locations for potential neighborhood parks as they were centrally located and could meet all regulatory requirements. The PAC ultimately decided to designate both locations as two separate neighborhood parks within the study area that were accessible on either side of Fox Ridge Road.
- **Open Space/Natural Areas calculations.** The draft preferred land use concept did not include calculations for the areas designated as “natural area,” and the PAC requested that information to be provided within the concept map for reference.
- **Goals and Policies discussion.** The following are comments provided from the PAC regarding goals and policies for the Fox Ridge Road Area Plan:
 - Protect the Rock Quarry Pond.
 - Provide a variety of housing types for current and future residents.
 - High-Density Residential to exceed minimum acreage requirement and to be located at the east end of the study area.
 - Protect existing significant tree groves.
 - Preserve scenic view sheds along the northern ridge of the Fox Ridge Road study area.

Next Steps:

Following PAC Meeting #4, the HHPR team will:

- Work with SERA to update the draft preferred land use concept and reflect the feedback provided at the meeting.
- Create draft goals and policies based on PAC feedback and comments from previous online survey responses and community design workshops.

MEMORANDUM

City of McMinnville – Fox Ridge Road Area Plan



Date: September 19, 2023
To: Tom Schauer, City of McMinnville
From: Thuy Cao, HHPR
Subject: **City of McMinnville Fox Ridge Road Area Plan
PAC Meeting #5 Summary**

Agenda Items:

1. Call to Order / Roll Call
2. Welcome and Introductions
3. Information Sharing and Action Items
 - a. Project Status Update
 - b. Draft Concept Analysis and Refinement
 - c. Goals and Policies Discussion
 - d. Next Steps
4. Citizen Comments
5. Task Force Member Comments
6. Adjournment

Next PAC Meeting: November 29, 2023

Summary:

The purpose of the meeting was as follows:

- To provide a project status update to the Project Advisory Committee (PAC),
- To review the most recent land use concept map analysis.
- To obtain input on the draft goals and policies for the area plan.

At the last meeting held on August 30, the Project Advisory Committee was presented with deficiencies in the land use concept plan and asked to provide input on how to address those planning requirements that were not currently being met by the plan. Based on that feedback, SERA revised the plan and provided an updated concept plan for review at PAC Meeting #5. At this meeting, staff and the consultant reviewed an analysis of the updated preferred land use concept and the newly proposed locations for neighborhood parks within the area plan. The Project Advisory Committee was then asked to provide input based on the analysis for further refinement of the concept plan. After reaching consensus on those refinements, the draft goals and policies were then reviewed with comments being provided from the committee for revisions or additions to the goals and policies of the area plan. A summary of the meeting is provided that includes key themes and comments from the Project Advisory Committee that will be taken into consideration when developing the draft Area Plan.



Key Themes:

- **Neighborhood Park locations.** As a result of discussion during PAC Meeting #4, there were ultimately two neighborhood park locations identified to satisfy the park distance and minimum size requirements for the area. However, when reviewing the analysis for both locations in context of existing slopes, significant tree groves, and natural hazard overlays, the PAC was asked to reconsider the siting of two neighborhood parks. The PAC was asked to consider the incorporation of Neighborhood Park Location #1 (north of Fox Ridge Road at the end of Dawson Lane) as part of the open space network and removing the neighborhood park designation due to its limited use. Rather, Neighborhood Park Location #2 (south of Fox Ridge Road, above the Masonic Cemetery) would be expanded to the east to increase the designated size, allowing for a flatter area suitable for a mix of both active and passive recreation areas. The PAC agreed to these suggestions, acknowledging that Neighborhood Park Location #2 would exceed the minimum size criteria, meet the maximum distance of ½-mile from residences as it is centrally located within the study area, helped preserve identified significant tree groves, and would have flat areas for typical uses associated with neighborhood parks. The PAC also confirmed the establishment of a natural buffer along the area abutting the Masonic Cemetery.
- **Goals and Policies discussion.** Several comments were provided from the PAC regarding amendments to the Area Plan goals and policies. Specifically, suggestions for additional policies included clarifying language on aesthetics and design, lighting to accommodate dark sky practices, safety design features, or placement of specific amenities. Many of these suggestions are addressed through the City's development standards, Great Neighborhood Principles, and language within the draft goals and policies that will be considered at the time of new development prior to any new construction. Additional language has been added to the goals and policies to support the concerns and comments of the PAC where feasible.
- **Preferred Land Use Concept updates.** Concept map updates will need to include the updated Neighborhood Park location and natural buffer from the Masonic Cemetery, along with visual changes to make the map more legible such as differentiating the color of the primary and secondary trails.

Next Steps:

Following PAC Meeting #5, the HHPR team will:

- Update the draft preferred land use concept and reflect the feedback provided at the meeting.
- Amend the draft goals and policies based on comments and concerns from the PAC.
- Present the updated preferred land use concept map, goals and policies, and key findings at the joint Planning Commission and City Council work session scheduled October 10, 2023.

MEMORANDUM

City of McMinnville – Fox Ridge Road Area Plan



Date: November 29, 2023
To: Tom Schauer, City of McMinnville
From: Thuy Cao, HHPR
Subject: **City of McMinnville Fox Ridge Road Area Plan
PAC Meeting #6 Summary**

Agenda Items:

1. Call to Order / Roll Call
2. Welcome and Introductions
3. Information Sharing and Action Items:
 - a. Update on Joint Planning Commission/City Council Work Session
 - b. Recommendations on Draft Fox Ridge Road Area Plan.
4. Citizen Comments
5. Task Force Member Comments
6. Adjournment

Purpose:

The purposes of the meeting were 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.

At the meeting, staff and the consultant provided a PowerPoint presentation that reviewed a summary of the items above and lead into discussion regarding the draft Area Plan Map, goals and policies, and area plan document. A summary of the meeting is provided that includes key themes and comments from the Project Advisory Committee that will be taken into consideration when refining the draft Fox Ridge Road Area Plan document and Area Plan Map. Updated drafts will be presented to the Planning Commission at a public hearing scheduled for January 4, 2024.

Key Themes:

- **Area Plan Map.** Based on comments provided at the joint Planning Commission/City Council work session, the Project Advisory Committee agreed with the following changes to the Plan Map:
 - Increase the area designated for commercial/mixed-use within the NAC.
 - Rearrange the high- and medium-density residential configuration so that all high-density residential land use is located north of Fox Ridge Road.
 - Clearly delineate a multi-use path (Greenway along Fox Ridge Road).



- Better illustrate the NAC area on the Plan Map to clearly show the NAC boundary with labeled focus and support areas.
- **Goals and Policies.** The Project Advisory Committee considered comments provided from the joint Planning Commission/City Council work session and provided guidance on the following:
 - Include specific goals and policies for natural resource protection and conservation, especially relative to protected tree groves (including tree grove west of Dawson Lane along Fox Ridge Road). This will be accomplished during the Natural Resources Planning that is planned to occur in the near future for inventory and protection/mitigation.
 - Include specific goal and policy language regarding natural hazards and the planned reduction of density in areas with multiple natural hazards.
 - Ensure that the western park area (previously labeled as a Community Park) is developable and annexation timing/phasing issues will not prevent the realization of the natural resource park by removing the community park designation and identifying the whole area as a Natural Resource Park with trails for connections and scenic viewpoints.
 - Create a policy that planned multi-use paths should be a minimum of 10 – 12 feet wide for utility purposes.
 - Include language as a goal to protect dark night skies by preventing light pollution from new future developments.
- **Plan Narrative.** Additional narrative was discussed to help clarify specific comments and concerns raised by both the Planning Commission/City Council and the Project Advisory Committee:
 - Provide narrative in the plan equating LDR, MDR and HDR to specific city zoning (i.e., LDR is R1 (9,000 minimum lots) and R2 (7,000 minimum lots), MDR is R3 (6,000 minimum lots) and R4 (5,000 minimum lots) and HDR is R5 (multi-family only).
 - Provide narrative in the plan specifying that the Neighborhood Activity Center overlay is intended to be applied at the Wallace Road roundabout with the intent to encourage mixed-use development (ground floor commercial and upper floor residential) radiating out to high density residential and eventually medium density residential, utilizing language from the Comprehensive Plan and Zoning Ordinance.
 - Provide narrative in the plan specific to the planned Special Use Park/Rock Quarry Pond in terms of utilizing it as a nature resource park that serves the community with trail systems and interpretation for the ecosystem of the area.
 - Provide narrative about the Natural Resource Park as an intentional park to preserve natural resources that serve the community with trails systems, view sheds and protected ecosystems along the ridgeline such as significant tree groves.

Next Steps:

Following the final PAC Meeting #6, the HHPR team will:

- Revise the Draft Fox Ridge Road Area Plan document to submit to DLCD for noticing prior to the Planning Commission hearing.
- Update the preferred land use concept map or “Area Plan Map” to better illustrate the NAC including focus and support areas, as well as primary and secondary trails.
- Prepare for the Planning Commission hearing scheduled for January 4th, 2024.