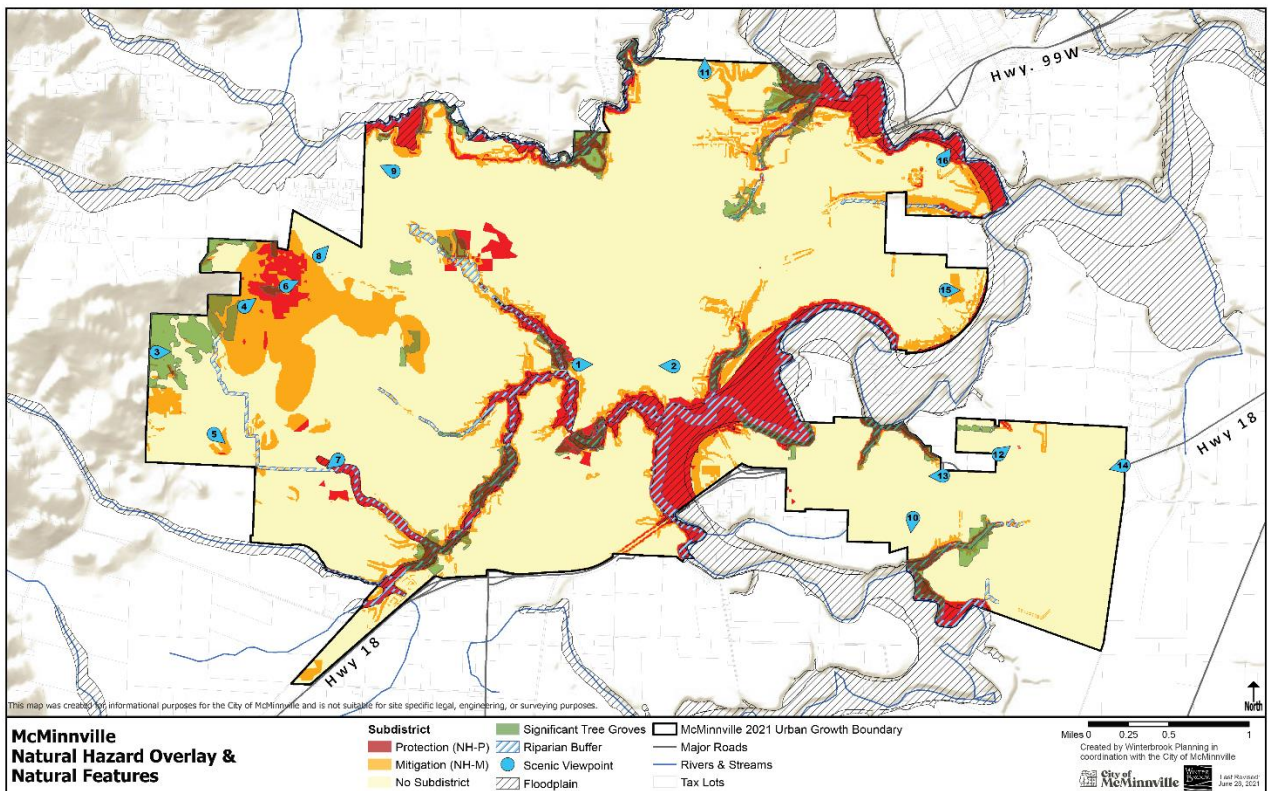


**DRAFT CHAPTER XI
NATURAL FEATURES**

GOAL 14 1: PROTECT LIFE AND PROPERTY FROM INVENTORIED NATURAL HAZARDS, INCLUDING FLOODING, GEOLOGICAL AND WILDFIRE HAZARDS.

GOAL 14 2: PROTECT INVENTORIED NATURAL RESOURCES FROM DEVELOPMENT IMPACTS, INCLUDING RIPARIAN CORRIDORS, SCENIC VIEWS, TREE GROVES, AND INDIVIDUAL LANDMARK AND SIGNIFICANT TREES.



NATURAL HAZARDS

Multi-Hazard Policies

- 197.00 *The City of McMinnville shall adopt and maintain a Natural Hazards Inventory as part of the McMinnville Comprehensive Plan (Volume I). The inventory shall include maps and text that identify the location, type and risk level for three types of natural hazards: geological hazards (including steep slopes, earthquakes and landslides), flood hazards (land within the 100-year floodplain) and wildfire hazards within the UGB).*
- 197.10 *The City of McMinnville shall apply public works construction standards, seismic building codes and fire and life safety codes wherever natural hazards are identified in the Natural Hazards Inventory – including limited, moderate and high combined risk subareas described the Natural Hazards Inventory.*
- 197.20 *The City of McMinnville shall establish a Natural Features (NF) overlay comprehensive plan designation to manage the cumulative effects of inventoried natural hazards in “moderate and high combined risk subareas” as described in Tables VII.1 and VII.2 of the Natural Hazards Inventory.*
- 197.30 *The NH overlay plan designation shall be implemented by two subdistricts based on cumulative ranking criteria found in Tables VII.1 and VII.2 of the Natural Hazards Inventory:*
- 1. **The Natural Hazards Mitigation Subdistrict (NH-M).** The NH-M is intended to mitigate hazard impacts based on objective development standards for each applicable hazard type and the recommendations of required site-specific hazard studies.*
- 2. **The Natural Hazards Protection Subdistrict (NH-P).** The NH-P Subdistrict is intended to prohibit most types of development and may allow for residential density transfer. Where development is allowed it shall be subject to objective development standards for each applicable hazard type and the recommendations of required site-specific hazard studies.*
- 197.40 *The NH-M and NH-P Subdistricts shall include objective development standards for each type of natural hazard identified the Natural Hazards Inventory, including landslide, earthquake (liquefaction and shaking), floodplains and wildfire hazards. Floodplains shall be protected by the underlying F-P Flood Hazard zone and the NH-P Subdistrict.*
- 1. Maps showing the location and severity for each type of hazard in each subdistrict are available for public review and impacts on individual properties can be determined by city staff via the City’s GIS data base.*
- 2. In cases where hazard-specific development standards overlap, the more restrictive standard shall apply.*
- 197.60 *Based on objective development standards and required hazard studies, the City of McMinnville may impose conditions of land use approval to protect life and property and mitigate natural hazard impacts in natural hazard subareas. Such conditions may include, but are not limited to, conservation easements or dedication of hazard areas to the City.*

- 197.60 *Land division applications shall not create a lot that lacks sufficient buildable area to meet the minimum lot size and development standards applicable in the underlying zoning district.*
- 197.70 *New residential, commercial and industrial construction shall be limited within the NH-P Subdistrict with the following exceptions:*
- 1. Public facilities and environmental restoration projects may be permitted under objective development standards.*
 - 2. Residential density transfer from land within the NH-P Subdistrict to contiguous property under the same ownership that is outside both the floodplain and any applicable Natural Resource or Natural Hazard Subdistrict may be allowed.*
 - 3. The maximum density allowed in the transfer area shall be the maximum density allowed in the next higher residential zoning district. For example, density transfer from the NH-P land with an underlying R1 zone to land outside the Natural Hazards Overlay (NH-P and NH-M) shall be capped at the density allowed in the R2 zone.*
 - 4. In situations where density transfer is not feasible, a maximum of one dwelling unit per 2.5 acres may be allowed on land zoned for residential use, consistent with the recommendations of a geotechnical engineering study and any conditions required by the review authority.*
- 197.80 *In cases where application of NH-P provisions would prohibit all reasonable economic use of an existing tract of land under common ownership, the City may grant an exception to allow a use permitted in the underlying zoning district that is not permitted in the NH-P Subdistrict. In making this decision, the applicant and City must:*
- 1. Consider first whether the exception provisions of Policy 197.70 would relieve the hardship;*
 - 2. Consider potential uses that are allowed in the NH-P Subdistrict that could provide reasonable economic value;*
 - 3. Consider alternative development layouts and land use intensity that minimize impacts from natural hazards on people and property and other values associated with natural hazard areas;*
 - 4. Limit the intensity of the allowed land use to the minimum necessary to retain reasonable economic value of the subject tract; and*
 - 5. Meet all applicable development standards that apply to natural hazards in the NH-P zone.*
- 197.90 *The City of McMinnville shall coordinate with Yamhill County to apply McMinnville Comprehensive Plan Chapter XI Natural Features Policies to unincorporated land within the Urban Growth Boundary, including the application of the NH overlay zone (the NH-M and NH-S subdistricts) and related development standards. In cases of conflict with state law governing farm and forest land, state law will prevail over the NH overlay zone standards. For example, agricultural and forest uses allowed in Agricultural and Forest zones shall continue to be allowed; and the more restrictive fire mitigation standards in*

the County's forest zones will prevail over the less restrictive City fire mitigation standards.

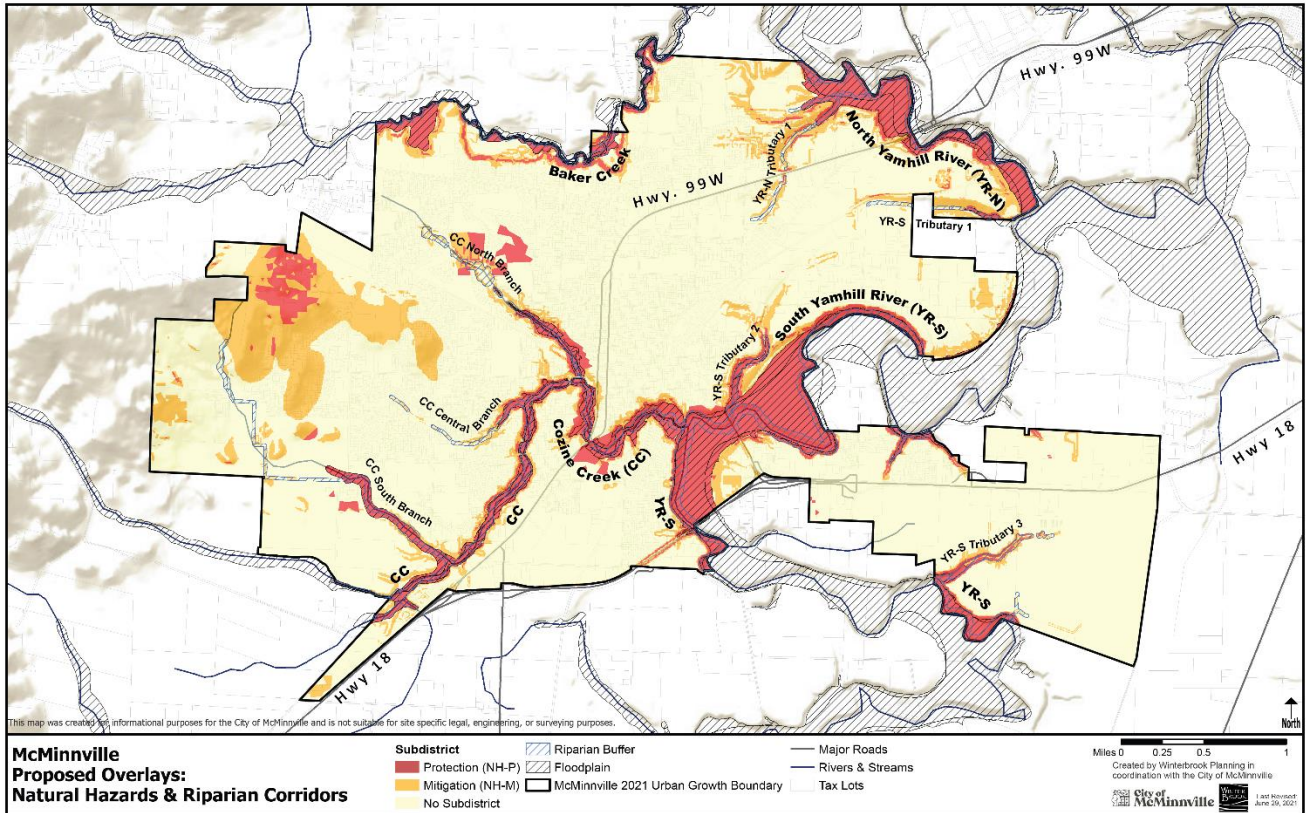
- 197.100 The City of McMinnville shall coordinate with the Oregon Department of Geology and Mineral Industries (DOGAMI), the Department of Land Conservation and Development (DLCDD), the McMinnville Fire Department, and Yamhill County in updates of the Yamhill County Multi-Jurisdictional Natural Hazards Mitigation Plan, the McMinnville Addendum to County NHMP, and the Yamhill County Community Wildfire Protection Plan. Updates to these plans will be considered in future updates to Chapter XI of the McMinnville Comprehensive Plan.*
- 197.110 The City of McMinnville shall coordinate with the Greater Yamhill Watershed Council to facilitate watershed restoration and improvement projects in natural hazard areas such as floodplains and slide hazard areas. Shared natural hazard mitigation goals include: (1) removal of invasive vegetation species (that increase fuel for wildfires and clog waterways) and replacement with native species that reduce erosion, are more fire resistant and are less likely to clog waterways; and (2) restoration and enhancement of wetlands that provide flood control.*
- 197.120 Tree removal and major pruning within the Floodplain Zone, the NH-M and NH-P Subdistricts shall be limited to minimize erosion and landslide potential and to maintain water quality*

Geological Hazards

Geological Hazard Policies

- 198.00 *Geological hazards appear on the McMinnville Natural Hazards Inventory and include:*
- 1. Slopes of 25% or more;*
 - 2. Moderate, high and severe risk earthquake (liquefaction and shaking) risk areas; and*
 - 3. Moderate and high risk landslide hazard areas.*
- 198.10 *The NH-P and NH-M Subdistricts shall apply to subareas with geological hazards as shown on the Natural Hazards Inventory. Specific geological hazards found in each subdistrict are determined by referencing the McMinnville Natural Hazards Inventory and may be determined for individual properties by referencing the City's GIS data base.*
- 198.20 *Residential and commercial construction in areas with moderate or high geological risk hazards – as indicated on the Natural Hazards Inventory – shall meet the seismic and slope stability provisions of the Oregon State Building Codes. The Building Official may require a geotechnical engineering study prior to approval of construction.*
- 198.30 *The City of McMinnville shall require erosion control measures prior to grading or construction in subareas with:*
- 1. Slopes of 15% or greater, and*
 - 2. Landslide hazards in the NH-M and NH-P Subdistricts.*
- 198.40 *The City of McMinnville shall require geological reconnaissance studies with the submission of land development applications where geological hazards are present within the NH-M and NH-P Subdistricts. The recommendations of the geological reconnaissance study shall become conditions of land use approval unless specifically exempted or modified by the review authority.*
- 198.50 *Where recommended in a required geological reconnaissance study – or where determined necessary by the City Engineer or Building Official in moderate risk landslide hazard areas that are not included in the NH-M Subdistrict – a geotechnical engineering study may be required prior to grading, land development or construction.*
- 198.60 *The City of McMinnville shall retain the services of a qualified geologist or geological engineer to review geological studies prepared for land use applicants.*
- 1. The City Engineer shall determine whether a second professional opinion is required.*
 - 2. The costs of peer review shall be borne by the applicant.*
- 198.70 *The City shall consider adopting standards for public street and utility construction to moderate or higher geological hazard areas.*
- 198.80 *Because trees contribute to slope stability and reduce erosion, tree removal shall be limited in the NH-M Subdistricts.*

Flood Hazards



Flood Hazard Policies

- 199.00 *Flood hazards areas are located within the designated 100-year floodplain. The City of McMinnville will continue to prohibit most types of development within the 100-year floodplain consistent with the City’s **F-P Flood Plain Zone**. Most significant riparian corridors are also located in the F-P Zone.*
- 199.10 *Land within the F-P Zone is protected by applicable NH-P Subdistrict standards. Natural geological and wildfire hazards associated with the 100-year floodplain, including but not limited to landslide and wildfire hazard areas, are addressed in NH-P Subdistrict development standards.*
- 199.20 *The City of McMinnville is committed to continued participation in the National Flood Insurance Program (NFIP) through enforcement of local floodplain management regulations.*
- 199.30 *The City of McMinnville will work with the Federal Emergency Management Agency (FEMA) to update Flood Insurance Rate Maps (FIRM). The City will request Oregon Department of Geology and Mineral Industries (DOGAMI) debris flow and lidar data be included in FIRM updates.*
- 199.40 *The City of McMinnville will develop and maintain GIS maps of critical facilities identified in the McMinnville NHMP for all structures and residential*

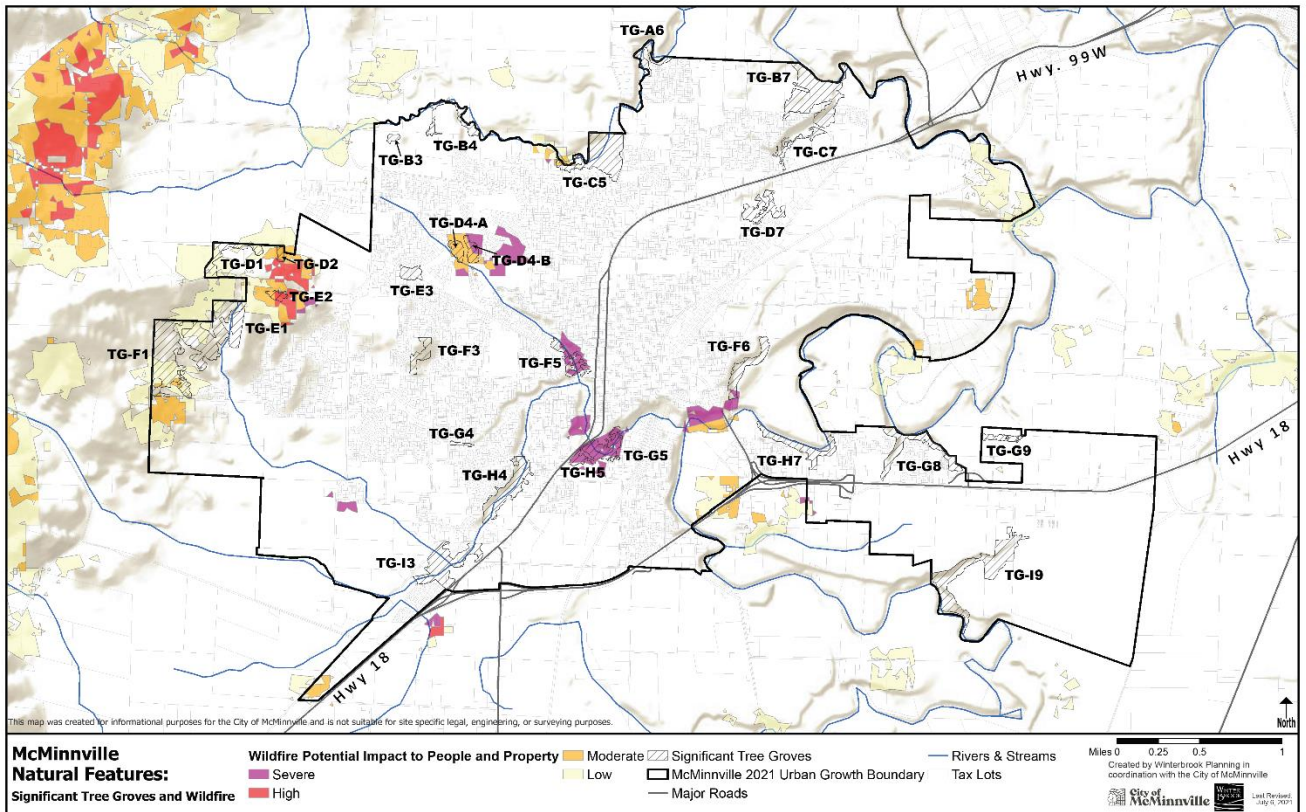
development and commercial buildings within the 100-year and 500-year floodplains.

199.50 Because wetlands serve an important flood control function, wetland fill and removal shall not be permitted within the 100-year floodplain unless there is no reasonable alternative for a planned public works project.

199.60 The City of McMinnville will coordinate with the Greater Yamhill Watershed Council (or its affiliates) regarding stream and river restoration and enhancements projects to restore native vegetation, improve bank stability and improve water quality.

199.70 Because trees and vegetation reduce streambank failure and improve water quality, tree removal shall be limited in F-P Zone.

Wildfire Hazards



Wildfire Hazard Policies

- 200.00 *Moderate, high and severe wildfire hazard areas appear on the Natural Hazards Inventory and are generally associated with the West Hills and vegetated floodplains. Where wildfire hazards subareas overlap with geological or floodplain hazards, they may be subject to NH-P or NH-M Subdistrict requirements, consistent with the ranking criteria found in the Natural Hazards Inventory and as shown on Natural Hazards Inventory Map VII-1.*
- 200.10 *City staff shall coordinate with the McMinnville Fire Department and RFPD to encourage fire safety planning and education – especially in Wildfire Urban Interface zones and designated Fire Reduction Areas in the West Hills. The City of McMinnville shall continue to coordinate wildfire mitigation action items through the Yamhill County Community Wildfire Protection Plan.*
- 200.20 *Residential, commercial and industrial development shall be limited in wildfire risk subareas in the NH-P Subdistrict; However, exceptions may be permitted pursuant to Natural Hazard Policies 197.70 and 197.80.*
- 200.30 *Development density in moderate to high wildfire risk areas in the NH-M Subdistrict may be limited where necessary to provide adequate space for fuel breaks in areas that are threatened by two or more natural hazards.*

- 200.40 *In the NH-P and NH-M Subdistricts with identified wildfire hazards, applicants for land divisions and new development (excluding home remodels or additions) shall prepare a Fire Prevention and Control Plan in coordination with the McMinnville Fire Department or RFPD. The plan shall be prepared by a certified arborist and shall consider necessary tree and vegetation removal, erosion control and replacement of lost trees and vegetation with native, fire-resistant trees and vegetation.*
- 200.50 *The maximum density allowed within the NH-P Subdistrict shall be one unit per 2.5 acres or shall be subject to the density transfer provisions of Policy 197.70.*
- 200.60 *Based on the Fire Prevention and Control Plan, the following wildfire mitigation standards shall be met:*
- 1. Installation and maintenance of at least a 40-foot fuel break around each new dwelling or structure.*
 - 2. Where vegetation needs to be maintained for slope stability in a fuel break area, require plantings of fire-resistant or slow-burning plants. The City shall make a list of such plants available to the public.*
 - 3. Provision of one or more than one ingress/egress route or road widths wide enough to accommodate incoming fire apparatus and evacuating residents simultaneously in an emergency situation.*
 - 4. Roofs and siding with fire-resistant materials. Wood shake or shingle roofs are not allowed.*
 - 5. Design road placement to function as fire breaks in urban wildland interface developments.*
 - 6. Chimneys of wood-burning devices to be equipped with spark arrester caps and/or screens.*
 - 7. Underground electrical distribution circuits if technically feasible.*
 - 8. Sprinkler systems in all dwelling units and occupied buildings.*

NATURAL RESOURCES

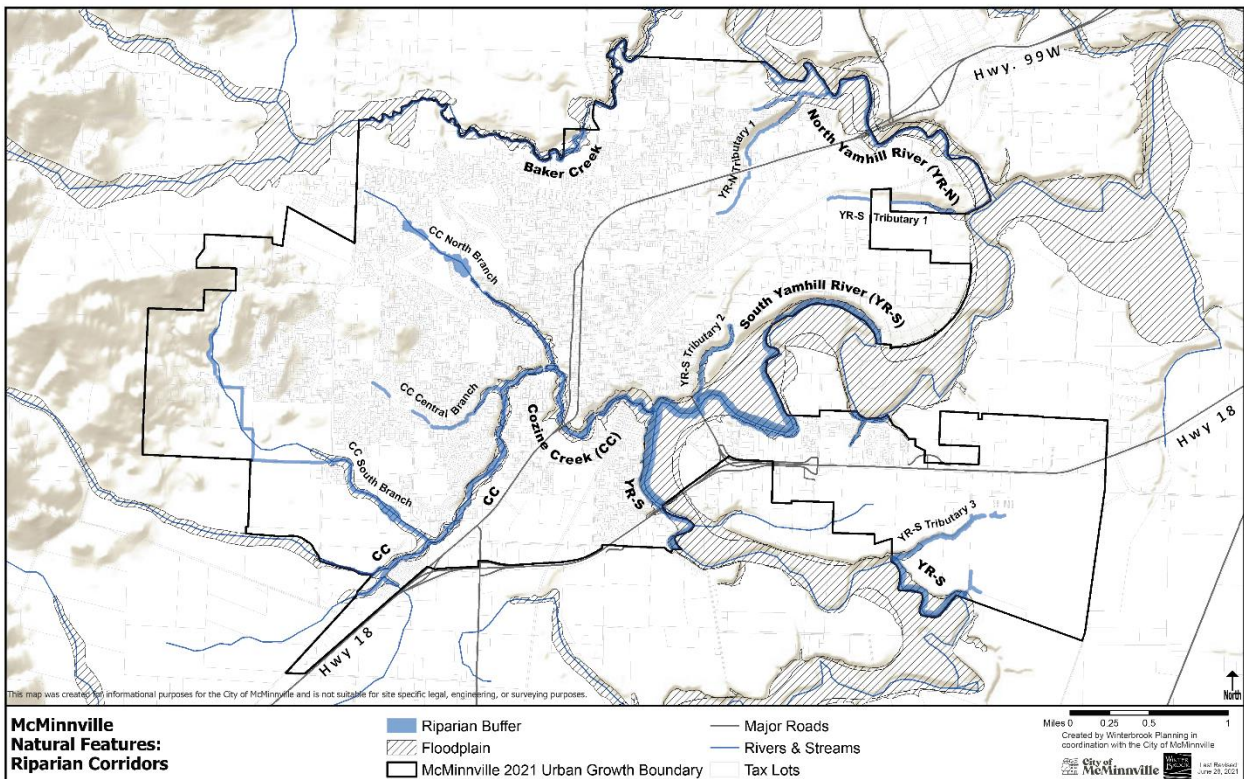
Multi-Resource Policies

- 201.00 *The City of McMinnville shall adopt and maintain the McMinnville Natural Resources Inventory as part of the McMinnville Comprehensive Plan (Volume I). The inventory shall include maps and text that identify the location, type and resource values for three types of natural resources: riparian corridors, tree groves and scenic views within the McMinnville UGB.*
- 201.10 *The City shall follow the process set forth in the Goal 5 Natural Resources Administrative Rule (OAR Chapter 660, Division 023) to prepare natural resource inventories, determine the significance of inventoried natural resource sites, identify conflicting uses, evaluate the ESEE (economic, social, environmental and energy) consequences of alternative protection program, and adopt comprehensive plan policies and land use regulations to protect significant natural resource sites.*
- 201.20 *Natural Resource policies shall be implemented by a Natural Features overlay plan designation and Chapter 17.49 Natural Resource Subdistricts. Each natural resource subdistrict shall include objective development standards to protect significant natural resource sites identified in adopted Natural Resources Inventories. In cases of conflict with underlying base zone standards, the standards of the applicable natural resource subdistrict shall control.*
- 201.30 *Based on objective development standards and required site-specific natural resource studies, the City of McMinnville may impose conditions of land use approval to protect identified natural resources and mitigate development impacts on such resources. Such conditions may include, but are not limited to, implementation of mitigation plans, conservation easements or dedication of natural resource areas to the City.*
- 201.40 *Land division applications within or partially within Natural Resource Subdistricts shall not result in a lot that lacks sufficient buildable area to meet the minimum lot size and development standards applicable in the underlying zoning district and applicable subdistrict standards.*
- 201.50 *In cases where application of a Natural Resource Protection Subdistrict provisions would prohibit all reasonable economic use of an existing tract of land under common ownership, the City may grant an exception to allow a use permitted in the underlying zoning district that is not permitted in the applicable Natural Resource Subdistrict. In making this decision, the applicant and City must:*
- 1. Consider first whether the exception provisions of Policy 201.50 would relieve the hardship;*
 - 2. Consider potential uses that are allowed in the applicable Natural Resource Subdistrict that could provide reasonable economic value;*
 - 3. Consider alternative development layouts and land use intensity that minimize impacts from natural hazards on people and property and other values associated with natural hazard areas;*

4. Limit the intensity of the allowed land use to the minimum necessary to retain reasonable economic value of the subject tract; and
5. Meet all applicable development standards that apply to natural hazards in the applicable Natural Hazard Subdistrict(s).

- 201.60 *The City of McMinnville shall coordinate with Yamhill County to apply McMinnville Comprehensive Plan Chapter XI Natural Resource Policies to unincorporated land within the UGB, including the application of the NR Subdistricts and related development standards. In cases of conflict with state law governing farm and forest land, state law will prevail over the NR Subdistrict standards.*
- 201.70 *The City of McMinnville shall coordinate with the Oregon Department of State Lands (DSL), the Oregon Department of Fish and Wildlife (ODFW), the Department of Land Conservation and Development (DLCD) and Yamhill County in future updates to Chapter XI of the McMinnville Comprehensive Plan.*
- 201.80 *The City of McMinnville shall coordinate with the Greater Yamhill Watershed Council to facilitate watershed restoration and improvement projects in natural resource areas such as floodplains, riparian corridors, tree groves and scenic views. Shared natural resource protection goals include: (1) removal of invasive vegetation species and are less likely to clog waterways; and (2) restoration and enhancement of wetlands that provide a variety of natural resource, water quality and flood control benefits.*
- 201.90 *Removal of significant and landmark trees within NH-P and NH-M Subdistricts shall meet the tree removal standards of these subdistricts.*
- 201.100 *Tree thinning and removal in wildfire hazard areas shall be permitted consistent with a Tree Removal and Mitigation Plan when:*
1. *The proposal is part of a fire protection program approved by the City of McMinnville Fire Department or RFPD. (See Wildfire Hazard Policies.)*
 2. *The proposal is necessary to meet fuel reduction standards in wildfire hazard areas pursuant to Wildfire Policies 200.50 and 200.60.*

Riparian Corridors

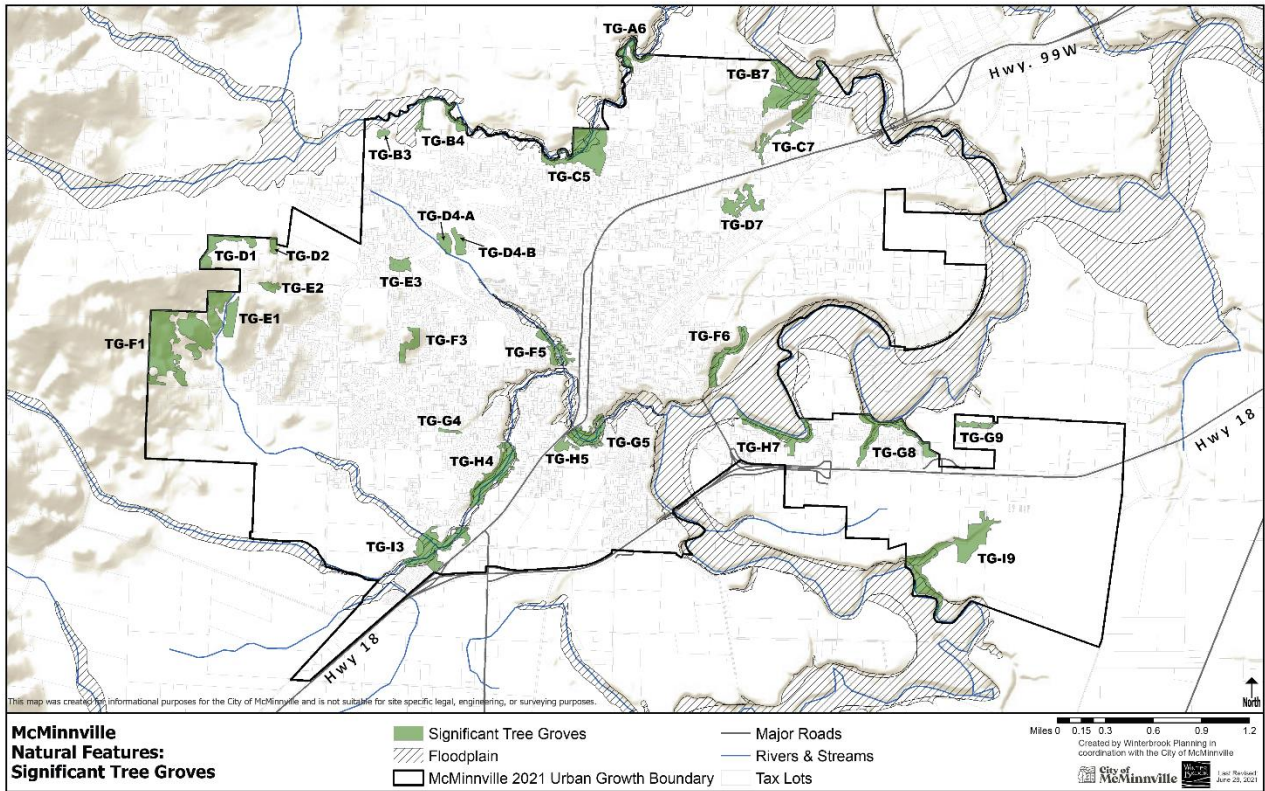


Riparian Corridor Policies

- 202.00 *The City of McMinnville riparian corridor protection program supplements floodplain regulations by protecting and enhancing fish-bearing rivers and streams within the UGB from most types of urban development, in coordination with state and federal agency requirements and the Yamhill Watershed Council.*
- 202.10 *The City of McMinnville shall apply the Riparian Corridor “safe harbor” provisions of OAR Chapter 660, Division 023 to inventory and protect riparian corridors within the McMinnville UGB. The McMinnville Riparian Corridor Inventory (Winterbrook Planning, 2021) includes the North and South Yamhill Rivers, Cozine Creek, Baker Creek and their fish-bearing tributaries. The Riparian Corridor width measured from the inventoried top-of-bank shall be 75 feet from the South Yamhill River and 50 feet for all other fish-bearing rivers and streams.*
- 202.20 *The riparian corridor setback area may be reduced administratively by as much as 50 percent when it extends over existing structures or into the lawns or gardens of existing residential uses.*

- 202.30 *The riparian corridor may be adjusted based on a site-specific determination of the top-of-bank as defined in OAR 660-023-0090(1)(g) prepared by an engineer with experience in hydrology registered in the state of Oregon.*
- 202.40 *The City actively encourages riparian corridor restoration and enhancement projects, especially when undertaken in coordination with the City, DSL, ODFW or the Yamhill Watershed Council.*
- 202.50 *Based on the adopted McMinnville Riparian Corridor Inventory, the City of McMinnville shall establish a **Riparian Corridor – Protection (RC-P) Subdistrict** which includes clear and objective standards that:*
- 1. Prohibit new residential, commercial and industrial construction within the Riparian Corridor – Protection (RC-P) Subdistrict - with the following exceptions:*
 - 1. Public facilities and environmental restoration projects may be permitted with mitigation.*
 - 2. Water dependent uses may be permitted in the RC-P Subdistrict with mitigation.*
- 202.60 *Residential density transfer from land within the Natural Resource Subdistricts to contiguous property under the same ownership that is outside the floodplain and any applicable Natural Resource or Natural Hazard Subdistrict may be allowed.*
- 1. The maximum density allowed in the transfer area shall be the maximum density allowed in the next higher residential zoning district. For example, density transfer from Natural Resource land with an underlying R1 zone to land outside the Natural Hazards or Natural Resource Subdistricts shall be capped at the density allowed in the R2 zone.*
 - 2. In situations where density transfer is not feasible, one dwelling unit may be allowed on a vacant residential tract under common ownership that is outside the 100-year floodplain if consistent with the recommendations of a required natural resource studies and any conditions required by the review authority.*
- 202.70 *Removal of significant and landmark trees within the RC-P Subdistrict generally shall be prohibited. Limited tree removal to allow for allowed uses may be permitted subject to a Tree Removal and Mitigation Plan.*

Tree Groves



Tree Grove Policies

- 203.00 *The City of McMinnville shall apply the standard Goal 5 process set forth in OAR 660-023 to inventory, analyze and protect significant tree groves within the McMinnville UGB.*
- 203.10 *The McMinnville Tree Grove Inventory (Winterbrook Planning, 2021) identified 27 significant tree groves within the McMinnville UGB.*
1. *The Goal 5 “impact area” surrounding each mapped tree grove shall include land within the boundaries of affected property ownerships.*
 2. *Most significant tree groves are located within or partially within the NH-P, NH-M or RC-P Subdistricts and therefore are protected by the provisions of these subdistricts.*
 2. *For tree groves outside the outside the above subdistricts, the City intends to identify conflicting uses, conduct an analysis of ESEE consequences for alternative regulatory options, and adopt a tree grove protection program (comprehensive plan policies and land use regulations) consistent with OAR Chapter 660, Division 023 requirements.*
- 203.20 *Significant and landmark trees within significant tree groves that overlap with the F-P zone, and the NH-P, NH-M or RC-P Subdistricts, shall be protected except where limited tree removal or thinning is specifically authorized by relevant zone*

or subdistrict provisions. In such situations, a Tree Removal and Mitigation Plan shall be required.

203.30 ***Recommended Limited Tree Grove Protection Program. TO BE COMPLETED BASED ON THE ESEE ANALYSIS REQUIRED BY STATEWIDE PLANNING GOAL 5.***

203.40 *Interim Tree Grove Protection. Pursuant to OAR 660-023-0030(7) and because existing development regulations do not adequately prevent irrevocable harm to the defining characteristics of significant tree groves, removal of any tree greater than 6 inches dbh from a significant tree grove shall be prohibited during the time necessary to adopt a Tree Grove – Conservation (TG-C) Subdistrict and all appeals are exhausted. This provision shall be adopted as part of McMinnville Zoning Ordinance Chapter 17.58 Trees.*

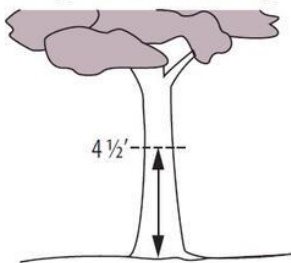
Landmark and Significant Trees

Tree Protection Policies

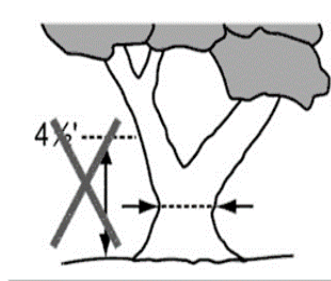
203.50 Landmark and Significant trees are located throughout the UGB area and shall be defined as follows:

1. Landmark and significant trees do not include nuisance, diseased, dead or dangerous trees as determined by the City.
2. Landmark trees mean any tree within the UGB that is 36 inches dbh or more and any Oregon white oak tree of 12 inches dbh or more, pursuant to Policies 203.60-90 below.
3. Significant trees are defined as trees from 12 but less than 36 inches dbh (except for Landmark Oregon white oak trees) throughout the UGB area. In addition, trees of 6 inches but less than 12 inches dbh are defined as significant trees if located in the F-P Zone, NH-P and RC-P Subdistricts.
4. The diameter of all trees is measured 4.5 feet above ground level (diameter at breast height or dbh) except for split trunk trees.

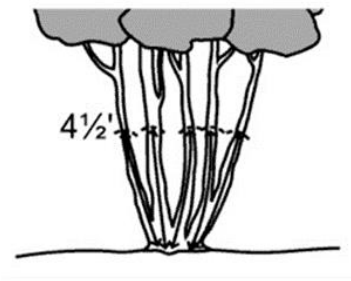
Measuring Tree Size for Existing Trees



Measuring Split Trunk Tree



Measuring Multi-stemmed Trees



203.60 Landmark trees shall be protected and may only be removed if:

1. The tree poses a serious threat to life and property or has a fatal disease that is likely to spread to other trees in the vicinity (such as Dutch elm disease), based on a certified arborist's determination. The City may rely on a second opinion from the certified arborist of its choice to make the final tree removal decision.
2. The review authority determines that tree removal is necessary to allow permitted development consistent with applicable base zone and subdistrict regulations and:
 - a. The landowner or developer has paid the required landmark tree removal fee based on the diameter of the subject tree; and
 - b. Met on-site mitigation requirements pursuant to Chapter 17.58 Trees.

203.70 Significant trees on private property shall be protected and may only be removed if:

1. The tree qualifies as a nuisance, hazardous, diseased or dead tree based on a certified arborist's determination, or

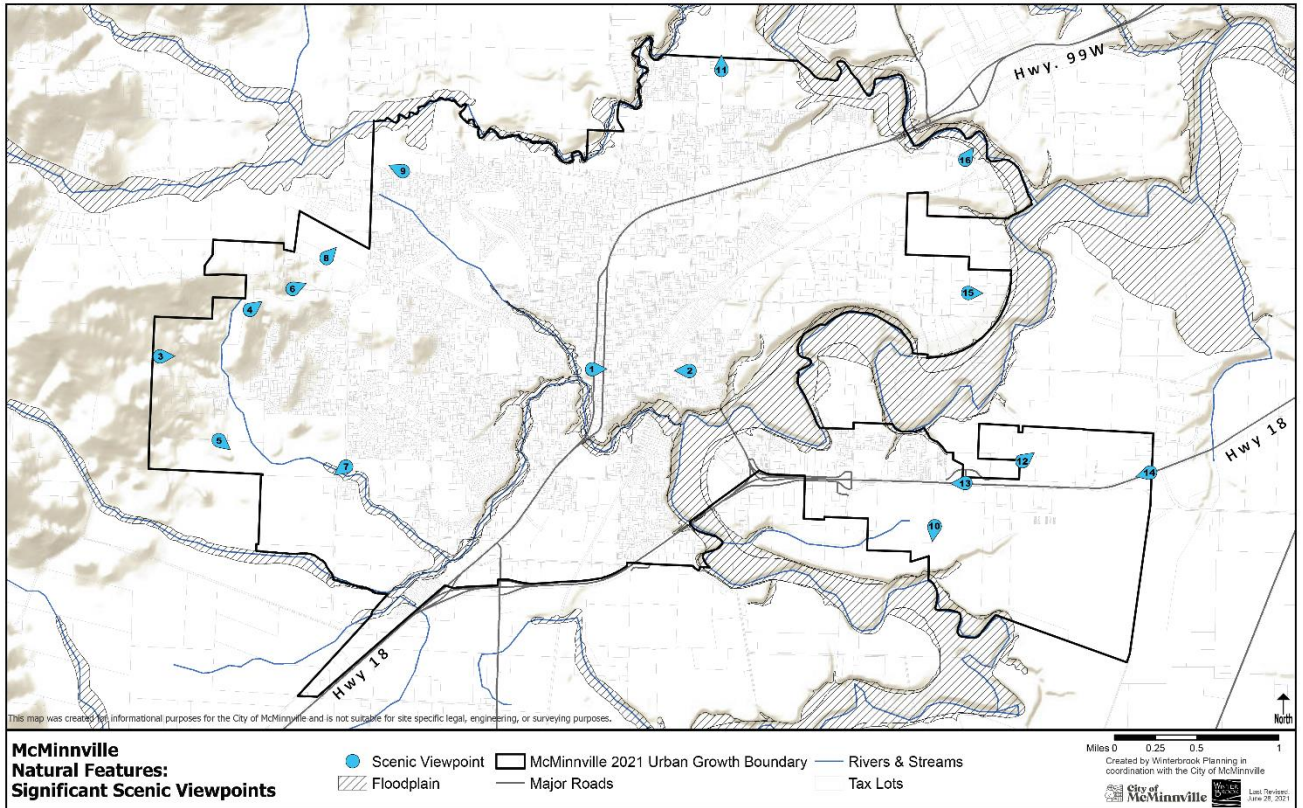
2. The tree is less than 36 inches dbh and located on a developed residential lot of 10,000 square feet or less and the tree is located outside the F-P Zone or a NH-P or RC-P Subdistrict, or

3. The review authority determines that tree removal is necessary to allow permitted development consistent with applicable base zone and subdistrict regulations, and consistent with a mitigation report prepared by a certified arborist demonstrating that on-site mitigation requirements have been met pursuant to Chapter 17.58 Trees.

203.80

Major pruning of significant and landmark trees shall be reviewed by the City pursuant to Chapter 14.58 based on a report prepared by a certified arborist.

Scenic Views and Viewsheds



Scenic View Policies

- 204.00 *The City of McMinnville scenic view program is designed to ensure the protection scenic viewpoints and corresponding viewsheds consistent with Great Community Principles.*
- 204.10 *The McMinnville Scenic Viewpoint and Viewshed Inventory (Winterbrook Planning, 2021) identifies significant viewpoints within the McMinnville UGB and corresponding viewsheds both within and outside the McMinnville UGB.*
- 204.20 *Significant scenic views identified in the McMinnville Scenic Viewpoint and Viewshed Inventory shall be protected when located within a public park or public street or trail right-of-way or easement. The City may require a more detailed viewshed study to determine the precise direction and characteristics of the protected viewshed and recommend viewpoint site improvements.*
- 204.30 *The City is committed to conducting a Goal 5 ESEE Analysis prior to adopting a scenic viewpoint and viewshed protection program for significant scenic viewpoints and viewsheds identified in the McMinnville Scenic Viewpoint and Viewshed Inventory and located on private land.*
1. The nature of the limited viewpoint and viewshed protection program shall be determined through the City master planning process pursuant to Chapter 17.10 Area and Master Planning Process.

2. Because conflicting uses can only be precisely identified through the master planning process, an ESEE analysis shall be required before local adoption of a Goal 5 protection program.

204.40 The City's policy is to protect potentially scenic viewsheds that could be obstructed by future public facility and park improvement projects. A viewshed study and mitigation plan shall be required when the location, orientation and construction of proposed public facilities and park improvements (including but not limited to signage, above ground utilities, public buildings, transportation improvements, and street trees) could obstruct public views of viewsheds with any of the following characteristics:

- 1. Mountain views – Cascade Range, including Mt. Jefferson and Mt. Hood and the Coast Range areas.*
- 2. Hill views - McMinnville's West Hills, Red Hills of Dundee, Amity Hills, and Chehalem Mountains, including forested areas.*
- 3. Agricultural land views - Cropland, pastures, orchards, and vineyards.*
- 4. Riparian corridor views - Forests and floodplains along North and South Yamhill Rivers and Baker Creek.*
- 5. Gateway views - Views entering City along Highway 18 and views of Downtown historic buildings and tree-lined streets.*
- 6. City views – Views of the City from the West Hills, including downtown, forested riparian corridors and park views.*

204.50 The City shall encourage scenic viewpoint site improvements that increase public enjoyment and education related to each viewpoint's corresponding viewshed. Such improvements may include but are not limited to parking areas, educational signs describing and pointing out viewshed characteristics, decorative walls, seating and landscaping.

204.60 The City of McMinnville will coordinate with Yamhill County and state and federal agencies to ensure that viewshed land outside the McMinnville UGB continues to be protected by rural, agricultural and forest zoning and state and federal land management programs.