



**CITY OF MCMINNVILLE  
PLANNING DEPARTMENT**  
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**DECISION, FINDINGS OF FACT, AND CONCLUSIONARY FINDINGS FOR THE APPROVAL OF LEGISLATIVE AMENDMENTS TO THE MCMINNVILLE COMPREHENSIVE PLAN PERTAINING TO GREAT NEIGHBORHOOD PRINCIPLES**

- DOCKET:** G 1-19
- REQUEST:** The City of McMinnville is proposing to amend Chapter IX (Urbanization) of the Comprehensive Plan by adding a new section to the chapter titled "Great Neighborhood Principles", which would be inserted under the overarching Goal IX 2, which is "To establish a land use planning framework for application of the goals, policies, and proposals of the McMinnville Comprehensive Plan". This new section of Chapter IX (Urbanization) would include policies and proposals related to the Great Neighborhood Principles.  
  
The proposal also includes minor amendments to Chapter X (Citizen Involvement and Plan Amendment) to update proposal numbers based on the new proposals being added to Chapter IX.
- LOCATION:** N/A
- ZONING:** N/A
- APPLICANT:** City of McMinnville
- STAFF:** Chuck Darnell, Senior Planner
- DATE DEEMED COMPLETE:** February 6, 2019
- HEARINGS BODY:** McMinnville Planning Commission (recommendation to City Council)
- DATE & TIME:** March 21, 2019. Civic Hall, 200 NE 2<sup>nd</sup> Street, McMinnville, Oregon
- HEARINGS BODY:** McMinnville City Council (final decision)
- DATE & TIME:** April 9, 2019 (tentative). Civic Hall, 200 NE 2<sup>nd</sup> Street, McMinnville, Oregon
- PROCEDURE:** The application is subject to the legislative land use procedures specified in Sections 17.72.120 - 17.72.160 of the McMinnville Municipal Code.
- CRITERIA:** Amendments to the text of the Comprehensive Plan must be consistent with the Goals and Policies in Volume II of the Comprehensive Plan and the Purpose of the Zoning Ordinance.

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*Attachments :*  
*Attachment 1: Amendments to Chapter IX*  
*Attachment 2: Amendments to Chapter X*

**APPEAL:** The Planning Commission will make a recommendation to the City Council. The City Council’s decision on a legislative amendment may be appealed to the Oregon Land Use Board of Appeals (LUBA) within 21 days of the date written notice of the City Council’s decision is mailed to parties who participated in the local proceedings and entitled to notice and as provided in ORS 197.620 and ORS 197.830, and Section 17.72.190 of the McMinnville Municipal Code.

**COMMENTS:** This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering Department, Building Department, Parks Department, City Manager, and City Attorney; McMinnville Water and Light; McMinnville School District No. 40; Yamhill County Public Works; Yamhill County Planning Department; Frontier Communications; Comcast; and Northwest Natural Gas. Their comments are provided in this decision document.

**DECISION**

Based on the findings and conclusions, the Planning Commission recommends **APPROVAL** of the Comprehensive Plan Text Amendments (G 1-19) to the McMinnville City Council.

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**DECISION: APPROVAL**  
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City Council: \_\_\_\_\_  
Scott Hill, Mayor of McMinnville

Date: \_\_\_\_\_

Planning Commission: \_\_\_\_\_  
Roger Hall, Chair of the McMinnville Planning Commission

Date: \_\_\_\_\_

Planning Department: \_\_\_\_\_  
Heather Richards, Planning Director

Date: \_\_\_\_\_

**APPLICATION SUMMARY:**

The City of McMinnville is proposing Comprehensive Plan amendments to incorporate Great Neighborhood Principles (GNP) into the Urbanization chapter of the Comprehensive Plan. Specifically, the GNPs are proposed to be inserted into the end of the Urbanization chapter (Chapter IX) with a new section titled “Great Neighborhood Principles” that will include new Policies and Proposals related to the GNPs. The purpose of the GNPs is to define what makes a great neighborhood in McMinnville, and to identify and describe specific principles (which also could be referred to as elements or characteristics) that shall be achieved in every neighborhood. The GNP will ensure that new development and redevelopment, as it occurs, creates places and neighborhoods that are livable, healthy, social, safe, and vibrant for all residents of McMinnville. The GNP will guide future development, and will also be used to guide future development code updates establishing more detailed requirements to achieve and implement the GNP.

**ATTACHMENTS:**

1. Proposed Amendments to Chapter IX (Urbanization)
2. Proposed Amendments to Chapter X (Citizen Involvement and Plan Amendment)

**COMMENTS:****Agency Comments**

This matter was referred to the following public agencies for comment: McMinnville Fire Department, Police Department, Engineering and Building Departments, City Manager, and City Attorney, McMinnville School District No. 40, McMinnville Water and Light, Yamhill County Public Works, Yamhill County Planning Department, Frontier Communications, Comcast, Northwest Natural Gas. The following comments had been received:

- McMinnville Engineering Department:

No comments.

**Public Comments**

- No public comments have been received as of March 14, 2019.

**FINDINGS OF FACT**

1. The City of McMinnville Planning Department initiated the Great Neighborhood Principles project in response to community dialogue about creating more clear priorities and principles for future growth and redevelopment that reflect McMinnville’s unique environment and community. The Planning Commission included the Great Neighborhood Principles project in their 2017-2019 Work Plan as a long-range planning work product.
2. A Project Advisory Committee (PAC), made up of residents, community members, and city staff, was formed and oversaw the Great Neighborhood Principles project over the course of multiple public meetings from September 2018 through January 2019. At the last PAC meeting, following a public engagement period and multiple discussions at monthly meetings, the PAC recommended a draft version of the Great Neighborhood Principles Comprehensive Plan text amendments to be forwarded to the Planning Commission and City Council for further review.

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3. A work session was held with the Planning Commission on February 21, 2019 to review the draft text amendments as recommended by the Project Advisory Committee (PAC). The Planning Commission was supportive of the recommended language from the PAC, and directed staff to initiate the Comprehensive Plan text amendments and schedule the amendments for review during a public hearing.
4. The City of McMinnville is proposing to amend Chapter IX (Urbanization) to incorporate Great Neighborhood Principles (GNP) into the Urbanization chapter of the Comprehensive Plan. Specifically, the GNPs are proposed to be inserted into the end of the Urbanization chapter (Chapter IX) with a new section titled “Great Neighborhood Principles” that will include new Policies and Proposals related to the GNPs. The City of McMinnville is also proposing minor amendments to Chapter X (Citizen Involvement and Plan Amendment) to update proposal numbers based on the new proposals being added to Chapter IX.
5. Public notification of the proposal and the March 21, 2019 Planning Commission public hearing was published in the March 12, 2019 edition of the News Register.
6. The text amendments proposed are included in Attachment 1 (Amendments to Chapter IX) and Attachment 2 (Amendments to Chapter X).

### **CONCLUSIONARY FINDINGS:**

As addressed below, ***the applicable criteria are satisfied.*** The proposed amendments are consistent with the applicable Goals and Policies of the Comprehensive Plan and the applicable provisions of the Zoning Ordinance for the proposed amendments to the McMinnville Comprehensive Plan.

### **McMinnville’s Comprehensive Plan:**

The following Goals and Policies from Volume II of the McMinnville Comprehensive Plan of 1981 are applicable to this request:

- GOAL II 1: TO PRESERVE THE QUALITY OF THE AIR, WATER, AND LAND RESOURCES WITHIN THE PLANNING AREA.**
- Policy 2.00 The City of McMinnville shall continue to enforce appropriate development controls on lands with identified building constraints, including, but not limited to, excessive slope, limiting soil characteristics, and natural hazards.*
- Policy 8.00 The City of McMinnville shall continue to seek the retention of high water quality standards as defined by federal, state, and local water quality codes, for all the water resources within the planning area.*
- Policy 9.00 The City of McMinnville shall continue to designate appropriate lands within its corporate limits as “floodplain” to prevent flood induced property damages and to retain and protect natural drainage ways from encroachment by inappropriate uses.*

### **Finding: Goal II 1 and Policies 2.00, 8.00, and 9.00 are satisfied.**

A Great Neighborhood Principle related to Natural Feature Preservation (Principle 1) is included that will ensure that natural resources, including, but not limited to, watercourse, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees are considered in the design and development process.

- GOAL IV 1: TO ENCOURAGE THE CONTINUED GROWTH AND DIVERSIFICATION OF McMINNVILLE'S ECONOMY IN ORDER TO ENHANCE THE GENERAL WELL-BEING OF THE COMMUNITY AND PROVIDE EMPLOYMENT OPPORTUNITIES FOR ITS CITIZENS.**

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**GOAL IV 3:** TO ENSURE COMMERCIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USE THROUGH UTILIZATION OF EXISTING COMMERCIALY DESIGNATED LANDS, THROUGH APPROPRIATELY LOCATING FUTURE COMMERCIAL LANDS, AND DISCOURAGING STRIP DEVELOPMENT.

*Policy 22.00 The maximum and most efficient use of existing commercially designated lands will be encouraged as will the revitalization and reuse of existing commercial properties.*

*Policy 24.00 The cluster development of commercial uses shall be encouraged rather than auto-oriented strip development.*

*Policy 25.00 Commercial uses will be located in areas where conflicts with adjacent land uses can be minimized and where city services commensurate with the scale of development are or can be made available prior to development.*

*Policy 27.00 Neighborhood commercial uses will be allowed in residential areas. These commercial uses will consist only of neighborhood oriented businesses and will be located on collector or arterial streets. More intensive, large commercial uses will not be considered compatible with or be allowed in neighborhood commercial centers.*

**Finding: Goal IV 1, Goal IV 3 and Policies 22.00, 24.00, 25.00, and 27.00 are satisfied.**

A Great Neighborhood Principle related to Mix of Activities (Principle 9) is included, which would allow for additional opportunities for commercial lands and commercial uses in areas that are efficient in terms of land use and accessible in terms of their relationship to surrounding residential uses. More specifically, neighborhood-serving commercial uses are described as being integrated into the built environment at a scale that is appropriate with the surrounding area, which will allow for those uses to be located in areas where conflicts with adjacent land uses can be minimized. The principle states that neighborhoods would include activities and local services that surrounding residents use on a daily basis, which is consistent with Policy 27.00, in that the neighborhood-serving commercial uses would include businesses that would be neighborhood oriented.

*Policy 29.00 New direct access to arterials by large-scale commercial developments shall be granted only after consideration is given to the land uses and traffic patterns in the area of development as well as at the specific site. Internal circulation roads, acceleration/deceleration lanes, common access collection points, signalization, and other traffic improvements shall be required wherever necessary, through the use of planned development overlays.*

*Policy 30.00 Access locations for commercial developments shall be placed so that excessive traffic will not be routed through residential neighborhoods and the traffic-carrying capacity of all adjacent streets will not be exceeded.*

*Policy 31.00 Commercial developments shall be designed in a manner which minimizes bicycle/pedestrian conflicts and provides pedestrian connections to adjacent residential development through pathways, grid street systems, or other appropriate mechanisms.*

*Policy 32.00 Where necessary, landscaping and/or other visual and sound barriers shall be required to screen commercial activities from residential areas.*

*Policy 33.00 Encourage efficient use of land for parking; small parking lots and/or parking lots that are broken up with landscaping and pervious surfaces for water quality filtration areas. Large parking lots shall be minimized where possible. All parking lots shall be interspersed with landscaping islands to provide a visual break and to provide energy savings by lowering the air temperature outside commercial structures on hot days, thereby lessening the need for inside cooling.*

**Finding: Policies 29.00, 30.00, 31.00, 32.00, and 33.00 are satisfied.**

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New Proposal 45.00 is included to allow for the City to develop site and design requirements for commercial uses. These site and design requirements will ensure that commercial developments are compatible with the surrounding built environment and land uses. The site and design standards will consider Policies 29.00, 30.00, 31.00, 32.00, and 33.00, which are related to design features within commercial developments.

**GOAL IV 6: TO INSURE INDUSTRIAL DEVELOPMENT THAT MAXIMIZES EFFICIENCY OF LAND USES, THAT IS APPROPRIATELY LOCATED IN RELATION TO SURROUNDING LAND USES, AND THAT MEETS NECESSARY ENVIRONMENTAL STANDARDS.**

*Policy 54.00 The City of McMinnville shall establish industrial planned development ordinances which shall be placed over the future industrial areas designated on the McMinnville Comprehensive Plan Map, the industrial reserve area, and certain existing industrially designated areas within the city limits. The overlay shall also be applied to any areas which are in the future designated for future industrial use through an amendment to the comprehensive plan map. The overlays shall provide standards to control the nuisance and negative environmental effects of industries. These controls shall cover, but not be limited to, the following areas:*

1. *Landscaping and screening*
2. *Noise suppression*
3. *Light and heat suppression*
4. *Pollution control for air, water, and land*
5. *Energy impacts*
6. *Traffic impacts*

**Finding: Goal IV 6 and Policy 54.00 are satisfied.**

New Proposal 45.00 is included to allow for the City to develop site and design requirements for industrial uses. These site and design requirements will ensure that industrial developments are compatible with the surrounding built environment and land uses. The site and design standards will consider Policy 54.00 and the associated design features within industrial developments.

**GOAL V 1: TO PROMOTE DEVELOPMENT OF AFFORDABLE, QUALITY HOUSING FOR ALL CITY RESIDENTS.**

*Policy 58.00 City land development ordinances shall provide opportunities for development of a variety of housing types and densities.*

*Policy 59.00 Opportunities for multiple-family and mobile home developments shall be provided in McMinnville to encourage lower-cost renter and owner-occupied housing. Such housing shall be located and developed according to the residential policies in this plan and the land development regulations of the City.*

*Policy 60.00 Attached single-family dwellings and common property ownership arrangements (condominiums) shall be allowed in McMinnville to encourage land-intensive, cost-effective, owner-occupied dwellings.*

**Finding: Goal V 1 and Policies 58.00, 59.00, and 60.00 are satisfied.**

Great Neighborhood Principles related to Housing for Diverse Incomes and Generations (Principle 11) and Housing Variety (Principle 12) are included, which will allow opportunities for the development of affordable, quality housing for all city residents. The policies will require a range of housing forms and types to provide for housing choice and housing for different income levels and different generations.

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- Policy 64.00 The City of McMinnville shall work in cooperation with other governmental agencies, including the Mid-Willamette Valley Council of Governments and the Yamhill County Housing Authority, and private groups to determine housing needs, provide better housing opportunities and improve housing conditions for low and moderate income families.*
- Policy 67.00 Subsidized low-cost housing shall be dispersed throughout the McMinnville urban area. Dispersal plans shall be coordinated with appropriate agencies.*

**Finding: Policies 64.00 and 67.00 are satisfied.**

The Great Neighborhood Principles are consistent with these policies related to providing better housing opportunities, improving housing conditions, and dispersing lower cost housing throughout all neighborhoods within the city. New Policy 187.30 states that the Great Neighborhood Principles will be applied in all areas of the city to ensure equitable access to a livable, healthy, social, safe, and vibrant neighborhood for all McMinnville citizens. In addition, Great Neighborhood Principles related to Housing for Diverse Incomes and Generations (Principle 11) and Housing Variety (Principle 12) will require a range of housing forms and types in neighborhoods to provide for housing choice and housing types available to residents at different income levels.

**GOAL V 2: TO PROMOTE A RESIDENTIAL DEVELOPMENT PATTERN THAT IS LAND INTENSIVE AND ENERGY-EFFICIENT, THAT PROVIDES FOR AN URBAN LEVEL OF PUBLIC AND PRIVATE SERVICES, AND THAT ALLOWS UNIQUE AND INNOVATIVE DEVELOPMENT TECHNIQUES TO BE EMPLOYED IN RESIDENTIAL DESIGNS.**

- Policy 68.00 The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center and to those areas where urban services are already available before committing alternate areas to residential use.*
- Policy 69.00 The City of McMinnville shall explore the utilization of innovative land use regulatory ordinances which seek to integrate the functions of housing, commercial, and industrial developments into a compatible framework within the city.*
- Policy 70.00 The City of McMinnville shall continue to update zoning and subdivision ordinances to include innovative land development techniques and incentives that provide for a variety of housing types, densities, and price ranges that will adequately meet the present and future needs of the community.*
- Policy 71.00 The City of McMinnville shall designate specific lands inside the urban growth boundary as residential to meet future projected housing needs. Lands so designated may be developed for a variety of housing types. All residential zoning classifications shall be allowed in areas designated as residential on the Comprehensive Plan Map.*

**Finding: Goal V 2 and Policies 68.00, 69.00, 70.00, and 71.00 are satisfied.**

Great Neighborhood Principles related to Housing for Diverse Incomes and Generations (Principle 11) and Housing Variety (Principle 12) are included, which will allow opportunities for unique and innovative development techniques to be employed in residential developments. The policies will require a range of housing forms and types to provide for housing choice and housing for different income levels and different generations. The policies will further require that a range of housing forms and types are integrated into neighborhoods, and that neighborhoods will have several different housing types, forms, and architectural varieties, which will provide opportunity for innovative land development techniques and flexibility in providing the variety of housing types, densities, and price ranges that will adequately meet the present and future needs of the community.

- Policy 80.00 In proposed residential developments, distinctive or unique natural features such as wooded areas, isolated preservable trees, and drainage swales shall be preserved wherever feasible.*

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**Finding: Policy 80.00 is satisfied.**

A Great Neighborhood Principle related to Natural Feature Preservation (Principle 1) is included that will ensure that natural resources, including, but not limited to, watercourse, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees are considered in the design and development process.

*Policy 81.00 Residential designs which incorporate pedestrian and bikeway paths to connect with activity areas such as schools, commercial facilities, parks, and other residential areas, shall be encouraged.*

**Finding: Policy 81.00 is satisfied.**

Great Neighborhood Principles related to neighborhoods being Pedestrian Friendly (Principle 4) and Bike Friendly (Principle 5) are included, which will require that residential neighborhoods are designed to be pedestrian and bike friendly for people of all ages and abilities. Pedestrian and bike connections are specifically listed as required, rather than encouraged, to commercial areas, schools, community facilities, parks, trails, and open spaces.

*Policy 82.00 The layout of streets in residential areas shall be designed in a manner that preserves the development potential of adjacent properties if such properties are recognized for development on the McMinnville Comprehensive Plan Map.*

**Finding: Policy 82.00 is satisfied.**

A Great Neighborhood Principle related to Connected Streets (Principle 6) is included, which specifically requires that streets will be designed to function and connect with the surrounding built environment and the existing and future street network.

*Policy 84.00 Multiple-family, low-cost housing (subsidized) shall be dispersed throughout the community by appropriate zoning to avoid inundating any one area with a concentration of this type of housing.*

*Policy 86.00 Dispersal of new multiple-family housing development will be encouraged throughout the residentially designated areas in the City to avoid a concentration of people, traffic congestion, and noise. The dispersal policy will not apply to areas on the fringes of the downtown "core," and surrounding Linfield College where multiple-family developments shall still be allowed in properly designated areas.*

**Finding: Policies 84.00 and 86.00 are satisfied.**

The Great Neighborhood Principles are consistent with these policies related to the dispersal of multiple-family housing throughout all neighborhoods within the city. New Policy 187.30 states that the Great Neighborhood Principles will be applied in all areas of the city to ensure equitable access to a livable, healthy, social, safe, and vibrant neighborhood for all McMinnville citizens. In addition, Great Neighborhood Principles related to Housing for Diverse Incomes and Generations (Principle 11) and Housing Variety (Principle 12) will require a range of housing forms and types in neighborhoods to provide for housing choice and different income levels.

**GOAL VI 1: TO ENCOURAGE DEVELOPMENT OF A TRANSPORTATION SYSTEM THAT PROVIDES FOR THE COORDINATED MOVEMENT OF PEOPLE AND FREIGHT IN A SAFE AND EFFICIENT MANNER.**

**Attachments :**

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*Policy 117.00 The City of McMinnville shall endeavor to insure that the roadway network provides safe and easy access to every parcel.*

*Policy 118.00 The City of McMinnville shall encourage development of roads that include the following design factors:*

- 1. Minimal adverse effects on, and advantageous utilization of, natural features of the land.*
- 2. Reduction in the amount of land necessary for streets with continuance of safety, maintenance, and convenience standards.*
- 3. Emphasis placed on existing and future needs of the area to be serviced. The function of the street and expected traffic volumes are important factors.*
- 4. Consideration given to Complete Streets, in consideration of all modes of transportation (public transit, private vehicle, bike, and foot paths). (Ord.4922, February 23, 2010)*
- 5. Connectivity of local residential streets shall be encouraged. Residential cul-de-sac streets shall be discouraged where opportunities for through streets exist*

**Finding: Goal VI 1 and Policies 117.00 and 118.00 are satisfied.**

A Great Neighborhood Principle related to Connected Streets (Principle 6) is included, which will require neighborhoods and developments to implement an interconnected street network to provide for better coordinated movement of traffic throughout the city. More specifically, the principle states that great neighborhoods will include interconnected streets that provide safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bicycle use. Another Great Neighborhood Principle related to Natural Feature Preservation (Principle 1) will ensure that neighborhoods are designed with and are sensitive to the natural features of the land, thereby providing an opportunity to require street networks to be designed to minimize impacts to natural features.

*Policy 130.00 The City of McMinnville shall encourage implementation of the Bicycle System Plan that connects residential areas to activity areas such as the downtown core, areas of work, schools, community facilities, and recreation facilities. (Ord.4922, February 23, 2010)*

*Policy 130.05 In areas where bikeways are planned, the City may require that new development provide bikeway improvements such as widened streets, bike paths, or the elimination of on-street parking. At the minimum, new development shall be required to make provisions for the future elimination of on-street parking along streets where bikeways are planned so that bike lanes can be striped in the future. Bike lanes and bike paths in new developments shall be constructed to standards recommended in the bikeway plan.*

*Policy 131.00 The City of McMinnville shall encourage development of bicycle and footpaths in scenic and recreational areas as part of future parks and activities.*

*Policy 132.00 The City of McMinnville shall encourage development of subdivision designs that include bike and foot paths that interconnect neighborhoods and lead to schools, parks, and other activity areas.*

**Finding: Policies 130.00, 130.05, 131.00, and 132.00 are satisfied.**

Great Neighborhood Principles related to neighborhoods being Pedestrian Friendly (Principle 4) and Bike Friendly (Principle 5) are included, which will specifically require, rather than encourage, pedestrian and bike connections to commercial areas, schools, community facilities, parks, trails, and open spaces. In addition, Proposal 43.00 allows for the city to complete an updated Bicycle Plan to guide the planning, implementation, and growth of a city-wide bicycle network throughout McMinnville.

*Policy 132.24.00 The safety and convenience of all users of the transportation system including pedestrians, bicyclists, transit users, freight, and motor vehicle drivers shall be accommodated and balanced in all types of transportation and development projects and through all phases of a project so that even the most vulnerable*

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*McMinnville residents – children, elderly, and persons with disabilities – can travel safely within the public right-of-way. Examples of how the Compete Streets policy is implemented:*

1. *Design and construct right-of-way improvements in compliance with ADA accessibility guidelines (see below).*
2. *Incorporate features that create a pedestrian friendly environment, such as:*
  - a. *Narrower traffic lanes;*
  - b. *Median refuges and raised medians;*
  - c. *Curb extensions (“bulb-outs”);*
  - d. *Count-down and audible pedestrian signals;*
  - e. *Wider sidewalks;*
  - f. *Bicycle lanes; and*
  - g. *Street furniture, street trees, and landscaping*
3. *Improve pedestrian accommodation and safety at signalized intersections by:*
  - a. *Using good geometric design to minimize crossing distances and increase visibility between pedestrians and motorists.*
  - b. *Timing signals to minimize pedestrian delay and conflicts.*
  - c. *Balancing competing needs of vehicular level of service and pedestrian safety. (Ord. 4922, February 23, 2010)*

**Finding: Policy 132.24.00 is satisfied.**

Multiple Great Neighborhood Principles are consistent with the Complete Streets policy. A principle related to Connected Streets (Principle 6) requires that streets incorporate human scale elements including, but not limited to, Complete Streets features as defined in the Comprehensive Plan, grid street networks, neighborhood traffic management techniques, traffic calming, and safety enhancements. A principle related to Accessibility (Principle 7) will ensure that neighborhoods and designed to be accessible and allow for ease of use for people of all ages and abilities, and further states that design practices should strive for best practices and not minimum practices. A principle related to Human Scale Design (Principle 8) will encourage streets to be designed to be comfortable at a human scale, which could include the features described as creating a pedestrian friendly environment in the public right-of-way.

*Policy 132.25.00 The transportation system for the McMinnville planning area shall consist of an integrated network of facilities and services for a variety of motorized and non-motorized travel modes.*

*Policy 132.26.00 The vehicle, pedestrian, transit, and bicycle circulation systems shall be designed to connect major activity centers in the McMinnville planning area, increase the overall accessibility of downtown and other centers, as well as provide access to neighborhood residential, shopping, and industrial areas, and McMinnville’s parks and schools.*

*Policy 132.26.05 New street connections, complete with appropriately planned pedestrian and bicycle features, shall be incorporated in all new developments consistent with the Local Street Connectivity map.*

*Policy 132.35.00 Transportation facilities in the McMinnville planning area shall be, to the degree possible, designed and constructed to mitigate noise, energy consumption, and neighborhood disruption, and to encourage the use of public transit, bikeways, sidewalks, and walkways.*

*Policy 132.36.00 Through implementation of its Complete Streets policy and the TSP by enhancing its pedestrian and bicycle systems, the City of McMinnville will help encourage greater physical activity and improved health and welfare of its residents.*

**Finding: Policies 132.25.00, 132.26.00, 132.26.05, 132.35.00, and 132.36.00 are satisfied.**

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Great Neighborhood Principles related to neighborhoods being Pedestrian Friendly (Principle 4) and Bike Friendly (Principle 5) are included, which will result in a transportation system that incorporates a variety of motorized and non-motorized travel modes. A Great Neighborhood Principle related to Connected Streets (Principle 6) will ensure that street networks are interconnected, increasing the connecting between places and destinations. Principles 4 and 5 will specifically require, rather than encourage, pedestrian and bike connections to commercial areas, schools, community facilities, parks, trails, and open spaces. Principles 4 and 5 also state that the pedestrian and bike networks will be provided to encourage walking and biking for reasons other than transportation, including health, recreation, and social interaction.

*Policy 132.41.00 Residential Street Network – A safe and convenient network of residential streets should serve neighborhoods. When assessing the adequacy of local traffic circulation, the following considerations are of high priority:*

- 1. Pedestrian circulation;*
  - 2. Enhancement of emergency vehicle access;*
  - 3. Reduction of emergency vehicle response times;*
  - 4. Reduction of speeds in neighborhoods; and*
  - 5. Mitigation of other neighborhood concerns such as safety, noise, and aesthetics.*
- (Ord. 4922, February 23, 2010)*

*Policy 132.41.05 Cul-de-sac streets in new development should only be allowed when connecting neighborhood streets are not feasible due to existing land uses, topography, or other natural and physical constraints. (Ord. 4922, February 23, 2010)*

*Policy 132.41.10 Limit Physical Barriers – The City should limit the placement of facilities or physical barriers (such as buildings, utilities, and surface water management facilities) to allow for the future construction of streets that facilitate the establishment of a safe and efficient traffic circulation network. (Ord. 4922, February 23, 2010)*

**Finding: Policies 132.41.00, 132.41.05, and 132.41.10 are satisfied.**

A Great Neighborhood Principle related to Connected Streets (Principle 6) is included, which will require neighborhoods and developments to implement an interconnected street network that will provide for residential streets with safe travel route options, increased connectivity between places and destinations, and easy pedestrian and bicycle use. More specifically, the principle will require streets to be designed to function and connect with the surrounding built environment and the existing and future street network, which is consistent with Policy 132.41.05 that only allows cul-de-sac streets when connecting neighborhood streets are not feasible. A neighborhood design principle that requires interconnected streets is also consistent with not creating physical barriers that would prohibit the future construction of streets that connect with the surrounding street network.

*Policy 132.41.20 Modal Balance – The improvement of roadway circulation must not impair the safe and efficient movement of pedestrians and bicycle traffic. (Ord. 4922, February 23, 2010)*

**Finding: Policy 132.41.20 is satisfied.**

A Great Neighborhood Principle related to Connected Streets (Principle 6) is included, and specifically states that great neighborhoods will have streets that provide safe travel route options and provide for easy pedestrian and bicycle use. The principle further states that streets shall incorporate human scale elements including, but not limited to, Complete Streets features, neighborhood traffic management techniques, traffic calming, and safety enhancements. A principle related to Accessibility (Principle 7) will ensure that neighborhoods and designed to be accessible and allow for ease of use for people of all ages and abilities, and further states that design practices should strive for best practices and not minimum practices. A principle related to Human Scale Design (Principle 8) will encourage streets to be designed to be comfortable at a human scale, which could further support the requirement that roadway improvements must not impair safe and efficient movement of pedestrians and bicycle traffic.

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*Policy 132.41.30 Promote Street Connectivity – The City shall require street systems in subdivisions and development that promote street connectivity between neighborhoods. (Ord. 4922, February 23, 2010)*

**Finding: Policy 132.41.30 is satisfied.**

A Great Neighborhood Principle related to Connected Streets (Principle 6) is included, which will require neighborhoods and developments to implement an interconnected street network.

*Policy 132.43.00 Implementation – The City should adopt and implement its Neighborhood Traffic Calming Program (see Appendix I). (Ord. 4922, February 23, 2010)*

*Policy 132.43.05 Encourage Safety Enhancements – In conjunction with residential street improvements, the City should encourage traffic and pedestrian safety improvements that may include, but are not limited to, the following safety and livability enhancements:*

- 1. Traffic circles;*
- 2. Painted or raised crosswalks (see also recommended crosswalk designation in Chapter 4);*
- 3. Landscaping barriers between roadway and non-motorized uses;*
- 4. Landscaping that promotes a residential atmosphere;*
- 5. Sidewalks and trails; and*
- 6. Dedicated bicycle lanes. (Ord. 4922, February 23, 2010)*

*Policy 132.43.10 Limited Neighborhood Cut-Through Traffic – Local residential streets should be designed to prevent or discourage their use as shortcuts for through traffic. Local traffic control measures should be coordinated with the affected neighborhood. (Ord. 4922, February 23, 2010)*

**Finding: Policies 132.43.00, 132.43.05, and 132.43.10 are satisfied.**

A Great Neighborhood Principle related to Connected Streets (Principle 6) is included, and specifically states that great neighborhoods will have streets that provide safe travel route options and provide for easy pedestrian and bicycle use. The principle further states that streets shall incorporate human scale elements including, but not limited to, Complete Streets features, neighborhood traffic management techniques, traffic calming, and safety enhancements.

*Policy 132.51.05 Ensuring Future Sidewalk Connections – All future development must include sidewalk and walkway construction as required by the McMinnville Zoning Ordinance and City Code and adopted City of McMinnville Design Standards. All road construction or renovation projects shall include sidewalks. The City will support, as resources are available, projects that would remove identified barriers to pedestrian travel or safety. (Ord. 4922, February 23, 2010)*

*Policy 132.51.10 Complete Connections with Crosswalks – All signalized intersections must have marked crosswalks. School crosswalks will be marked where crossing guards are provided. Subject to available funding, and where appropriate, marked crosswalks, along with safety enhancements (medians and curb extensions), shall be provided at unsignalized intersections and uncontrolled traffic locations in order to provide greater mobility in areas frequently traveled by persons with limited mobility. Marked crosswalks may also be installed at other high volume pedestrian locations without medians or curb extensions if a traffic study shows there would be a benefit to those pedestrians. (Ord. 4922, February 23, 2010)*

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*Policy 132.51.15 Connecting Shared-Use Paths – The City will continue to encourage the development of a connecting, shared-use path network, expanding facilities along parks and other rights-of-way. (Ord. 4922, February 23, 2010)*

**Finding: Policies 132.51.05, 132.51.10, and 132.51.15 are satisfied.**

Great Neighborhood Principles related to neighborhoods being Pedestrian Friendly (Principle 4) and Bike Friendly (Principle 5) are included, which will result in the planning for sidewalk and share-use path connections within neighborhoods and to the surrounding built environment. Principles 4 and 5 will specifically require, rather than encourage, pedestrian and bike connections to commercial areas, schools, community facilities, parks, trails, and open spaces. A principle related to Accessibility (Principle 7) will ensure that neighborhoods and designed to be accessible and allow for ease of use for people of all ages and abilities, and further states that design practices should strive for best practices and not minimum practices. A principle related to Human Scale Design (Principle 8) will encourage public spaces to be designed to be comfortable at a human scale. Both the Accessibility and Human Scale Design principles would support additional safety enhancements in the planning for pedestrian networks and crosswalks.

*Policy 132.52.00 Compliance with ADA Standards – The City shall comply with the requirements set forth in the Americans with Disabilities Act regarding the location and design of sidewalks and pedestrian facilities within the City’s right-of-way. (Ord. 4922, February 23, 2010)*

**Finding: Policy 132.52.00 is satisfied.**

A Great Neighborhood Principle related to Accessibility (Principle 7) will ensure that neighborhoods and designed to be accessible and allow for ease of use for people of all ages and abilities, and further states that design practices should strive for best practices and not minimum practices. This will require that developments are in compliance with ADA standards, and supports design practices that exceed the bare minimum ADA standards.

*Policy 132.54.00 Promoting Walking for Health and Community Livability – The City will encourage efforts that inform and promote the health, economic, and environmental benefits of walking for the individual and McMinnville community. Walking for travel and recreation should be encouraged to achieve a more healthful environment that reduces pollution and noise to foster a more livable community. (Ord. 4922, February 23, 2010)*

**Finding: Policy 132.54.00 is satisfied.**

Great Neighborhood Principles related to neighborhoods being Pedestrian Friendly (Principle 4) and Bike Friendly (Principle 5) are included. Principles 4 and 5 state that the pedestrian and bike networks will be provided to encourage walking and biking for reasons other than transportation, including health, recreation, and social interaction.

*Policy 132.55.00 Safe Routes to School – The City shall work, where possible, with the McMinnville School District and neighborhood associations to maintain and improve its programs to evaluate the existing pedestrian access to local schools, estimate the current and potential use of walking as a travel mode, evaluate safety needs, and propose changes to increase the percentage of children and young adults safely using this mode. (Ord. 4922, February 23, 2010)*

**Finding: Policy 132.55.00 is satisfied.**

Great Neighborhood Principles related to neighborhoods being Pedestrian Friendly (Principle 4) and Bike Friendly (Principle 5) are included, which will result in a transportation system that incorporates a variety

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of motorized and non-motorized travel modes. Principles 4 and 5 will specifically require, rather than encourage, pedestrian and bike connections to schools, along with other community facilities.

- Policy 132.56.00 Provide Bicycle Facilities on Arterials and some Collector Streets – To the extent possible, arterial and some collector streets undergoing overlays or reconstruction will either be re-stripped with bicycle lanes or sharrow (bicycle/auto shared-lane) routes as designated on the Bicycle System Plan Map. Every effort will be made to retrofit existing arterials and selective collectors with bicycle lanes, as designated on the Bicycle System Plan Map. (Ord. 4922, February 23, 2010)*
- Policy 132.56.10 Eliminate Barriers to Bicycle Travel – The City will actively pursue a comprehensive system of bicycle facilities through designing and constructing projects, as resources are available, and implementing standards and regulations designed to eliminate barriers to bicycle travel. As a result of this policy, new developments or major transportation projects will neither create new, nor maintain existing, barriers to bicycle travel. (Ord. 4922, February 23, 2010)*
- Policy 132.56.15 Bicycle Routes and Signage – As resources are available, the City will periodically consult with local bicyclists to review existing and proposed bicycle lanes, and identify improvements needed to make these routes function better for bicyclists. These routes shall be identified by signage on the routes and shown on updates of the bicycle route map. (Ord. 4922, February 23, 2010)*
- Policy 132.56.45 Safe Routes to School – The City will work with the McMinnville School District to: evaluate existing bicycle access to local schools and supporting infrastructure (bicycle racks, lockers, etc.); estimate the current and potential use of bicycling as a travel mode; evaluate safety needs; and propose changes to increase the percentage of children and young adults safely using this mode. (Ord. 4922, February 23, 2010)*

**Finding: Policies 132.56.00, 132.56.10, 132.56.15, and 132.56.45 are satisfied.**

A Great Neighborhood Principle related to neighborhoods being Bike Friendly (Principle 5) is included, which will result in a transportation system that incorporates bike facilities. A Great Neighborhood Principle related to Connected Streets (Principle 6) will ensure that street networks are interconnected, increasing the connections between places and destination which will eliminate barriers to bicycle travel. Principle 5 will specifically require, rather than encourage, bike connections to commercial areas, schools, community facilities, parks, trails, and open spaces. In addition, Proposal 43.00 allows for the city to complete an updated Bicycle Plan to guide the planning, implementation, and growth of a city-wide bicycle network throughout McMinnville, which could result in recommendations for additional bike facilities than are identified in the current Bicycle System Plan.

- Policy 132.57.00 Transit-supportive Street System Design – The City will include the consideration of transit operations in the design and operation of street infrastructure. (Ord. 4922, February 23, 2010)*
- Policy 132.57.05 Transit-supportive Urban Design – Through its zoning and development regulations, the City will facilitate accessibility to transit services through transit-supportive streetscape, subdivision, and site design requirements that promote pedestrian connectivity, convenience, and safety. (Ord. 4922, February 23, 2010)*
- Policy 132.57.10 Transit Facilities – The City will continue to work with YCTA to identify and help develop supportive capital facilities for utilization by transit services, including pedestrian and bicycle access to bus stop and bus shelter facilities where need is determined and right-of-way is available. (Ord. 4922, February 23, 2010)*
- Policy 132.57.15 Pedestrian Facilities – The City will ensure that arterial and collector streets' sidewalk standards are able to accommodate transit amenities as necessary along arterial and collector street bus routes. The City will coordinate with YCTA on appropriate locations. . (Ord. 4922, February 23, 2010)*

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*Policy 132.57.20 Intermodal Connectivity – The City of McMinnville will encourage connectivity between different travel modes. Transit transfer facilities should be pedestrian and cyclist accessible. (Ord. 4922, February 23, 2010)*

**Finding: Policies 132.57.00, 132.57.05, 132.57.10, 132.57.15, and 132.57.20 are satisfied.**

Multiple Great Neighborhood Principles are consistent with the transit-related Comprehensive Plan policies policy. A principle related to Connected Streets (Principle 6) requires that streets be designed to be interconnected to increase connectivity between places and destinations, which supports transit serviceability. Great Neighborhood Principles related to Mix of Activities (Principle 9), Housing for Diverse Incomes and Generations (Principle 11), and Housing Variety (Principle 12) provide the framework for neighborhoods to be designed to include a variety of uses and housing types, which could provide an urban design and level of service that is supportive of transit. A principle related to Accessibility (Principle 7) will ensure that neighborhoods and designed to be accessible and allow for ease of use for people of all ages and abilities, which would allow for certain facilities to be designed to function with transit and for pedestrian facilities to be designed to accommodate transit amenities. A principle related to Human Scale Design (Principle 8) will encourage streets to be designed to be comfortable at a human scale, which also would allow for certain facilities to be designed to function with transit. Finally, principles related to neighborhoods being Pedestrian Friendly (Principle 4) and Bike Friendly (Principle 5) are included, which will require that residential neighborhoods are designed to be pedestrian and bike friendly for people of all ages and abilities. Pedestrian and bike connections are specifically listed as required, rather than encouraged, to commercial areas, schools, community facilities, parks, trails, and open spaces, which will support intermodal connectivity and allow for ease of use of different travel modes.

**GOAL VII 3: TO PROVIDE PARKS AND RECREATION FACILITIES, OPEN SPACES, AND SCENIC AREAS FOR THE USE AND ENJOYMENT OF ALL CITIZENS OF THE COMMUNITY.**

*Policy 159.00 The City of McMinnville’s Parks, Recreation, and Open Space Master Plan shall serve to identify future needs of the community, available resources, funding alternatives, and priority projects. (Ord. 4796, October 14, 2003)*

*Policy 163.00 The City of McMinnville shall continue to require land, or money in lieu of land, from new residential developments for the acquisition and/or development of parklands, natural areas, and open spaces.*

*Policy 166.00 The City of McMinnville shall recognize open space and natural areas, in addition to developed park sites, as necessary elements of the urban area.*

*Policy 167.00 The City of McMinnville shall encourage the retention of open space and scenic areas throughout the community, especially at the entrances to the City.*

**Finding: Goal VII 3 and Policies 159.00, 163.00, 166.00, and 167.00 are satisfied.**

A Great Neighborhood Principle related to Parks and Open Spaces (Principle 3) is included, which will require that neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood. More specifically, the principle will require that parks, trails, and open spaces be provided at a size and scale that is based on the size of the proposed development. The principle also states that neighborhood and community parks will be developed in appropriate locations consistent with the policies of the Parks Master Plan. A principle related to Natural Feature Preservation (Principle 1) will require the consideration of the natural conditions and features of the land, including but not limited to, watercourse, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees. This will allow for these areas to be preserved and potentially incorporated into parks and open spaces consistent with Policies 166.00 and 167.00. Finally, a principle related to Scenic Views (Principle 2) will require that neighborhoods be designed to preserve scenic views in areas that everyone can access, which is consistent with the retention of scenic areas throughout the community.

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*Policy 168.00 Distinctive natural features and areas shall be retained, wherever possible, in future urban developments.*

*Policy 169.00 Drainage ways in the City shall be preserved, where possible, for natural areas and open spaces and to provide natural storm run-offs.*

**Finding: Policies 168.00 and 169.00 are satisfied.**

A Great Neighborhood Principle related to Natural Feature Preservation (Principle 1) is included that will ensure that natural resources, including, but not limited to, watercourse, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees are considered in the design and development process.

*Policy 170.05 For purposes of projecting future park and open space needs, the standards as contained in the adopted McMinnville Parks, Recreation, and Open Space Master Plan shall be used. (Ord. 4796, October 14, 2003)*

**Finding: Policy 170.05 is satisfied.**

A Great Neighborhood Principle related to Parks and Open Spaces (Principle 3) is included, which will require that neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood. The principle also states that neighborhood and community parks will be developed in appropriate locations consistent with the policies of the Parks Master Plan.

**GOAL VIII 2: TO CONSERVE ALL FORMS OF ENERGY THROUGH UTILIZATION OF LAND USE PLANNING TOOLS.**

*Policy 178.00 The City of McMinnville shall encourage a compact urban development pattern to provide for conservation of all forms of energy.*

**Finding: Goal VIII2 and Policy 178.00 are satisfied.**

Great Neighborhood Principles related to Mix of Activities (Principle 9), Housing for Diverse Incomes and Generations (Principle 11), and Housing Variety (Principle 12) provide the framework for neighborhoods to be designed to include a variety of uses and housing types, which could provide an urban design and development pattern that is more compact to provide for conservation of all forms of energy.

**GOAL IX 2: TO ESTABLISH A LAND USE PLANNING FRAMEWORK FOR APPLICATION OF THE GOALS, POLICIES, AND PROPOSALS OF THE McMINNVILLE COMPREHENSIVE PLAN**

*Policy 187.00 The City of McMinnville shall adopt additional implementation ordinances and measures to carry out the goals and policies of the McMinnville Comprehensive Plan. These shall include, but not be limited to, the Zoning Ordinance and Map, Annexation Ordinance, and Mobile Home Development Ordinance.*

**Finding: Goal IX 2 and Policy 187.00 are satisfied.**

The Great Neighborhood Principles are being adopted into the Comprehensive Plan to further develop the land use planning framework. The Great Neighborhood Principles, as described in more detail above, are consistent with and further support the application of other goals, policies, and proposals in the Comprehensive Plan. The Great Neighborhood Principles are being added to the City's land use planning framework to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. Policy 187.10 states that the Great Neighborhood Principles will ensure that all developed places include characteristics and elements that create a livable, healthy, safe, and vibrant

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neighborhood with enduring value. Policy 187.20 states that the Great Neighborhood Principles shall be applied together as an integrated and assemble approach to neighborhood design and development to help create those livable, healthy, safe, and vibrant neighborhoods. Policy 187.30 states that the Great Neighborhood Principles shall be applied in all areas of the city to ensure equitable access to those livable, healthy, safe, and vibrant neighborhoods for all McMinnville citizens. Finally, Policy 187.40 states that the Great Neighborhood Principles shall guide both long range planning efforts and current land use and development applications, which will ensure that both planning processes and on-going development are consistent with the Great Neighborhood Principles.

**GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.**

**GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.**

*Policy 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.*

*Policy 193.00 The City of McMinnville shall continue to engage citizens in community advisory positions for input on the major elements of the comprehensive plan by creating special citizen advisory bodies and ad-hoc committees comprised of volunteers representing a broad cross-section of the community to provide input on every major comprehensive planning effort and other related land use planning matters.*

**Finding: Goals X 1 and X 2 and Policies 188.00 and 193.00 are satisfied.**

The Great Neighborhood Principles were developed through an inclusive planning process that included the development of a Project Advisory Committee (PAC) and through a public engagement process that attempted to include a broad cross section of the community. The Great Neighborhood Principles project was first identified as a long-range planning work product on the McMinnville Planning Commission's 2017-2019 Work Plan. Staff initiated the GNP project in August 2018 by forming the PAC and Technical Advisory Committee (TAC) to provide guidance for staff and to oversee the completion of the project. The PAC was made up of residents and community members that volunteered to assist in the project through a solicitation process announced by the Planning Department.

Four PAC meetings were held between September 2018 and January 2019 to oversee the project process. The first meeting was a kick-off meeting in September 2018, introducing the PAC members to the project and providing an opportunity for small-group discussion and idea sharing on potential Great Neighborhood Principles. The second meeting was held in October 2018 and focused on the PAC review and approval of the public engagement plan for the Great Neighborhood Principles project. The public engagement portion of the project was then completed during October and November of 2018. In order to solicit as much public input as possible, staff and the PAC decided on a variety of formats for information sharing and public engagement, including social media posts, social media polls, an online survey, placement of hard copies of the survey in various locations around the city, a public open house, and presentations to service organizations in McMinnville. The survey was the most successful method in generating public input and feedback on the project.

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Following the public engagement process, the PAC met for their third meeting in December 2018 to review the survey results and other public engagement results, and identified key takeaways from the survey results to incorporate into the Great Neighborhood Principles. The PAC then directed staff to draft Comprehensive Plan text amendments that would incorporate the Great Neighborhood Principles into the Comprehensive Plan, and to bring those draft text amendments back to the PAC for review. Staff prepared and presented draft Comprehensive Plan text amendments to the PAC at their January 2019 meeting. The PAC reviewed the draft amendments, and with a few minor edits, recommended that they be forwarded on to the Planning Commission for review and consideration.

The Planning Commission held a work session on February 21, 2019, and reviewed the draft amendments recommended by the PAC. The Planning Commission was supportive of the recommended language from the PAC, so staff initiated the formal review process for the Comprehensive Plan Text Amendments to introduce the text amendments described herein.

Further, the City of McMinnville continues to provide opportunities for the public to review and obtain copies of application materials and completed staff report prior to the holding of advertised public hearings. All members of the public have access to provide testimony and ask questions during the public review and hearing process.

### **McMinnville’s City Code:**

The following Sections of the McMinnville Zoning Ordinance (Ord. No. 3380) are applicable to the request:

17.03.020 Purpose. The purpose of the ordinance codified in Chapters 17.03 (General Provisions) through 17.74 (Review Criteria) of this title is to encourage appropriate and orderly physical development in the city through standards designed to protect residential, commercial, industrial, and civic areas from the intrusions of incompatible uses; to provide opportunities for establishments to concentrate for efficient operation in mutually beneficial relationship to each other and to shared services; to provide adequate open space, desired levels of population densities, workable relationships between land uses and the transportation system, adequate community facilities; and to provide assurance of opportunities for effective utilization of the land resources; and to promote in other ways public health, safety, convenience, and general welfare.

### **Finding: Section 17.03.020 is satisfied.**

The 13 Great Neighborhood Principles identified in Policy 187.50 are intended to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles, when applied together as an integrated and assembled approach to neighborhood design as required by Policy 187.20, will result in development that promotes the public health, safety, convenience, and general welfare. The promotion of the public health, safety, convenience, and general welfare is also consistent with the intent of the Great Neighborhood Principles, which is stated in Policy 187.10 to be that all developed places include characteristics and elements that create a livable, healthy, social, safe, and vibrant neighborhood with enduring value.

Great Neighborhood Principles related to Mix of Activities (Principle 9), Housing for Diverse Incomes and Generations (Principle 11), and Housing Variety (Principle 12) provide the framework for neighborhoods to be designed to include a variety of uses and housing types, which would allow for opportunities for uses to concentrate for efficient operation and effective utilization of the City’s land resources. Proposals 45.00 and 46.00 are included to provide for design and development standards for individual uses to ensure compatibility with surrounding uses, and to ensure workable relationships between land uses. Further, a principle related to Human Scale Design (Principle 8) will ensure that buildings and spaces are designed to be comfortable at a human scale, and will require that the size,

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form, and proportionality of development is designed function and be balanced with the existing built environment. Other Great Neighborhood Principles are included that would provide for adequate open space (Principle 3 – Parks and Open Spaces), desired levels of population densities (Principle 11 – Housing for Diverse Incomes and Generations, and Principle 12 – Housing Variety), workable relationships between land uses and the transportation facility (Principle 4 – Pedestrian Friendly, Principle 5 – Bike Friendly, Principle 6 – Connected Streets, Principle 7 – Accessibility, and Principle 8 – Human Scale Design), and adequate community facilities (Principle 9 – Mix of Activities).

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**AMENDMENTS TO THE MCMINNVILLE COMPREHENSIVE PLAN**

New proposed language is represented by underline font, deleted language is represented by ~~strikethrough font~~.

**CHAPTER IX  
URBANIZATION**

**GOAL IX 1: TO PROVIDE ADEQUATE LANDS TO SERVICE THE NEEDS OF THE PROJECTED POPULATION TO THE YEAR 2023, AND TO ENSURE THE CONVERSION OF THESE LANDS IN AN ORDERLY, TIMELY MANNER TO URBAN USES.**

**GOAL IX 2: TO ESTABLISH A LAND USE PLANNING FRAMEWORK FOR APPLICATION OF THE GOALS, POLICIES, AND PROPOSALS OF THE MCMINNVILLE COMPREHENSIVE PLAN**

**URBAN GROWTH BOUNDARY***Policies:*

- 181.00 *The City of McMinnville shall establish an urban growth boundary to separate rural lands from urbanizable and urban lands. Lands within the boundary shall be deemed necessary for urban development within the planning period, except those designated as reserve areas.*
- 182.00 *Amendments to the Urban Growth Boundary may be considered periodically. The City of McMinnville and Yamhill County shall consider amendments to the boundary based on the following criteria and other State requirements:*
1. *Demonstrated need to accommodate long-range urban population growth requirements consistent with LCDC goals.*
  2. *Need for housing, employment opportunities, and livability.*
  3. *Orderly and economic provision for public facilities and services.*
  4. *Maximum efficiency of land uses within and on the fringe of the existing urban area.*
  5. *The long term environmental, energy, economic, and social consequences of the locality, the region, and the state as the result of allowing urbanization and not*

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*preserving and maintaining the land for agricultural or forest uses, whichever is applicable.*

6. *Retention of agricultural land as defined, with Class I being the highest priority for retention and Class IV the lowest priority.*
7. *Compatibility of the proposed urban uses with other adjacent uses.*
8. *Deleted as per Ord. 4796, October 14, 2003.*

### **GENERAL DEVELOPMENT PATTERN**

#### *Policies:*

- 183.00 *The City of McMinnville, with the cooperation of Yamhill County, shall establish three categories of lands within the Urban Growth Boundary. Future urbanizable lands are those lands outside the city limits, but inside the Urban Growth Boundary. These lands shall be retained in agricultural resource zones until converted to urbanizable lands by annexation to the City of McMinnville. Urbanizable lands are those lands within the city limits which are not yet developed at urban densities. Conversion of these lands to the urban classification shall involve fulfillment of the goals and policies of this plan, provision of urban services, and application of appropriate implementation ordinances and measures. Urban lands are those lands within the city limits developed at urban densities.*
- 184.00 *The City of McMinnville shall establish a Comprehensive Plan Map designating allowed land uses within the McMinnville Urban Growth Boundary. Land uses allowed under the specific designations shall be set in Volume I of the McMinnville Comprehensive Plan, Chapter IX.*

### **LAND USE DEVELOPMENT TOOLS**

- 185.00 *The City of McMinnville and Yamhill County shall adopt an Urban Growth Boundary management agreement establishing (1) the rights and responsibilities of each jurisdiction for management of lands outside the city limits but inside the Urban Growth Boundary, (2) procedures for processing different land use requests on lands within the Urban Growth Boundary, but outside the city limits, and (3) policies that shall be applied to the development of lands within the Urban Growth Boundary, but outside the city limits.*
- 186.00 *The City of McMinnville shall place planned development overlays on areas of special significance identified in Volume I of the McMinnville Comprehensive Plan. Those overlays shall set forth the specific conditions for development of the affected properties. Areas of significance identified in the plan shall include but not be limited to:*
1. *Three Mile Lane (north and south).*
  2. *Deleted as per Ord. 4796, October 14, 2003.*

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3. Barber property.
4. West Hills area.
5. Commercial areas at the northern and southern entrances to the city.
6. New industrial areas, certain existing industrial areas.

187.00 The City of McMinnville shall adopt additional implementation ordinances and measures to carry out the goals and policies of the McMinnville Comprehensive Plan. These shall include, but not be limited to, the Zoning Ordinance and Map, Annexation Ordinance, and Mobile Home Development Ordinance.

### **GREAT NEIGHBORHOOD PRINCIPLES**

#### **Policies:**

**187.10 The City of McMinnville shall establish Great Neighborhood Principles to guide the land use patterns, design, and development of the places that McMinnville citizens live, work, and play. The Great Neighborhood Principles will ensure that all developed places include characteristics and elements that create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood with enduring value, whether that place is a completely new development or a redevelopment or infill project within an existing built area.**

**187.20 The Great Neighborhood Principles shall encompass a wide range of characteristics and elements, but those characteristics and elements will not function independently. The Great Neighborhood Principles shall be applied together as an integrated and assembled approach to neighborhood design and development to create a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood, and to create a neighborhood that supports today's technology and can accommodate future technology.**

**187.30 The Great Neighborhood Principles shall be applied in all areas of the city to ensure equitable access to a livable, egalitarian, healthy, social, inclusive, safe, and vibrant neighborhood for all McMinnville citizens.**

**187.40 The Great Neighborhood Principles shall guide long range planning efforts including, but not limited to, master plans, small area plans, and annexation requests. The Great Neighborhood Principles shall also guide applicable current land use and development applications.**

**187.50 The McMinnville Great Neighborhood Principles are provided below. Each Great Neighborhood Principle is identified by number below (numbers 1 – 13), and is followed by more specific direction on how to achieve each individual principle.**

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1. **Natural Feature Preservation. Great Neighborhoods are sensitive to the natural conditions and features of the land.**
  - a. **Neighborhoods shall be designed to preserve significant natural features including, but not limited to, watercourses, sensitive lands, steep slopes, wetlands, wooded areas, and landmark trees.**
2. **Scenic Views. Great Neighborhoods preserve scenic views in areas that everyone can access.**
  - a. **Public and private open spaces and streets shall be located and oriented to capture and preserve scenic views, including, but not limited to, views of significant natural features, landscapes, vistas, skylines, and other important features.**
3. **Parks and Open Spaces. Great Neighborhoods have open and recreational spaces to walk, play, gather, and commune as a neighborhood.**
  - a. **Parks, trails, and open spaces shall be provided at a size and scale that is variable based on the size of the proposed development and the number of dwelling units.**
  - b. **Central parks and plazas shall be used to create public gathering spaces where appropriate.**
  - c. **Neighborhood and community parks shall be developed in appropriate locations consistent with the policies in the Parks Master Plan.**
4. **Pedestrian Friendly. Great Neighborhoods are pedestrian friendly for people of all ages and abilities.**
  - a. **Neighborhoods shall include a pedestrian network that provides for a safe and enjoyable pedestrian experience, and that encourages walking for a variety of reasons including, but not limited to, health, transportation, recreation, and social interaction.**
  - b. **Pedestrian connections shall be provided to commercial areas, schools, community facilities, parks, trails, and open spaces, and shall also be provided between streets that are disconnected (such as cul-de-sacs or blocks with lengths greater than 400 feet).**
5. **Bike Friendly. Great Neighborhoods are bike friendly for people of all ages and abilities.**
  - a. **Neighborhoods shall include a bike network that provides for a safe and enjoyable biking experience, and that encourages an increased use of bikes by people of all abilities for a variety of reasons, including, but not limited to, health, transportation, and recreation.**

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- a. Neighborhood destinations including, but not limited to, neighborhood-serving commercial uses, schools, parks, and other community services, shall be provided in locations that are easily accessible to surrounding residential uses.
  - b. Neighborhood-serving commercial uses are integrated into the built environment at a scale that is appropriate with the surrounding area.
10. Urban-Rural Interface. Great Neighborhoods complement adjacent rural areas and transition between urban and rural uses.
  - a. Buffers or transitions in the scale of uses, buildings, or lots shall be provided on urban lands adjacent to rural lands to ensure compatibility.
11. Housing for Diverse Incomes and Generations. Great Neighborhoods provide housing opportunities for people and families with a wide range of incomes, and for people and families in all stages of life.
  - a. A range of housing forms and types shall be provided and integrated into neighborhoods to provide for housing choice at different income levels and for different generations.
12. Housing Variety. Great Neighborhoods have a variety of building forms and architectural variety to avoid monoculture design.
  - a. Neighborhoods shall have several different housing types.
  - b. Similar housing types, when immediately adjacent to one another, shall provide variety in building form and design.
13. Unique and Integrated Design Elements. Great Neighborhoods have unique features, designs, and focal points to create neighborhood character and identity. Neighborhoods shall be encouraged to have:
  - a. Environmentally friendly construction techniques, green infrastructure systems, and energy efficiency incorporated into the built environment.
  - b. Opportunities for public art provided in private and public spaces.
  - c. Neighborhood elements and features including, but not limited to, signs, benches, park shelters, street lights, bike racks, banners, landscaping, paved surfaces, and fences, with a consistent and integrated design that are unique to and define the neighborhood.

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Attachment 2: Amendments to Chapter X

**Proposals:**

- 40.00** **The City shall complete an inventory of the applicable natural resources listed in Goal 5 of the Oregon Statewide Planning Goals and Guidelines. The resources to be included in the inventory include, but are not limited to, riparian corridors, wetlands, wildlife habitat, open space, and scenic views. The City shall coordinate with the Department of Land Conservation and Development to determine which Goal 5 resources to include in the inventory.**
- 41.00** **The City shall complete an inventory of landmark trees that are of significance or value to the City’s environment or history.**
- 42.00** **The City shall develop specific park and open space requirements for different types of neighborhoods and developments, such as multiple family residential uses or single family residential subdivisions. The park and open space requirements for individual developments shall be based on the size or scale of the proposed development and on the number of dwelling units within the proposed development and shall incorporate both active and passive parks, open spaces, and opportunities to connect with nature.**
- 43.00** **The City shall complete a Bicycle Plan to guide the planning, implementation, and growth of a city-wide bicycle network throughout McMinnville. The Bicycle Plan may be adopted as an appendix to the Transportation System Plan and may identify projects that can be implemented or planned to create a city-wide bicycle network.**
- 44.00** **The City shall complete a Pedestrian Plan to guide the planning, implementation, and growth of a city-wide pedestrian network throughout McMinnville. The Pedestrian Plan may be adopted as an appendix to the Transportation System Plan and may identify projects that can be implemented or planned to create a city-wide pedestrian network.**
- 45.00** **The City shall develop site and design requirements for commercial and industrial uses.**
- 46.00** **The City shall develop development codes that allow for a variety of housing types and forms, and shall develop site and design requirements for those housing types and form.**
- 47.00** **The City shall evaluate the impact of future technology on neighborhood design and develop development codes that support today’s technology but can accommodate future technology as well, including but not limited to data infrastructure, artificial intelligence, ride-share, and autonomous vehicles.**

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***Attachments :******Attachment 1: Amendments to Chapter IX******Attachment 2: Amendments to Chapter X***

**CHAPTER X  
CITIZEN INVOLVEMENT  
AND PLAN AMENDMENT**

- GOAL X 1: TO PROVIDE OPPORTUNITIES FOR CITIZEN INVOLVEMENT IN THE LAND USE DECISION MAKING PROCESS ESTABLISHED BY THE CITY OF McMINNVILLE.**
- GOAL X 2: TO MAKE EVERY EFFORT TO ENGAGE AND INCLUDE A BROAD CROSS SECTION OF THE COMMUNITY BY MAINTAINING AN ACTIVE AND OPEN CITIZEN INVOLVEMENT PROGRAM THAT IS ACCESSIBLE TO ALL MEMBERS OF THE COMMUNITY AND ENGAGES THE COMMUNITY DURING DEVELOPMENT AND IMPLEMENTATION OF LAND USE POLICIES AND CODES.**
- GOAL X 3 TO PERIODICALLY REVIEW AND AMEND THE McMINNVILLE COMPREHENSIVE PLAN TO REFLECT CHANGES IN COMMUNITY CIRCUMSTANCES, IN CITIZEN DESIRES, AND IN THE STATEWIDE GOALS.**

*Policies:*

- 188.00 The City of McMinnville shall continue to provide opportunities for citizen involvement in all phases of the planning process. The opportunities will allow for review and comment by community residents and will be supplemented by the availability of information on planning requests and the provision of feedback mechanisms to evaluate decisions and keep citizens informed.*
- 189.00 The City of McMinnville shall establish procedures for amending the Comprehensive Plan, Volumes I and II, and the implementation ordinances and measures in Volume III, which allow for citizen review and comment.*
- 190.00 The City of McMinnville shall appoint a representative Planning Commission that will serve as the officially recognized Committee for Citizen Involvement (CCI) for the City of McMinnville. This Commission will be made up of representatives of all geographical areas of the City, and shall hold public forums and public hearings on major comprehensive plan text amendments, comprehensive plan and zoning map amendments, zoning ordinance text amendments and changes in the urban growth boundary and/or urban growth management agreements.*
- 191.00 The Committee for Citizen Involvement shall, in addition to reviewing the aforementioned proposals, undertake a major review of the City’s comprehensive plan, as required by the LCDC, to insure compliance with the statewide goals, to insure the proper functioning of the plan and all implementation measures, and to incorporate into the plan changes in citizenry views or community circumstances which are deemed necessary and proper.*

- 192.00 *The Committee for Citizen Involvement shall have the power to initiate requests for amendments to the comprehensive plan text, maps, or implementation ordinances through appropriate procedures and channels.*
- 193.00 *The City of McMinnville shall continue to engage citizens in community advisory positions for input on the major elements of the comprehensive plan by creating special citizen advisory bodies and ad-hoc committees comprised of volunteers representing a broad cross-section of the community to provide input on every major comprehensive planning effort and other related land use planning matters.*
- 194.00 *The City of McMinnville shall strive to include youth members on City committees involved in land use planning, and work with the McMinnville School District, local private schools and service groups to encourage youth involvement in land use planning activities.*
- 195.00 *The City of McMinnville shall assure that technical information is available to citizens in an understandable form and when needed provide translations of information to non-English speaking members of the community,*
- 196.00 *The City of McMinnville shall allocate adequate human, financial and informational resources for the citizen involvement program. (Ord 5037 §2, September 12, 2017; Ord. 4536, April 27, 1993)*

Proposals:

~~40.00~~

**48.00** Periodically evaluate the City's Citizen Involvement Program and make adjustments as needed to improve its effectiveness.

~~41.00~~

**49.00** Have the Committee for Citizen Involvement report at least annually to the City Council to evaluate the effectiveness of the City's citizen involvement efforts. (Ord 5037 §2, September 12, 2017)

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*Attachments :*

*Attachment 1: Amendments to Chapter IX*

*Attachment 2: Amendments to Chapter X*