

ORDINANCE NO. 4132

WEST HILLS

An Ordinance enacting a development schedule and placing certain conditions on development in an area hereinafter described, and commonly known as the West Hills; now, therefore,

THE CITY OF McMinnville ORDAINS AS FOLLOWS:

Section 1. Statement of Purpose. The City of McMinnville finds that it is necessary to reserve specified areas in western McMinnville within the West Hills, for future development in residential uses. In the process of establishing an Urban Growth Boundary for the City, it has been determined that other areas outside the city limits should be developed prior to this area to insure an orderly and timely conversion of urbanizable and future urbanizable lands to urban lands. The City shall therefore phase development of this area in relation to other residentially designated lands within the Urban Growth Boundary.

The City of McMinnville also recognizes the West Hills area as having scenic values unique to our area, and topographical features which are not conducive to the standard development practices normally employed in residential designs in the City. Recognizing these concerns, the City shall allow and encourage a planned residential design which preserves and takes advantage of the unique natural features of the area, that allows concentrated building in suitable areas to maintain the overall density designated for the area, and that provides for a cost efficient provision of streets, utilities and other public and private services.

The City has found through the comprehensive planning process that the best way to insure that the above concerns are addressed in the development of this property is to place a planned development overlay over said property.

Section 2. Planned Development Overlay. The planned development overlay which is created and implemented by this ordinance shall be placed over portions of the area commonly referred to as the West Hills of McMinnville, located to the northwest and southwest of the intersection of West Second Street with Hill Road. The affected area is further described by map in Exhibit "A". Both areas within and without the city limits shall carry this designation.

The policies and procedures set by this ordinance shall be applied to the following land use decisions concerning this property: (1) Extension of public streets and utilities, to include water, sanitary sewer and storm sewer; (2) Land division activities; (3) Comprehensive plan and zone map changes; (4) Annexation. Development of single-family residential structures on existing legal lots shall be exempted from these ordinance requirements. The overlay shall not impinge the legal jurisdiction of Yamhill County for areas outside the city limits.

Section 3. Notation on Zoning and Comprehensive Plan Maps. The perimeters of the areas affected by this ordinance shall be noted on the official McMinnville Comprehensive Plan Map of 1980 and the official McMinnville Zoning Map of 1980.

Section 4. Policies. The following policies shall apply to the subject property:

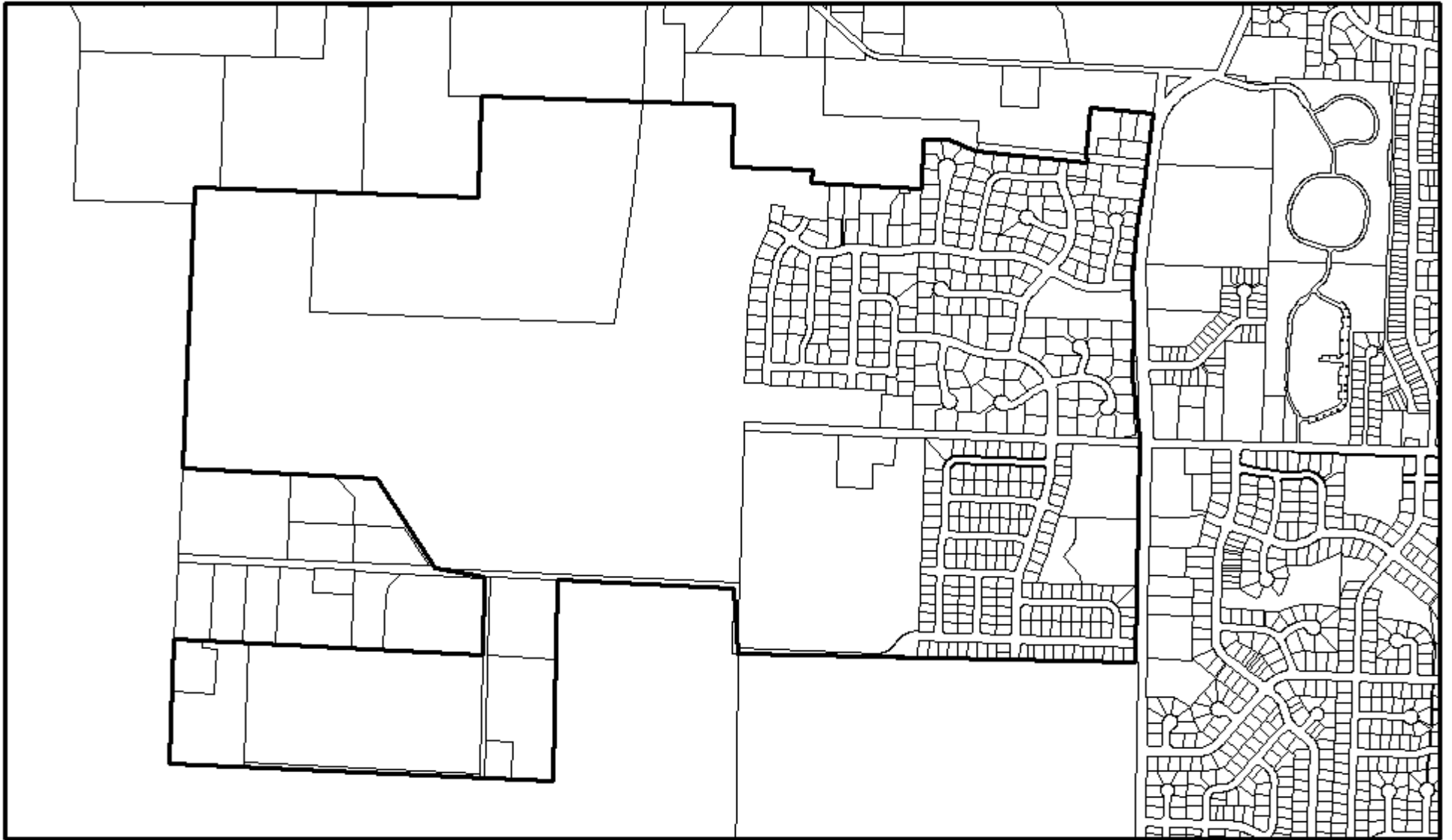
- (a) The goals and policies of the McMinnville Comprehensive Plan, Volume II, and applicable regulations and standards in Volume III, and other City codes shall be adhered to.
- (b) The designated residential area west of Hill Road (beyond the limits of the first water service level and the service boundary of the trunk sewer line that is extended to the corner of Hill Road and West Second Street) shall not be allowed to develop at an urban density until all other designated residential areas within the Urban Growth Boundary area are substantially developed. "Substantially developed" shall mean that seventy-five (75) percent of the future residentially designated land area outside the city limits, but within the Urban Growth Boundary (excluding the designated West Hills area and the Three Mile Lane residential area) at the time of LCDC acknowledgment of the Urban Growth Boundary, is developed or has development approval of the City. Development of single-family residential structures on legal lots created before this ordinance shall be allowed subject to applicable city building requirements.
- (b) The density of any proposed development shall be set by the zoning classification.
- (c) The wooded portions of the site shall be incorporated into the development of the property so that they will be left substantially intact and with consideration given to the preservation of wildlife habitat. (Amended by Ordinance No. 4225, November 23, 1982)
- (d) Scenic values of the property, as viewed from the City towards the site, shall be emphasized and enhanced in residential development designs. This should be accomplished by encouragement of a design which clusters housing in suitable areas while reserving large open areas. This policy shall not preclude incorporation of single-family structures in development designs.

Section 5. Procedures for Review.

- (a) The Planning Commission shall review proposals on the subject property to determine the acceptability of the plans. Neglect or failure of the applicants to take reasonable account of policies (a) through (e) in Section 4 shall constitute the Commission's sole basis for disapproving a proposal provided all applicable City codes are adhered to.

- (b) Annexation to the City of lands within the area covered by this ordinance shall not be allowed until policy (b) of Section 4 of this ordinance has been met.
- (c) Zone changes and land divisions submitted for approval shall be processed under the requirements and standards of Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance).
- (d) Land division requests shall also be processed under the requirements of Ordinance No. 3702 (Land Division Ordinance).
- (e) Amendments to this ordinance shall be processed under procedures set out in Chapter 17.51 of Ordinance No. 3380 (Zoning Ordinance).

This ordinance passed by the City Council on April 7, 1981, and amended on November 23, 1982 (Ordinance 4225).



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EXHIBIT A  
West Hills  
Planned Development

Ordinance No. 4132

CITY OF McMinnville