



CODE – not an exhaustive list of all applicable codes.

Wetlands

City Plan, Chapter V Housing and Residential Development – Land Use Controls- Planned Developments: *"It is important that the City continue to scrutinize planned development designs to insure that amenities are being provided in excess of what is normally required."*

"Based on the information presented on residential development design considerations, the City finds that: 2. Open space is required in all residential developments in several ways."

Goals & Policies Volume II of the McMinnville Comprehensive Plan:

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."*

74.00 *"Distinctive natural topographic and aesthetic features within planned developments shall be retained in all development designs."*

77.00 *"The internal traffic system in planned developments shall be designed to be designed to promote safe and efficient traffic flow..."*

78.00 *"Traffic systems within planned developments shall be designed to be compatible with the circulation patterns of adjoining properties".*

Residential Design Policies:

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

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."*

132.27.00 *"The design and implementation of transportation facilities and services shall be based on serving current and future travel demand – both short-term and long-term planned uses."*

132.32.00 *"The safe, rapid movement of fire, medical, and police vehicles shall be an integral part of the design and operation of the McMinnville transportation system."*

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,..."*

132.41.00 Residential Street Network *"When assessing the adequacy of local traffic circulation, the following consideration 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."*

132.46.00 *"Low impact street design, construction, and maintenance methods should be used first to avoid, and second to minimize negative impacts related to water quality, air quality, and noise in neighborhoods."*

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.

163.05 *"The City of McMinnville shall locate future community and neighborhood parks above the boundary of the 100 year floodplain... provided that the design and location of such uses can occur with minimum impacts on such environmentally sensitive lands."*

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."*

167.00 *"The City of McMinnville shall encourage the retention of open space and scenic areas throughout the community..."*

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

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."*

Chapter 17.53 Land Division Standards

17.53.001 Streets

A. General: *"The location...of streets shall be considered in their relation to existing and planned streets... Where location is not shown in a comprehensive plan, the arrangement of streets in a subdivision shall: 1. Provide for the continuation or appropriate projection of existing principal streets in surrounding areas..."*

T. Park Strip: *"Park strips shall be provided between the curb and sidewalk along both sides of all streets....Street trees shall be planted and maintained within the park strip..."*

17.74.070 D *"The plan can be completed within a reasonable period of time."*

17.74.070 E *"The streets are adequate to support the anticipated traffic, and the development will not overload the streets outside the planned area."*