

McMINNVILLE COMPREHENSIVE PLAN

McMinnville's Comprehensive Plan has been divided into three interrelated volumes. Volume I, providing the background information, is both the narrative of and supporting documentation for the goals and policies developed by the community. It is a reference resource that can be used to interpret the intent of the goal and policy statements. Volume II contains the actual goal and policy statements. These statements are the culmination of the research, inventories, and projections of Volume I and reflect the directives expressed through the citizen involvement process in adopting the plan. All future land use decisions must conform to the applicable goals and policies of this volume. Volume III consists of the implementing ordinances and measures created to carry out the goals and policies of the plan. Principle among these are the comprehensive plan and zoning maps, the annexation, zoning and land division ordinances, and the planned development overlays placed on areas of special significance.

VOLUME II GOALS AND POLICIES

Volume II, Goals and Policies, contains the goal, policy, and proposal statements which shall be applied to all land use decisions. Goal, policy and proposal statements each have different purposes: goal statements are the most general principles; policy statements are directed to specific areas to further define the goal statements; and proposals are possible courses of action open to the City which shall be examined to further implement the goal and policy requirements. Each of these statement types is further defined below:

GOALS: are the broadly-based statements intended to set forth the general principles on which all future land use decisions will be made. Goals carry the full force of the authority of the City of McMinnville and are therefore mandated.

POLICIES: are the more precise and limited statements intended to further define the goals. These statements also carry the full force of the authority of the City of McMinnville and are therefore mandated.

PROPOSALS: are the possible courses of action available to the City to implement the goals and policies. These proposals are not mandated; however, examination of the proposals shall be undertaken in relation to all applicable land use requests.

The implementation of these goal, policy, and proposal statements shall occur in one of two ways. First, the specific goal, policy, or proposal shall be applied to a land use decision as a criterion for approval, denial, or modification of the proposed request. In this case the goal, the policy, or the proposal is directly applied. The second method for implementing these statements is through the application of provisions and regulations in ordinances and measures created to carry out the goals and policies. This method involves the indirect application of the statements. These ordinances and measures are included in Volume II of the McMinnville Comprehensive Plan.

HOW TO USE THIS PLAN—VOLUME II

The goal, policy, and proposal statements are segregated to correspond to the chapter headings used in Volume I of the McMinnville Comprehensive Plan. Reference to Volume I can be made through the list of goals and policies cross-referenced with the chapters in Volume I which is appended to this volume.

VOLUME II INDEX

Natural Resources (Chapter II)	
Land	01.00 – 04.00
Air	05.00 – 07.00
Water	08.00 – 11.00
Noise	12.00
Cultural, Historical, & Educational Resources (Chapter III)	
Cultural and social Services	13.00 – 14.00
Historic Preservation	15.00 – 17.01
Education	18.00 – 20.00
Economy of McMinnville (Chapter IV)	
Employment and Diversification	
Commercial Development	
General Policies	21.00 – 24.00
Locational Policies	25.00 – 28.00
Design Policies	29.00 – 35.00
Downtown Development Policies	36.00 – 45.00
Industrial Development	
General Policies	47.00 – 48.00
Locational Policies	49.00 – 57.00
Housing and residential Development (Chapter V)	
Affordable, Quality Housing	
General Housing Policies	58.00 – 61.00
Housing Rehabilitation Policies	62.00 – 63.00
Low-cost Housing Policies	64.00 – 67.00
Development Pattern	
General Policies	68.00 – 71.05
Planned Development Policies	72.00 – 78.00
Residential Design Policies	79.00 – 83.00
Low-cost Housing Development Policies	84.00 – 85.00
Multi-family Development Policies	86.00 – 92.00
Mobile Home Development Policies	93.00 – 98.00
Urban Policy	99.00
Lot Sales Policy	99.10

Transportation System (Chapter VI)	
Mass Transportation	100.00 – 105.00
Transportation Disadvantaged	106.00 – 107.00
Rail	108.00 – 112.00
Air	113.00 – 116.00
Streets	117.00 – 125.05
Parking	126.00 – 128.00
Bike Paths	129.00 – 132.20
Community Facilities (Chapter VII)	
Public Administration and Storage Facilities	133.00 – 135.00
Sanitary Sewer System	136.00 – 141.00
Storm Drainage	142.00 – 143.00
Water System	144.00 – 150.00
Water and Sewer—Land Development Criteria	151.00
Police and Fire Protection	152.00 – 155.00
Solid Waste	156.00 – 158.00
Parks and Recreation	159.00 – 170.00
Energy (Chapter VIII)	
Energy Supply and Distribution	171.00 – 177.00
Energy Conservation	178.00 – 180.00
Urbanization (Chapter IX)	
Urban Growth Boundary	181.00 – 182.00
General Development Pattern	183.00 – 184.00
Land Use Development Tools	185.00 – 187.00
Citizen Involvement and Plan Amendment (Chapter X)	
General Policies	188.00 – 192.00

CHAPTER II NATURAL RESOURCES

GOAL II 1: TO PRESERVE THE QUALITY OF THE AIR, WATER AND LAND RESOURCES WITHIN THE PLANNING AREA.

LAND

Policies:

- 1.00 *Urbanizable lands outside the city limits, but inside the Urban Growth Boundary, shall be retained, whenever possible, in agricultural use until such time as they are needed for urban development.*
- 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.*
- 3.00 *The City of McMinnville shall review any identified mineral and aggregate resource locations to determine the quality of the material, the likelihood that it will be extracted and the compatibility of the site with surrounding land uses. The City shall seek to resolve any conflicts between aggregate resource locations and surrounding land uses, and shall protect, whenever possible, mineral and aggregate resources from future encroachment by incompatible uses, especially residential uses.*
- 4.00 *The City of McMinnville, in cooperation with the Oregon Department of Geologic and Mineral Industries, shall insure that aggregate sites are reclaimed after their usefulness has expired.*

AIR

Policies:

- 5.00 *The quality of the air resources in McMinnville shall be measured by the standards established by the Oregon Environmental Quality Commission, and the Federal Environmental Protection Agency.*
- 6.00 *The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality to insure that applications for air quality related permits are examined for compatibility with the City's comprehensive plan.*
- 7.00 *Land use decisions involving new major emission sources or expansion of existing sources, shall be reviewed for the effects the emission source will have on the local and regional airshed. Maintenance of the quality of the air resources, within established federal and state standards, shall be a criterion for approval of these land use decisions.*

WATER

Policies:

- 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.*
- 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.*
- 10.00 *The City of McMinnville shall cooperate with the Oregon Department of Environmental Quality, the Mid-Willamette Valley Council of Governments, and other appropriate agencies and interests to maintain water quality and to implement agreed upon programs for management of the water resources within the planning area.*
- 11.00 *The City of McMinnville shall cooperate with the City Water and Light Department, the Bureau of Land Management, and Yamhill County to insure that the land use development actions allowed in and around the municipal watershed do not lessen the water quality of the municipal water system below acceptable federal, state, and local standards.*

NOISE

Policies:

- 12.00 *The City of McMinnville shall insure that the noise compatibility between different land uses is considered in future land use decisions and that noise control measures are required and instituted where necessary.*

CHAPTER III CULTURAL, HISTORICAL, AND EDUCATIONAL RESOURCES

GOAL III 1: TO PROVIDE CULTURAL AND SOCIAL SERVICES AND FACILITIES COMMENSURATE WITH THE NEEDS OF OUR EXPANDING POPULATION, PROPERLY LOCATED TO SERVICE THE COMMUNITY AND TO PROVIDE POSITIVE IMPACTS ON SURROUNDING AREAS

Policies:

- 13.00 *The City of McMinnville shall allow future community center type facilities, both public and private, to locate in appropriate areas based on impacts on the surrounding land uses and the community as a whole, and the functions, land needs, and service area of the proposed facility.*
- 14.00 *The City of McMinnville shall strive to insure that future public community facilities, where possible and appropriate, are consolidated by locating the new structures in close proximity to other public buildings. This will be done in order to realize financial benefits, centralize services, and positively impact future urban development.*

HISTORIC PRESERVATION

GOAL III 2: TO PRESERVE AND PROTECT SITES, STRUCTURES, AREAS, AND OBJECTS OF HISTORICAL, CULTURAL, ARCHITECTURAL, OR ARCHEOLOGICAL SIGNIFICANCE TO THE CITY OF McMINNVILLE.

Policies:

- 15.00 *The City of McMinnville shall establish a program for the identification and preservation of significant sites, structures, objects and areas.*
- 16.00 *The City of McMinnville shall support special assessment programs as well as federal grants-in-aid programs and other similar legislation in an effort to preserve structures, sites, objects, or areas of significance to the City.*
- 17.00 *The City of McMinnville shall enact interim measures for protection of historic sites and structures. Those measures are identified in the McMinnville Comprehensive Plan, Volume I, Chapter III.*
- 17.01 *The City of McMinnville will, by the time of the first plan update (1985), conduct a thorough study (consistent with the requirements of Statewide Planning Goal No. 5) of the 515 resources included in the 1980 historical survey and the properties*

listed on the 1976 Inventory of Historical Sites (Figure III-1, Volume I, McMinnville Comprehensive Plan) and place those structures and sites which are found to warrant preservation on a list of historic buildings and places. The City shall also study other buildings and sites which were not included on the 1976 and 1980 inventories and place those so warranted on the list of historic buildings and places. The City shall then adopt a historic preservation ordinance which is consistent with the requirements of Statewide Planning Goal No. 5 and which protects the structures and sites included on the list (as amended by Ord. 4218, Nov. 23, 1982).

Proposals:

- 1.00 Create an Historic Landmarks Committee, similar in scope and purpose to the Landscape Review Committee, to serve in an advisory capacity to the Planning Commission and the City Council.

- 2.00 Draft an historic preservation ordinance addressing the following concerns:
 1. Membership on the Historic Landmarks Committee. Membership should include interested citizens and local experts in history, architecture, and archeology, if available.

 2. Duties of the Historic Landmarks Committee. The Historic Landmarks Committee should:
 - (a) Maintain and circulate a list of historically designated landmarks which includes information of historical interest, significance (architectural, cultural, etc.) and present use of the landmark, as well as dates on which it is open to the public.

 - (b) Continue inventorying resources in those areas not covered in Phase I of the historic resource inventory of the City of McMinnville. This should be a priority concern of the committee, and every attempt should be made to complete this inventory as soon as possible after establishment of the committee.

 - (c) Recommend to the Planning Commission sites or structures for designation to a local historical landmarks register.

 - (d) Recommend to the Planning Commission review procedures for alterations and/or destruction of landmarks designated to the local register. Specific provisions and powers to maintain the unique character of the landmark should be developed.

 - (e) Provide information on financial incentives (and disincentives) available for restoration or rehabilitation of historic landmarks.

 - (f) Provide information and assistance to owners of sites, structures, and objects in designating local landmarks to state and national registers.

- (g) Coordinate with local historical and tourism groups activities and projects, including promotion of historical awareness in the City.
 - (h) Coordinate activities with local, regional, and statewide agencies connected with historical preservation.
 - (i) Record through photographs, descriptions, artifacts, and other appropriate measures those landmarks of significance that cannot be preserved.
3. The inventory, preservation program, and historical register should be developed within one year of the establishment of the committee.

3.00 [Reserved]

EDUCATION

GOAL III 3: TO PROVIDE FOR THE EDUCATIONAL NEEDS OF McMinnville THROUGH THE PROPER PLANNING, LOCATION, AND ACQUISITION OF SCHOOL SITES AND FACILITIES.

Policies:

- 18.00 *The City of McMinnville shall cooperate with the McMinnville School District in the planning for future schools.*
- 19.00 *The location of future school sites shall be coordinated between the City and the School District.*
- 20.00 *The City of McMinnville shall encourage the joint purchase, maintenance, and usage of recreational facilities with the School District where acceptable to both parties.*

Proposals:

- 4.00 A task force for school planning should be created. The task force should consist of some members from the Planning Commission, City Council, and School Board. City and school administration and planning staffs should serve as advisors. The functions of this group will be to exchange information and ideas on school planning projects, recommend school site locations to the School Board, and examine joint parks-school sites.
- 5.00 The Planning Department should assist the School District in the development of a common student population projection scheme.

CHAPTER IV ECONOMY OF McMinnville

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.

COMMERCIAL DEVELOPMENT

GOAL IV 2: TO ENCOURAGE THE CONTINUED GROWTH OF McMinnville AS THE COMMERCIAL CENTER OF Yamhill County IN ORDER TO PROVIDE EMPLOYMENT OPPORTUNITIES, GOODS, AND SERVICES FOR THE CITY AND COUNTY RESIDENTS.

Policy:

- 21.00 *Commercial uses and services which are not presently available to McMinnville residents will be encouraged to locate in the City. Such uses shall locate according to the goals and policies in the comprehensive plan.*
- 21.01 *The City shall periodically update its economic opportunities analysis to ensure that it has within its urban growth boundary (UGB) a 20-year supply of lands designated for commercial and industrial uses. The City shall provide an adequate number of suitable, serviceable sites in appropriate locations with its UGB. If it should find that it does not have an adequate supply of lands designated for commercial or industrial use it shall take corrective actions which may include, but is not limited to, redesignation of lands for such purposes, or amending the UGB to include lands appropriate for industrial or commercial use.*
- 21.02 *The City shall encourage and support the start up, expansion or relocation of high-wage businesses to McMinnville.*
1. *The City shall coordinate economic development efforts with the Greater McMinnville Area Chamber of Commerce, McMinnville Industrial Promotions, McMinnville Downtown Association, Yamhill County, Oregon Economic and Community Development Department, and other appropriate groups.*
 2. *Economic development efforts shall identify specific high-wage target industries and ensure that adequate sized, serviced, and located sites exist within the McMinnville urban area for such industries.*

- 21.03 *The City shall support existing businesses and industries and the establishment of locally owned, managed, or controlled small businesses.*
- 21.04 *The City shall make infrastructure investments that support the economic development strategy a high priority, in order to attract high-wage employment.*
- 21.05 *Commercial uses and services which are not presently available to McMinnville residents will be encouraged to locate in the City. Such uses shall locate according to the goals and policies in the comprehensive plan.*

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

General Policies:

- 22.00 *The maximum and most efficient use of existing commercially designated lands will be encouraged as will the revitalization and reuse of commercial properties.*
- 23.00 *Areas which could in the future serve as commercial sites shall be protected from encroachment by incompatible uses.*
- 24.00 *The cluster development of commercial uses shall be encouraged rather than auto-oriented strip development.*

Locational Policies:

- 24.50 *The location, type, and amount of commercial activity within the Urban Growth Boundary shall be based on community needs as identified in the Economic Opportunities Analysis.*
- 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.*
- 26.00 *The size of, scale of, and market for commercial uses shall guide their locations. Large-scale, regional shopping facilities and heavy traffic-generating uses shall be located on arterials or in the central business district, and shall be located where sufficient land for internal traffic circulation systems is available (if warranted) and where adequate parking and service areas can be constructed.*
- 27.00 *Neighborhood commercial uses will be allowed in designated "Neighborhood Activity Centers." 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.

- 28.00 *A commercial planned development should be encouraged in the proximity of the intersection of Hill Road and West Second Street. Such a development should service the needs of people in western McMinnville. The development should be anchored by a grocery store.*
- 28.01 *Neighborhood Activity Centers shall be located in the Grandhaven, Three Mile Lane, Southwest, and Northwest areas of McMinnville as shown on the McMinnville Comprehensive Plan Map. Neighborhood Activity Centers are further discussed in the Urbanization Element of the Comprehensive Plan and Chapter IX (Urbanization) of Volume II, Plan Policies.*

Design Policies:

- 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 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.*
- 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.*
- 31.00 *Commercial developments shall be designed in a manner which minimizes pedestrian/vehicle conflicts and provides pedestrian connections to adjacent residential development through pathways, grid street systems, or other appropriate mechanisms.*
- 32.00 *Where necessary, landscaping and/or other visual and sound barriers shall be required to screen commercial activities from residential areas.*
- 33.00 *Large parking lots shall be interspersed with landscaping islands to provide a visual break and to provide energy savings by lowering the air temperature outside the commercial structures on hot days, thereby lessening the need for inside cooling.*
- 34.00 *The City of McMinnville shall develop and maintain guidelines concerning the size, placement, and type of signs in commercial areas.*
- 35.00 *The City of McMinnville shall encourage the development of a sign system that directs motorists to parking areas.*

GOAL IV 4: TO PROMOTE THE DOWNTOWN AS A CULTURAL, ADMINISTRATIVE, SERVICE, AND RETAIL CENTER OF McMINNVILLE.

Downtown Development Policies:

- 36.00 *The City of McMinnville shall encourage a land use pattern that:*
1. *Integrates residential, commercial and governmental activities in and around the core of the City;*
 2. *Provides expansion room for commercial establishments and allows dense residential development;*
 3. *Provides adequate parking areas;*
 4. *Encourages vertical mixed commercial and residential uses; and*
 5. *Provides for a safe and convenient auto-pedestrian traffic circulation pattern.*
- 37.00 *The City of McMinnville shall strongly support, through technical and financial assistance, the efforts of the McMinnville Downtown Steering Committee to implement those elements of Phase II of the "Downtown Improvement Plan" that are found proper, necessary and feasible by the City.*
- 38.00 *The City of McMinnville shall encourage the renovation and rehabilitation of buildings in the downtown area, especially those of historical significance or unique design.*
- 39.00 *The City of McMinnville shall encourage and allow the development of pocket parks, landscaping, and other natural amenities to provide a visual contrast between streets and parking lots and buildings to enhance the general appearance of the downtown.*
- 40.00 *The City of McMinnville shall encourage and develop a policy of cooperation with federal, state, and local governments and agencies regarding the location of public administrative and service facilities in the downtown area and further, encourage these same agencies to develop off-street parking opportunities and transportation alternatives for their employees.*
- 41.00 *The City of McMinnville shall encourage the expansion of retail and other commercial enterprises east of the railroad tracks and north and south of Third Street consistent with the adopted "Downtown Improvement Plan."*
- 42.00 *The City of McMinnville shall continue to redesignate streets and traffic patterns in and around the downtown area to facilitate the movement of automobile traffic and provide for the safety and convenience of pedestrians.*

- 43.00 *The City of McMinnville shall allow the closing and/or vacating of street parking where such closure will not affect the ability of the police and fire departments, and public utilities to provide their designated service functions or where such closures will not negatively affect the overall traffic circulation in the downtown area.*
- 44.00 *The City of McMinnville shall encourage, but not require, private businesses downtown to provide off-street parking and on-site traffic circulation for their employees and customers.*
- 45.00 *The City of McMinnville shall study the feasibility of developing bicycle and pedestrian paths and/or lanes between residential areas and designated Neighborhood Activity Centers and between residential areas and Downtown McMinnville.*
- 46.00 *The City shall work to implement the recommendations of the adopted "McMinnville Downtown Improvement Plan." (as amended by Ord. No. 4816, December 14, 2004.)*
- 46.01 *The City shall, through its Landscape Review Committee, develop a list of street trees acceptable for planting within the public rights-of-way, parks and open spaces, and downtown. In addition, the committee shall develop standards for the planting of these trees, particularly within the downtown area, such that sidewalk and tree root conflicts are minimized. This effort should be coordinated with McMinnville Water and Light in an effort to minimize conflicts with utility lines. (as amended by Ord. No. 4816, December 14, 2004.)*
- 46.02 *The City shall, as funding permits and generally in the following order, periodically inventory trees within its public rights-of-way, parks and open spaces, and downtown area in order to assess the overall health of the city's urban forest and to determine those specific trees that may require maintenance, or removal and replacement. As a goal, the City seeks to maintain a diverse urban forest in terms of age and species. (as amended by Ord. No. 4816, December 14, 2004.)*
- 46.03 *The City shall take steps to minimize hardships to property owners situated adjacent to street trees that may have been found to be the cause of, but not limited to, the cracking or raising of a public sidewalk, or interfering with sewer lines that serve his/her property. In such cases, the City shall install root barriers, if practicable, or remove the offending tree(s). (as amended by Ord. No. 4816, December 14, 2004.)*

Proposals:

- 6.00 A planned development overlay should be placed on the large cluster commercial development areas and the entrances to the City to allow for review of site design, on-site and off-site circulation, parking, and landscaping. The areas to be

overlaid by this designation shall be noted on the zoning map and/or comprehensive plan map.

7.00 [reserved]

8.00 [reserved]

INDUSTRIAL DEVELOPMENT

GOAL IV 5: TO CONTINUE THE GROWTH AND DIVERSIFICATION OF McMINNVILLE'S INDUSTRIAL BASE THROUGH THE PROVISION OF AN ADEQUATE AMOUNT OF PROPERLY DESIGNATED LANDS.

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.

General Policies:

47.00 Industries that locate in the community shall meet federal, state, and local environmental standards. These standards shall be given full weight in evaluating the desirability of the industry. Criteria for evaluation shall include, but not be limited to, the effect the industry would have on:

- 1. The natural environment, including air and water quality, natural drainage ways, and soil properties and other physical characteristics of the land including topography.*
- 2. The human environment, including the amount of noise and traffic generated and the ability of the housing industry to provide sufficient dwelling units with at least an adequate level of required urban services.*
- 3. The physical facilities of the community, including the ability of sanitary and storm sewer systems, water supply and distribution systems, energy supply distribution systems, police and fire, and schools to provide designated services.*

48.00 The City of McMinnville shall encourage the development of new industries and expansion of existing industries that provide jobs for the local (McMinnville and Yamhill County) labor pools.

Locational Policies:

- 49.00 *The City of McMinnville shall use its zoning and other regulatory methods to prevent encroachment into industrial areas by incompatible land uses.*
- 49.01 *The City shall designate and adequate supply of suitable sites to meet identified needs for a variety of different parcel sizes at locations which have direct access to an arterial street without having to pass through residential neighborhoods.*
- 49.02 *Lands designated for industrial use shall preserved for industrial and other compatible uses and protected from incompatible uses. Lands designated for industrial use should not be redesignated to other uses unless suitable replacement lands of similar size and locational attributes can be substituted. Commercial uses allowed within industrial zoned lands shall be limited to corporate offices and those which directly serve and support primary industrial uses.*
- 49.03 *In designating new industrial properties, and in redesignating properties to industrial zoning from other designations, the City shall work to provide employment opportunities in locations that are reasonably accessible to McMinnville residents, while minimizing the need to drive through existing or planned residential neighborhoods.*
- 50.00 *The City of McMinnville shall encourage industrial uses to locate adjacent to the airport and south of Three Mile Lane, adjacent to the existing Riverside Drive industrial area, and in existing industrial areas through the proper designation of land on the comprehensive plan and zoning maps. Comprehensive plan and/or zoning map changes to industrial designations in other areas may be granted if all the applicable goals and policies of the plan can be met.*
- 51.00 *The City of McMinnville shall encourage the location of airport- related industrial uses only on the industrial land which is adjacent to the airport. Those lands so reserved shall be designated in the planned development overlay covering this area.*
- 52.00 *The City of McMinnville shall create a new "limited light industrial" zone which shall be placed on the industrial areas on the south side of Three Mile Lane in those areas where residential development is expected on the north side of the road. The new zone will allow only those types of industrial uses that will not conflict with the residential uses.*
- 53.00 *The City of McMinnville shall encourage the phased development of industrial land so that a moderate rate of growth occurs. A moderate rate of growth will be considered--that rate which enables the City to provide urban services in a timely, orderly, and economic fashion, and which allows the private sector to provide for the needs of the new residents.*
- 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*

55.00 [reserved]

56.00 [reserved]

57.00 Agricultural activities shall be encouraged on industrially designated lands until such time as the lands are utilized for industrial purposes.

CHAPTER V HOUSING AND RESIDENTIAL DEVELOPMENT

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

General Policies:

- 58.00 *City land development ordinances shall provide opportunities for development of a variety of housing types and densities.*
- 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.*
- 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.*
- 61.00 *The City of McMinnville shall monitor the conversion of lands to residential use to insure that adequate opportunities for development of all housing types are assured. Annual reports on the housing development pattern, housing density, and mix shall be prepared for city review.*

Housing Rehabilitation Policies:

- 62.00 *The maintenance, rehabilitation and restoration of existing housing in residentially designated areas shall be encouraged to provide affordable housing.*
- 63.00 *The utilization of federal and state loan and grant programs, as well as private sector financing, shall be encouraged to rehabilitate substandard housing.*

Low-cost Housing Policies:

- 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.*
- 65.00 *The City of McMinnville shall coordinate with the Mid-Willamette Valley Council of Governments to develop a "fair share" plan to allocate low-cost housing throughout the tri-county region.*

- 66.00 *The City of McMinnville shall continue to allow development of its fair share of the region's low-cost housing. The share accepted will be based on quantifiable studies which take into account the amount of the low-cost housing already in the community and the overall housing opportunities in the city and region.*
- 67.00 *Subsidized low cost housing shall be dispersed throughout the McMinnville urban area. Dispersal plans shall be coordinated with appropriate agencies.*

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.

Policies:

- 68.00 *The City of McMinnville shall encourage a compact form of urban development by directing residential growth close to the city center, to designated Neighborhood Activity Centers, and to those areas where urban services are already available before committing alternate areas to residential use.*
- 69.00 *The City of McMinnville shall explore the utilization of innovative land use regulatory ordinance which seek to integrate the functions of housing, commercial, and industrial developments into a compatible framework within the city.*
- 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.*
- 71.00 *The City 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.*
- 71.01 *The City shall plan for development of the property located on the west side of the City that is outside of designated Neighborhood Activity Centers or planned or existing transit corridor (500 feet either side of the route) to be limited to a density of six units per acre. In order to provide for higher density housing on the west side, sewer density allowances or trade-offs shall be allowed and encouraged.*
 - A. *It will be the obligation of the City Planning Director and the City Engineer to determine whether or not the density of each proposed development*

can exceed six units per acre. School property, floodplain, and parklands will not be included in the density calculations.

- B. For those developments which have less than six units per acre, the differences between the actual density of the development and the allowed density (six units per acre) may be used as an additional density allowance by other property which is located in the same immediate sewer service area, provided that no peak loading effect would occur which would cause overloading of particular line design capacity, and provided that the zone change application is processed under the provisions of Chapter 17.51 of the zoning ordinance.*
- C. The City will monitor development on the west side of McMinnville to determine which property is available for development at increased densities.*
- D. In no case will a residential development of a higher density than six units per acre be approved if, by allowing the development, some other undeveloped property (which is not included in the application, but which is within the above-mentioned sewer service area) would be caused to develop at less than six units per acre because of lack of sewer capacity.*
- E. Applications for multiple-family zone changes will be considered in relation to the above factors, e.g., sewer line capacity and dispersal of units. In addition, requests for zone changes to multiple-family shall consider those factors set forth in Section 17.72.035 (zone change criteria) of the zoning ordinance. (as amended by Ord. No. 4218, Nov. 23, 1985) and the locational policies contained in Volume I of the McMinnville Comprehensive Plan.*

71.05 The City of McMinnville shall encourage annexation and rezonings which are consistent with the policies of the comprehensive plan so as to achieve a continuous five-year supply of buildable land planned and zoned for all needed housing types. (as amended by Ord. No. 4243, Apr. 5, 1983)

71.06 Low Density Residential Development (R-1 and R-2) Low-density residential development should be limited to the following:

- 1. Areas which are committed to low density development and shown on the buildable lands inventory as "developed" land;*
- 2. Areas where street facilities are limited to-collector and local streets:*
- 3. Areas with mapped development limitations such as steep slopes, floodplains, stream corridors, natural drainageways and wetlands; and*

4. *Areas with limited capacity for development identified in approved facility master plans, including sanitary sewer, water, drainage and transportation facilities.*

71.07 *The R-1 zoning designation shall be applied to limited areas within the McMinnville urban growth boundary. These include:*

1. *The steeply sloped portions of the West Hills;*
2. *Neighborhoods and properties within the current urban growth boundary that are developed or have been approved for such densities (Michelbook, for example);*
3. *Fox Ridge Road area;*
4. *Redmond Hill Road area;*
5. *Residential lands adjacent to existing or planned industrial areas.*

71.08 *Slightly higher densities (R-2) should be permitted on lands that exhibit the above listed characteristics (Policy 17.06), and following factors or areas:*

1. *The capacity of facilities and services;*
2. *Within one mile of existing or planned transit;*
3. *Lower sloped areas within the West Hills;*
4. *Riverside South area (land more than 500 feet from planned and existing heavy industrial lands);*
5. *Proximity to jobs, commercial areas and public facilities and services should be zoned for smaller lots; and*
6. *Proximity to and potential impact upon identified floodplains, and other environmentally sensitive areas (higher the potential impact, the lower the allowed density).*

71.09 *Medium-Density Residential (R-3 and R-4) – The majority of residential lands in McMinnville are planned to develop at medium density rang (4 – 8 dwelling units per net acre). Medium density residential development uses include small lot single-family detached uses, single-family attached units, duplexes and triplexes, and townhouses:*

1. *Areas that are not committed to low density development;*

2. *Areas that have direct access from collector or arterial streets;*
3. *Areas that are not subject to development limitations such as topography, flooding, or poor drainage;*
4. *Areas where the existing facilities have the capacity for additional development;*
5. *Areas within one-half mile of existing or planned public transportation;*
6. *Areas that can be buffered from low density residential areas in order to maximize the privacy of established low density residential areas; and*
7. *Areas within one-quarter mile from a designated neighborhood activity or focus area.*

71.10 *The following factors should be used to define appropriate density ranges allowed through zoning in the medium density residential areas:*

1. *The density of development in areas historically zoned for medium density development;*
2. *The topography and natural features of the area and the degree of possible buffering from established low density residential areas;*
3. *The capacity of the services;*
4. *The distance to existing or planned public transit;*
5. *The distance to neighborhood or general commercial centers; and*
6. *The distance from public open space.*

71.11 *High-Density Residential (R-5) – High-density residential contains housing at densities of anywhere from 8 to 30 units per acre, depending on where the high-density dwellings are located (the highest densities being in the downtown commercial core). Typical uses include townhouses, condominiums, and apartments.*

71.12 *Lands zoned R-5 should be located in Neighborhood Activity Centers or within existing or planned transit corridors. In addition, it should be dispersed equally, to the extent possible, to the different activity centers to minimize unduly loading any one neighborhood or area of the city with such housing. This is consistent with the City’s current multi-family housing policy that was born from the concerns regarding the proliferation of such housing in the Brockwood Hills area.*

71.13 *the following factors should serve as criteria in determining areas appropriate for high-density residential development:*

1. *Areas which are not committed to low or medium density development;*
2. *Areas which can be buffered by topography, landscaping, collector or arterial street, or intervening land uses from low density residential areas in order to maximize the privacy of established low density residential areas;*
3. *Areas which have direct access from a major collector or arterial street;*
4. *Areas which are not subject to development limitations;*
5. *Areas where the existing facilities have the capacity for additional development;*
6. *Areas within a 1,000-foot wide corridor centered on existing or planned public transit routes;*
7. *Areas within one-eighth mile from neighborhood and general commercial shopping centers or designated activity center; and*
8. *Areas adjacent to either private or public permanent open space.*

Planned Development Policies:

- 72.00 *Planned unit developments shall be encouraged as a favored form of residential development as long as social, economic and environmental savings will accrue to the residents of the development and the city.*
- 73.00 *Planned residential developments which offer a variety and mix of housing types and prices shall be encouraged.*
- 74.00 *Distinctive natural, topographic, and aesthetic features within planned developments shall be retained in all development designs.*
- 75.00 *Common open space in residential planned developments shall be designed to directly benefit the future residents of the developments. When the open space is not dedicated to or accepted by the City, a mechanism such as a homeowners association, assessment district, or escrow fund will be required to maintain the common area.*
- 76.00 *Parks, recreation facilities, and community centers within planned developments shall be located in areas readily accessible to all occupants.*

- 77.00 *The internal traffic system in planned developments shall be designed to promote safe and efficient traffic flow and give full consideration to providing pedestrian and bicycle pathways.*
- 78.00 *Traffic systems within planned developments shall be designed to be compatible with the circulation patterns of adjoining properties.*

Residential Design Policies:

- 79.00 *The density allowed for residential developments shall be contingent on the zoning classification, the topographical features of the property, and the capacities and availability of public services including but not limited to sewer and water. Where densities are determined to be less than that allowed under the zoning classification, the allowed density shall be set through adopted clear and objective code standards enumerating the reason for the limitations, or shall be applied to the specific area through a planned development overlay. Densities greater than those allowed by the zoning classification may be allowed through the planned development process or where specifically provided in the zoning ordinance or by plan 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.*
- 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.*
- 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.*
- 83.00 *The City of McMinnville shall review the design of residential developments to insure site orientation that preserve the potential for future utilization of solar energy.*

Low-cost Housing Development Policies:

- 84.00 *Multiple-family, low-cost housing (subsidized) shall be dispersed throughout the community by appropriate zoning and in Activity Centers to avoid inundating any one area with a concentration of this type of housing.*
- 85.00 *[reserved]*

Multiple-family Development Policies:

- 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", in Activity Centers, and surrounding Linfield College, where multiple-family developments shall still be allowed in properly designated areas.*
- 87.00 *Residential developments at densities beyond that normally allowed in the multiple-family zone shall be allowed in the core area subject to review by the City. These developments will be encouraged for (but not limited to) the provision of housing for the elderly.*
- 88.00 *[reserved]*
- 89.00 *Zoning standards shall require that all multiple-family housing developments provide landscaped grounds.*
- 90.00 *Greater residential densities shall be encouraged to locate within neighborhood activity centers and the corridors that connect them with densities decreasing as distances increase from these larger traffic capacity roads.*
- 91.00 *Multiple-family housing developments, including condominiums, boarding houses, lodging houses, rooming houses but excluding campus living quarters, shall be required to access off of arterials or collectors or streets determined by the City to have sufficient traffic carrying capacities to accommodate the proposed development. (as amended by Ord. No. 4573, November 8, 1994.)*
- 92.00 *High-density housing developments shall be encouraged to locate along existing or potential public transit routes.*
- 92.01 *High-density housing shall not be located in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use.*
- 92.02 *High-density housing developments shall, as far as possible, locate within reasonable walking distance to shopping, schools, and parks, or have access, if possible to public transportation.*
- 92.03 *Housing developments for the elderly shall, as far as possible, locate near community centers, parks, and shopping areas, or where transportation services can be provided to enable access to these activity areas.*

Mobile Home Development Policies:

- 93.00 *Manufactured home subdivisions shall be allowed as outright uses in the R-1, R-2, R-3, and R-4 residential zones. These subdivisions shall develop according to the requirements and standards contained in the mobile home development ordinance.*
- 94.00 *Manufactured home subdivisions that allow individual ownership of lots shall be encouraged.*
- 95.00 *Manufactured home parks shall be allowed as outright uses in some residential zones. These parks shall develop according to the requirements and standards set by the City and State in the mobile home development ordinance. (as amended by Ord. No. 4536, April 27, 1993.)*
- 96.00 *Manufactured home developments that cater to a variety of lifestyles, including families, couples and singles, will be encouraged.*
- 97.00 *Manufactured home development standards shall seek to integrate mobile homes with surrounding uses in residential zones and to adequately buffer mobile homes from surrounding uses in commercial zones.*
- 98.00 *Manufactured home developments shall not be located, as far as possible, in undesirable places such as near railroad lines, heavy industrial uses, or other potential nuisance areas unless design factors are included to buffer the development from the incompatible use.*

Urban Policies:

- 99.00 *An adequate level of urban services shall be provided prior to or concurrent with all proposed residential development, as specified in the acknowledged Public Facilities Plan. Services shall include, but not be limited to:*
1. *Sanitary sewer collection and disposal lines. Adequate municipal waste treatment plant capacities must be available.*
 2. *Storm sewer and drainage facilities (as required).*
 3. *Streets within the development and providing access to the development, improved to city standards (as required).*
 4. *Municipal water distribution facilities and adequate water supplies (as determined by City Water and Light).*

Lot Sales Policy:

- 99.10 *The City of McMinnville recognizes the value to the City of encouraging the sale of lots to persons who desire to build their own homes. Therefore, the City planning staff shall develop a formula to be applied to medium and large*

size subdivisions, that will require a reasonable proportion of lots be set aside for owner-developer purchase for a reasonable amount of time which shall be made a part of the subdivision ordinance.

CHAPTER VI TRANSPORTATION SYSTEM

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.

Policies:

- 100.00 The City of McMinnville shall support efforts to provide facilities and services for mass transportation that serve the needs of the city residents.*
- 101.00 The City of McMinnville shall cooperate with local, regional, and state agencies and private firms in examining mass transit possibilities and implementing agreed upon services.*
- 102.00 The City of McMinnville shall place major emphasis on the land use development implications of large-scale regional mass transit proposals. Systems which could adversely affect the goals and policies as set forth in the plan should be closely evaluated.*
- 103.00 The City of McMinnville shall encourage development of mass transit systems in existing transportation corridors where possible.*
- 104.00 The City of McMinnville shall encourage a centrally located bus terminal, for intercity and intracity bus services.*
- 105.00 The City of McMinnville shall examine the impacts of transportation proposals involving bus and/or rail terminals on surrounding land uses.*
- 105.05 The City of McMinnville shall take into account driving and walking distances to schools when reviewing the design of future residential developments. Preferred designs would make those distances less than one mile where possible.*

Proposals:

- 9.00 The City of McMinnville should continue to support the public transit system. Efforts to continue and expand services, if found feasible, should be supported.*
- 10.00 The City of McMinnville should examine the feasibility of participating with Yamhill County in the formation of a transportation district.*
- 11.00 The City of McMinnville should encourage the publication of a transportation pamphlet inventorying all public and private mass transportation services.*

TRANSPORTATION DISADVANTAGED

Policies:

- 106.00 *The City of McMinnville, through public and private efforts, shall encourage provision of facilities and services to meet the needs of the transportation disadvantaged.*
- 107.00 *The City of McMinnville shall support attempts to coordinate existing and future services for the transportation disadvantaged to reduce duplication of efforts and facilitate complementary services.*

Proposal:

- 12.00 Encourage coordination of services through the county transportation coordinator and the county transportation committee.

RAIL

Policies:

- 108.00 *The City of McMinnville shall encourage the modification, relocation, or termination of rail activities that conflict with existing developed land uses in the City.*
- 109.00 *The City of McMinnville shall encourage the placement of future rail facilities in locations where conflicts with current and future surrounding land uses are minimal.*
- 110.00 *The City of McMinnville shall insure, through zoning and other regulations, the compatibility of railroad facilities and adjacent land uses. For areas outside the core, compatible uses could include open spaces, farm activities, and industrial developments.*
- 111.00 *The City of McMinnville shall encourage the screening of developments within the core area that are adjacent to the rail lines. Screening could include landscaping, noise barriers, fencing, or other measures.*
- 112.00 *The City of McMinnville shall encourage, through zoning and other regulations, the location of industrial lands adjacent to rail lines in areas where industrial uses will be compatible with surrounding land uses and where the goals and policies of this plan are met.*
- 112.05 *The City of McMinnville shall encourage and promote a passenger rail link between McMinnville and the Portland metropolitan area.*

112.10 *The City of McMinnville shall strongly encourage the State of Oregon, the Public Utility Commission, and the Willamette and Pacific Transportation Company to retain railroad rights-of-way in those instances where the tracks are no longer used for rail transport. Such retention may provide for future light rail transport, park systems, hiking, and bicycle trails.*

Proposals:

13.00 [reserved]

14.00 Insure that residential and commercial uses do not encroach on future rail facilities and vice versa.

AIR

Policies:

113.00 *The City of McMinnville shall encourage the development of a basic transport airport facility as outlined in the 1988 Airport Master Plan.*

114.00 *The City of McMinnville shall support future planning efforts involving the airport to incorporate changes federal, state, and city aviation and land use laws and policies.*

115.00 *The City of McMinnville shall encourage the development of compatible land uses in the vicinity of the airport as identified in current and future airport and comprehensive plans.*

116.00 *The City of McMinnville, acting jointly with Yamhill County, shall appoint an Airport Land Use Board which shall be responsible for the development of an airport zoning ordinance. The ordinance shall be in accordance with applicable federal, state, and local laws and shall particularly conform to the requirements of the McMinnville Municipal Airport Master Plan 1989/2000. The airport zoning ordinance shall be adopted by the time of the first comprehensive plan update in 1985. (as amended by Ord. No. 4218, November 23, 1982.)*

STREETS

Policies:

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

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 incorporating other modes of transportation (public transit, bike and foot paths).*
5. *Installation of bike lanes on major collector and arterial streets and bike parking areas.*
6. *Installation of sidewalks on both sides of all streets and direct pedestrian connections to all buildings and shopping centers.*
7. *Accommodation of buses operating on collector and arterial streets by providing adequate radius curb return and bus stop areas.*
8. *Connectivity of local residential streets shall be encouraged. Residential cul-de-sac streets shall be discouraged where opportunities for through streets exist. (As amended by Ord. 4573, November 8, 1994.)*

119.00 *The City of McMinnville shall encourage utilization of existing transportation corridors wherever possible before committing new lands.*

120.00 *The City of McMinnville may require limited and/or shared access points along major and minor arterials, in order to facilitate safe access flows.*

121.00 *The City of McMinnville shall discourage the direct access of small scale residential developments onto major or minor arterial streets and major collector streets.*

122.00 *The City of McMinnville shall encourage the following provisions for each of the three functional road classifications:*

1. *Major, minor arterials.*

–Access should be controlled, especially on heavy traffic-generating developments.

–Designs should minimize impacts on existing neighborhoods.

–Sufficient street rights-of-way should be obtained prior to development of adjacent lands.

–On-street parking should be limited wherever necessary.

–Landscaping should be encouraged along public rights-of-way.

2. *Major, minor collectors.*

–Designs should minimize impacts on existing neighborhoods.

–Sufficient street rights-of-way should be obtained prior to development of adjacent lands.

–On-street parking should be limited wherever necessary.

–Landscaping should be encouraged along public rights-of-way.

–As far as is practical, residential collector streets should be no further than 1,800 feet apart in order to facilitate a grid pattern of collector streets in residential areas. (as amended by Ord. No. 4573, November 8, 1994.)

3. *Local Streets*

–Designs should minimize through-traffic and serve local areas only.

–Street widths should be appropriate for the existing and future needs of the area.

–Off-street parking should be encouraged wherever possible.

–Landscaping should be encouraged along public rights-of-way.

–Traffic volumes should be less than 1,000 to 1,200 vehicles per day.

123.00 *The City of McMinnville shall cooperate with other governmental agencies and private interests to insure the proper development and maintenance of the road network within the urban growth boundary.*

124.00 *The City of McMinnville shall develop an access plan to accommodate development on Three Mile Lane (State Highway 18). The plan shall include specific details concerning the location of access points, the provision of left-turn refuges and acceleration-deceleration lanes, the connection of properties through the internal circulation system of roads, the responsibility for costs and the timing of required improvements.*

125.00 *The City of McMinnville shall examine measures to control access onto U.S Highway 99W from heavy traffic-generating developments. Planned development overlays, utilizing the access management guidelines, on new large commercially or industrial designated areas adjacent to the highway would give the City needed access controls.*

125.05 *The City of McMinnville shall implement a ring road around the City to reduce through traffic and truck traffic within existing neighborhoods.*

Proposals:

15.00 The City of McMinnville should develop a list of priority projects for additions and improvements to the road network. The list should include projects relating to existing streets (i.e., widening a road, improving an intersection) and future streets (i.e., advanced acquisition of rights-of-way for a specific road).

16.00 Provision should be included in the McMinnville Urban Growth Boundary Management Agreement between the City of McMinnville and Yamhill County addressing the coordination responsibilities for roads within the Urban Growth Boundary.

17.00 The City should develop standards that allow flexibility in roadway widths for certain residential streets. These standards should be based on the following criteria:

1. Type of street (function, service area)
2. City maintenance requirements
3. Parking requirements
4. Safety requirements (emergency vehicles)
5. Financial responsibilities of city and developer
6. Applicable city, state, federal regulations

18.00 The City should continue to monitor and evaluate the traffic circulation patterns for the core area. If and when it is necessary to establish a one-way couplet system, consideration should be given to the following areas:

1. Impacts on existing and future developments in the downtown area.
2. Maintenance of pedestrian safety and convenience.
3. Impacts on the traffic flow of streets adjacent to the core area.

PARKING

Policies:

- 126.00 *The City of McMinnville shall continue to require adequate off-street parking and loading facilities for future developments and land use changes.*
- 127.00 *The City of McMinnville shall encourage the provision of off-street parking where possible, to better utilize existing and future roadways and rights-of-way as transportation routes.*
- 128.00 *The City of McMinnville shall continue to assist in the provision of parking spaces for the downtown area.*

Proposal:

- 19.00 The City of McMinnville should include an assessment of parking as part of the future transportation plans in the City.

BIKE PATHS

Policies:

- 129.00 *The City of McMinnville shall consider bikeways as a transportation alternative in future roadway planning. Bikeways on major and minor arterials and collector streets will be given highest priority for transportation related paths.*
- 130.00 *The City of McMinnville shall encourage development of bikeways that connect residential areas to activity areas such as the downtown core, areas of work, schools, community facilities, and recreation facilities.*
- 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.*
- 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.*
- 132.05 *The City of McMinnville shall require bicycle parking areas with all new developments where people work or shop.*

PEDESTRIAN WAYS

Policies:

- 132.10 *The City of McMinnville shall require direct pedestrian connections to all buildings including shopping centers.*
- 132.15 *The City of McMinnville shall require that all new residential developments such as subdivisions, planned unit developments, apartment and condominium complexes provide pedestrian connections with adjacent neighborhoods and neighborhood activity centers.*
- 132.20 *The City of McMinnville shall enhance pedestrian safety wherever practicable by painting crosswalks at street intersections.*

Proposal:

- 20.00 The City of McMinnville should develop a comprehensive bikeway plan for the urban area. The plan should include routes, design characteristics, and possible funding sources. The planning process should include citizen input with staff assistance from Public Works, Parks and Recreation, and Planning Departments.

CHAPTER VII COMMUNITY FACILITIES AND SERVICES

GOAL VII 1: TO PROVIDE NECESSARY PUBLIC AND PRIVATE FACILITIES AND UTILITIES AT LEVELS COMMENSURATE WITH URBAN DEVELOPMENT, EXTENDED IN A PHASED MANNER, AND PLANNED AND PROVIDED IN ADVANCE OF OR CONCURRENT WITH DEVELOPMENT, IN ORDER TO PROMOTE THE ORDERLY CONVERSION OF URBANIZABLE AND FUTURE URBANIZABLE LANDS TO URBAN LANDS WITHIN THE McMINNVILLE URBAN GROWTH BOUNDARY.

PUBLIC ADMINISTRATIVE AND STORAGE FACILITIES

Policies:

- 133.00 The City of McMinnville shall encourage the consolidation of city, county, state, and federal administrative offices and other service facilities, where possible.*
- 134.00 The City of McMinnville shall encourage city, county, state, and federal agencies to locate administrative offices in or near the downtown core of the City.*
- 135.00 The City of McMinnville shall allow the placement of public storage and workshop facilities in areas where adverse impacts on surrounding lands are minimal or can be minimized by screening, landscaping, and/or other methods.*

SANITARY SEWER SYSTEM

Policies:

- 136.00 The City of McMinnville shall insure that urban developments are connected to the municipal sewage system pursuant to applicable city, state, and federal regulations.*
- 137.00 The City of McMinnville shall undertake necessary long-range planning efforts for the sewage system to implement the McMinnville Comprehensive Plan.*
- 138.00 The City of McMinnville shall develop, or require development of, sewer system facilities capable of servicing the maximum levels of development envisioned in the McMinnville Comprehensive Plan.*

139.00 *The City of McMinnville shall extend or allow extension of sanitary sewage collection lines within the framework outlined below:*

1. *Sufficient municipal treatment plant capacities exist to handle maximum flows of effluents.*
2. *Sufficient trunk and main line capacities remain to serve undeveloped land within the projected service areas of those lines.*
3. *Public water service is extended or planned for extension to service the area at the proposed development densities by such time that sanitary sewer services are to be utilized.*
4. *Extensions will implement applicable goals and policies of the comprehensive plan.*

140.00 *The City of McMinnville shall continue to limit sewer service extensions to the areas within the urban growth boundary, except where service is granted to comply with state or federal laws. Areas outside the city limits, but within the urban growth boundary shall be granted sewer service hook-ups only under policies adopted by the City.*

141.00 *The City of McMinnville shall continue to separate storm and sanitary sewers where they are connected to reduce the inflow of storm sewer waters to the sewage treatment plant. Ongoing maintenance and improvements of the existing system shall also be undertaken to reduce infiltration of rain water into the system.*

Proposals:

21.00 The City of McMinnville should develop a priority list of sewer system extensions and improvements that covers several years. Such a list, which would be nonbinding, would be a guideline for City expenditures for public sewer projects over a designated time period. The list would be useful in determining the appropriateness of annexation requests and other land use proposals. Priorities could be amended as circumstances change and allowances could be made for projects in which developers would pay for a substantial portion of the costs.

22.00 The City of McMinnville should establish a schedule of sewage treatment plant additions which are tied to the projected population in the McMinnville Comprehensive Plan. This schedule should include methods for financing needed additions and could be implemented as required.

STORM DRAINAGE

- 142.00 *The City of McMinnville shall insure that adequate storm water drainage is provided in urban developments through review and approval of storm drainage systems, and through requirements for connection to the municipal storm drainage system, or to natural drainage ways, where required.*
- 143.00 *The City of McMinnville shall encourage the retention of natural drainage ways for storm water drainage.*

WATER SYSTEM

Policies:

- 144.00 *The City of McMinnville, through the City Water and Light Department, shall provide water services for development at urban densities within the McMinnville Urban Growth Boundary.*
- 145.00 *The City of McMinnville, recognizing the City Water and Light Department as the agency responsible for water system services, shall extend water services within the framework below:*
1. *Facilities are placed in locations and in such a manner as to insure compatibility with surrounding land uses.*
 2. *Extensions promote the development patterns and phasing envisioned in the McMinnville Comprehensive Plan.*
 3. *For urban level developments within McMinnville, sanitary sewers are extended or planned for extension at the proposed development densities by such time as the water services are to be utilized.*
 4. *Applicable policies for extending water services, as developed by the City Water and Light Department, are adhered to.*
- 146.00 *The City of McMinnville shall continue to support the long-range planning efforts of the City Water and Light Department to provide water system facilities and services commensurate with the projected population in the Comprehensive Plan.*
- 147.00 *The City of McMinnville shall continue to support coordination between city departments, other public and private agencies and utilities, and the City Water and Light Department to insure the coordinated provision of utilities to developing areas. The City shall also continue to coordinate with the City Water and Light Department in making land use decisions.*

- 148.00 *The City of McMinnville shall encourage the City Water and Light Department to continue management practices in the municipal watershed which insure highest quality water.*
- 149.00 *The City of McMinnville shall carefully consider the environmental impact of the location and design of water system facilities to minimize adverse effects on residential, farm, and natural areas.*
- 150.00 *The City of McMinnville shall carefully consider the environment and shall cooperate with Yamhill County, the Bureau of Land management, and private parties owning or regulating lands around the municipal water supply impoundments to restrict land uses around these sites to those which would be compatible with and protect water quality and quantity.*

Proposals:

- 23.00 The City of McMinnville should require certain water system facilities such as reservoirs to be compatible with surrounding uses either through landscaping or other screening.
- 24.00 The City of McMinnville should encourage updating of the existing water system plan, where needed, by the City Water and Light Department. The City shall supply Water and Light Department consultants with necessary information to facilitate coordination of water system and land use plans.
- 25.00 The City of McMinnville should support the City Water and Light Department in its effort to develop an additional water supply impoundment in the Walker Creek drainage area to meet the needs of the projected population in the Comprehensive Plan.

WATER AND SEWER--LAND DEVELOPMENT CRITERIA

Policy:

- 151.00 *The City of McMinnville shall evaluate major land use decisions, including but not limited to urban growth boundary, comprehensive plan amendment, zone changes, and subdivisions using the criteria outlined below:*
1. *Sufficient municipal water system supply, storage and distribution facilities, as determined by the City Water and Light Department, are available or can be made available, to fulfill peak demands and insure fire flow requirements and to meet emergency situation needs.*
 2. *Sufficient municipal sewage system facilities, as determined by the City Public Works Department, are available, or can be made available, to collect, treat, and dispose of maximum flows of effluents.*

3. *Sufficient water and sewer system personnel and resources, as determined by the Water and Light Department and City, respectively, are available, or can be made available, for the maintenance and operation of the water and sewer systems.*
4. *Federal, state, and local water and waste water quality standards can be adhered to.*
5. *Applicable policies of the Water and Light Department and the City relating to water and sewer systems, respectively, are adhered to.*

POLICE AND FIRE PROTECTION

Policies:

- 152.00 *The City of McMinnville shall encourage the provision of adequate police and fire facilities and personnel to meet the needs of the community as it expands.*
- 153.00 *The City of McMinnville shall continue coordination between the planning and fire departments in evaluating major land use decisions.*
- 154.00 *The City of McMinnville shall encourage the fire department to develop plans for new facilities based on the development patterns projected in the Comprehensive Plan.*
- 155.00 *The ability of existing police and fire facilities and services to meet the needs of new service areas and populations shall be a criterion used in evaluating annexation, subdivision proposals, and other major land use decisions.*

SOLID WASTE

GOAL VII 2: TO PROVIDE FOR THE ORDERLY AND EFFICIENT MANAGEMENT OF SOLID WASTE IN AN ENVIRONMENTALLY ACCEPTABLE AND ECONOMICALLY FEASIBLE MANNER.

Policies:

- 156.00 *The City of McMinnville shall support regional efforts to develop innovative and economical alternatives for regional solid waste management.*
- 157.00 *The City of McMinnville shall support local solid waste management and recycling efforts.*

158.00 *The City of McMinnville shall encourage cooperation and coordination between local profit and nonprofit recycling groups and between local and regional solid waste management groups and agencies.*

Proposals:

26.00 The City of McMinnville should examine methods available to the City to encourage recycling, including collection fee incentives and franchise modifications.

27.00 The City of McMinnville should establish a recycling program for city offices, similar to the program in county offices, to set an example for the public.

PARKS AND RECREATION

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.

Policies:

159.00 *The City of McMinnville's "Parks, Recreation, and Open Space Master Plan" shall serve to identify future needs of the community, available resource, funding alternatives, and priority projects.*

160.00 *The City of McMinnville shall encourage the improvement of existing parks and recreation facilities as a priority consideration.*

161.00 *The City of McMinnville shall encourage cooperation between public and private recreation agencies and groups to provide a full complement of recreational and leisure time activities, to share existing facilities, and to discourage duplication of expenditure and programs.*

162.00 *The City of McMinnville and School District 40 shall endeavor to jointly cooperate in the acquisition, development and maintenance of combined park and school sites wherever desired, feasible, and mutually agreeable to both parties.*

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.*

164.00 *The City of McMinnville shall continue to acquire floodplain lands through the provisions of the land division ordinance and other available means, for future use as natural areas, open spaces and/or parks.*

- 165.00 *The City of McMinnville shall acquire park sites in advance of needs; however, purchase of land should be closely examined in the light of current costs of land, park maintenance, personnel services, and the existing parks development priorities.*
- 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, especially at the entrances to the city.*
- 168.00 *Distinctive 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.*
- 170.00 *The City of McMinnville shall require the provision of lands for parks from all subdivisions on Three Mile Lane, except when an existing park is available and reachable by safe and convenient pedestrian access. Where no land is dedicated, money in lieu of land shall be required.*
- 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.*
- 170.06 *The City shall encourage the siting of parks and public spaces in or adjacent to neighborhood activity centers.*

Proposals:

- 28.00 [reserved]
- 29.00 The City of McMinnville should continue to monitor the location and size of lands acquired through the parkland (land division) ordinance. Methods of developing and maintaining the smaller parks in a manner less expensive to the City should be encouraged and explored.
- 30.00 [reserved]

CHAPTER VIII ENERGY

GOAL VIII 1: TO PROVIDE ADEQUATE ENERGY SUPPLIES, AND THE SYSTEMS NECESSARY TO DISTRIBUTE THAT ENERGY, TO SERVICE THE COMMUNITY AS IT EXPANDS.

ENERGY SUPPLY DISTRIBUTION

Policies:

- 171.00 *The City of McMinnville shall continue to examine land use decisions in the light of present and projected supplies of electrical, fossil fuel, and other sources of energy.*
- 172.00 *The City of McMinnville, through the City Water and Light Department, shall recognize the potential for development of local energy sources to serve the local area and shall cooperate, where feasible, with energy developers.*
- 173.00 *The City of McMinnville shall coordinate with the City Water and Light Department and the various private suppliers of energy in this area in making future land use decisions.*
- 174.00 *The City of McMinnville shall continue to support the long-range planning efforts of the City Water and Light Department to supply the electrical energy needs of the community.*
- 175.00 *The City of McMinnville, recognizing the City Water and Light Department, Northwest Natural Gas, and other private suppliers as the agencies or groups responsible for energy distribution, encourages the extension of energy distribution services within the framework outlined below:*
1. *Sufficient supplies of energy as determined by the Water and Light Department, Northwest Natural Gas, and other groups are available to meet the demands of existing residential, commercial, and industrial consumers.*
 2. *Facilities are planned in such a manner as to insure-- compatibility with surrounding land uses.*
- 176.00 *The City of McMinnville shall carefully consider the environmental impacts of the location and design of energy system facilities to minimize or eliminate adverse effects on residential, farm, and natural areas.*
- 177.00 *The City of McMinnville shall coordinate with natural gas utilities for the extension of transmission lines and the supplying of this energy resource.*

Proposals:

- 31.00 The City of McMinnville should require energy system facility sites to be compatible in appearance with surrounding land uses either through landscaping or other screening methods.
- 32.00 The City of McMinnville should zone, or otherwise regulate, land uses around future energy system-related sites to insure compatibility with the site.
- 33.00 The City of McMinnville should encourage updating of the existing electrical energy distribution system plan and electrical resource supply and demand forecasts, where needed, by the Water and Light Department. The City will supply the Water and Light Department consultants with necessary information to facilitate coordination of energy and land use plans.
- 34.00 Proposed extensions of energy system facilities should be coordinated with the extension of other facilities (sewer and water, telephone lines, storm drainage, etc.) where necessary to insure provision of full urban services to developable areas within the urban growth boundary.
- 35.00 Construction of facilities that could have an adverse effect on natural areas, farmlands, and residential areas should be altered in such a manner as to minimize or eliminate these impacts.

ENERGY CONSERVATION

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

Policies:

- 178.00 *The City of McMinnville shall encourage a compact urban development pattern to provide for conservation of all forms of energy.*
- 179.00 *The City of McMinnville shall amend pertinent ordinance to allow for design techniques which increase the efficient utilization of land and energy. Areas to examine shall include, but not be limited to:*
 - 1. *The zoning ordinance requirements, including density, lot areas, and setbacks to increase utilizable space in lots, while maintaining health and safety standards.*

2. *The geographic placement of various uses (commercial, industrial, residential) on the Comprehensive Plan Map to encourage energy-efficient locations.*
3. *The zoning ordinance and planned development provisions to allow for cluster developments, individually owned, common-wall dwellings, and other design techniques that increase utilizable space and offer energy savings.*
4. *The land division and zoning ordinances to encourage energy-efficient design such as proper landscaping for solar heating and cooling, solar orientation of dwellings and other site design considerations.*
5. *The building codes to encourage energy-efficient residential, commercial, and industrial building design and construction techniques.*

180.00 *The City of McMinnville shall encourage weatherization of existing structures to increase energy efficiency.*

Proposals:

- 36.00 For industries seeking to locate in McMinnville, the City should examine the ratio of jobs to energy demand as an important consideration and encourage industries that are labor intensive and/or energy efficient rather than energy intensive.
- 37.00 The City of McMinnville should encourage the development of community gardens on vacant city lands and within multi-family housing developments as an energy saving device.
- 38.00 The City of McMinnville should consider adopting weatherization standards to be enacted prior to the resale of commercial and residential structures.
- 39.00 The City of McMinnville, through the Water and Light Department, should provide financial assistance for educational efforts in energy conservation and energy use awareness.

CHAPTER IX URBANIZATION

GOAL IX 1: TO PROVIDE ADEQUATE LANDS TO SERVICE THE NEEDS OF THE PROJECTED POPULATION TO THE YEAR 2000, AND TO INSURE 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 applicable 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 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*

GENERAL DEVELOPMENT POLICIES

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 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 forth in Volume I of the McMinnville comprehensive Plan, Chapter IX.*

LAND USE DEVELOPMENT TOOLS

Policies:

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

6. *Neighborhood Activity Centers*

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, Zoning Ordinance and Map, Annexation Ordinance, Mobile Home Development Ordinance, and Land Division Ordinance.*

NEIGHBORHOOD ACTIVITY CENTERS

GOAL IX 3 NEIGHBORHOOD ACTIVITY CENTERS ARE CRITICAL ELEMENTS OF THE CITY'S FUTURE GROWTH MANAGEMENT AND LAND USE PLAN. NEIGHBORHOOD ACTIVITY CENTERS PROVIDE SHOPPING, SERVICES, RECREATION, HIGH-DENSITY HOUSING, AND OFFICE AND INSTITUTIONAL FACILITIES NEEDED TO SUPPORT THE NEIGHBORHOOD OR URBAN AREA.

188.00 *Neighborhood activity centers shall include the following types and mix of land uses:*

1. *Activity center focus areas should include a mix of land uses: commercial, office, institutional, mixed-use residential, and high-density residential. The presence of a single usage type in an entire focus area (e.g., commercial), does not meet the criteria for an activity center.*
2. *Each activity center should incorporate some amount of formal outdoor space for public use, such as a formal park or plaza, as focal points for public interaction.*
3. *Different land uses or activities may be placed adjacent to one another, or on different floors of the same building. Such mixing of land uses encourages a compact and pedestrian-oriented center.*
4. *An activity center has a support area consisting of medium and higher density housing.*
5. *The activity center's physical layout should include a location for a future transit stop.*

188.01 *The focus area should include a mix of commercial, office, institutional, and optional residential uses. The commercial and institutional uses support the common day-to-day demands of the surrounding neighborhood for goods, services, and facilities. A grocery store is an essential element of the focus area, and should generally be the principal establishment. The activity center may also supply limited professional office space for neighborhood businesses. Some high-density residential uses may also be present in the focus area, as well as mixed-*

use residential uses, such as dwellings over shops. Examples of focus area land uses include:

Commercial:

- Grocery store
- Pharmacy
- Video rental
- Bakery
- Neighborhood restaurant

Office:

- Small-scale medical/dental practice
- Insurance agency
- Law firm

Residential:

- High-density housing
- Second-floor housing (over commercial business)

Public/Institutional

- Elementary school
- Church
- Post office
- Neighborhood park or plaza

188.02 The following uses should be avoided in a neighborhood activity center:

- Uses considered noxious when located next to a residential neighborhood
- Large retailers, discount stores
- Warehousing, manufacturing, and other industrial uses
- Establishments that do not serve the surrounding neighborhood

Neighborhood Activity Center Locational Criteria Policies:

188.03 Neighborhood activity centers shall be located and arranged according to the following guidelines:

<i>Minimum Separation from other Neighborhood Activity Centers:</i>	<i>.75 to 1 miles</i>
<i>Minimum Separation from Downtown McMinnville:</i>	<i>1 – 1.5 miles</i>
<i>Maximum distance that nonresidential uses may radiate outwards from the center of the activity center (along streets):</i>	<i>600 – 700 ft. (about 1/8 mi.)</i>
<i>Maximum distance away from edge of Focus Area that high-density housing (a part of the Support Area) should be located:</i>	<i>1/8 mi.</i>
<i>Maximum distance away from edge of Focus Area that medium-density housing (a part of the Support Area) should be located:</i>	<i>1/4 mi.</i>

188.04 *Neighborhood Activity Centers require locations that are not heavily parcelized, or characterized by numerous individual ownerships. Priority shall be given to locations that consist primarily of large vacant parcels in order to maximize the ability to realize such development in a cost effective, comprehensively planned manner.*

Neighborhood Activity Center Site Area and Development Size and Intensity Policies:

188.05 *The size of a Neighborhood Activity Center, and the allocation of land area and building space between different uses in the activity center, should fall around these ranges:*

	Average Area
<i>Combined focus and support areas</i>	<i>28 to 70 acres</i>
<i>Support Area</i>	<i>20 to 40 acres</i>
<i>Focus Area, Acreage</i>	
<i>focus area total acreage</i>	<i>8 to 30 acres</i>
<i>focus area, commercial portion</i>	<i>5 to 10 acres</i>
<i>focus area, office portion</i>	<i>2.5 to 10 acres</i>
<i>focus area, institutional portion</i>	<i>1 to 10 acres</i>
<i>focus area, public space (park, plaza)</i>	<i>.10 to .25 acres</i>
<i>Focus Area, Floor Space</i>	
<i>total retail floor space, acceptable range</i>	<i>50,000 to 100,000 sq. ft.</i>
<i>total office floor space, acceptable range</i>	<i>25,000 to 100,000 sq. ft.</i>
<i>total institutional floor space, acceptable range</i>	<i>2,500 to 25,00 sq. ft.</i>
<i>max. size of largest non-grocery retailer</i>	<i>10,000 to 30,000 sq. ft.</i>
<i>max. size of grocery/supermarket</i>	<i>40,000 to 50,000 sq. ft.</i>

188.06 *Residential densities in the focus area or portions of the support area adjacent to it should be between 8 to 16 dwelling units per net acre. These density ranges are generally appropriate for attached single-family housing or apartments.*

188.07 *Densities in the support area should transition to between 4 – 8 dwelling units per net acre at the outer edge of the support area – appropriate for townhomes, duplexes, and small lot single-family detached homes.*

Northwest McMinnville Neighborhood and Activity Center Policies:

- 188.08 *the activity center for this proposed neighborhood shall be located at the southeast corner of Hill Road and Baker Creek Road intersection, and stretch south to the northern edge of the McMinnville School District's property.*
- 188.09 *Commercial use should be limited to no more than 10 acres.*
- 188.10 *The overall residential density of this neighborhood is targeted at 7.5 dwelling units per net acre.*
- 188.11 *land for multi-family housing (four-plex and higher density housing) should occupy at least 15 total gross acres but no more than 25 total gross acres of land. A minimum of 15% and a maximum of 30% of the gross area of the neighborhood shall be designated for attached houses (multi-family) and small lot (50 ft. or less in width) detached houses.*
- 188.12 *The location of multi-family housing should be limited to locations adjacent to the commercial center, parkland, and along Hill Road or Baker Creek Road.*
- 188.13 *Medium density residential development should be encouraged outside of the activity center adjacent to Hill Road, Baker Creek Road, and to provide transition from multi-family housing to low density residential development.*
- 188.14 *Low-density residential development should be limited to areas immediately adjacent to Michelbook (transition to existing low density residential development), adjacent to Baker Creek and Cozine Creek (environmentally sensitive areas), and opposite farmland.*
- 188.15 *A community park should be located adjacent to the proposed elementary school site and, to the extent possible, incorporate identified wetland corridors to connect to other residential neighborhoods to the east. In addition, it should link directly to the Westside Bike and Pedestrian corridor that traverses the area. Other lands within this Activity Center neighborhood should be acquired for completion of the Westside Bide and Pedestrian corridor and adjacent to the man-made pond situated in the northern portion of this area.*

Grandhaven Neighborhood and Activity Center Policies:

- 188.16 *The Activity Center shall be located adjacent to the existing and planned public schools. The City should encourage institutional uses (branch library, satellite fire station, or similar uses) to locate here. The center should be limited in size to no more than 10 acres.*
- 188.17 *Land for multi-family housing (four-plex and higher density housing) should occupy at least 15 total gross acres but no more than 25 total gross acres of land. A minimum of 15% and a maximum of 30% of the gross area of the*

neighborhood shall be designated for attached houses (multi-family) and small lot (50 ft. or less in width) detached houses.

- 188.18 *The overall residential density of this neighborhood is targeted to 7.5 dwelling units per acre.*
- 188.19 *The location of multi-family housing should be limited to locations adjacent to the commercial activity center, parkland, and along McDaniel Lane.*
- 188.20 *Medium density residential development should be encouraged outside of the activity center adjacent to Hembree Street, McDaniel Lane, McDonald Lane, or Newby Street, and as necessary to provide transition from multi-family housing to low density residential development.*
- 188.21 *Low-density residential development should be limited to areas immediately adjacent to Baker Creek and the North Yamhill River (environmentally sensitive areas).*
- 188.22 *A neighborhood park should be located adjacent to the proposed middle school site and, to the extent possible, incorporate or connect to the activity center.*
- 188.23 *The City should be proactive in acquiring land necessary to provide a recreation trail corridor adjacent to Baker Creek and the North Yamhill River. An easterly extension of this corridor connecting it to the activity center is also encouraged.*

Three Mile Lane Neighborhood and Activity Center Policies:

- 188.24 *the Activity Center shall be located south of the existing medical office complex and west of Norton Lane. The center should be limited in size to no more than 10 acres, and uses should be limited to those that cater to the needs of the neighboring residents.*
- 188.25 *Land for multi-family housing (four-plex and higher density housing) should occupy at least 15 total gross acres but no more than 25 total gross acres of land. A minimum of 15% and a maximum of 30 % of the gross area of the neighborhood shall be designated for attached houses (multi-family) and small lot (50 ft. or less in width) detached houses.*
- 188.26 *The overall residential density of this neighborhood is targeted at 7.5 dwelling units per net acre.*
- 188.27 *The location of multi-family housing should be limited to locations adjacent to the commercial activity center, parkland, and other commercial areas.*
- 188.28 *Medium density residential development should be encouraged adjacent to multi-family housing.*

- 188.29 *Low-density residential development should be limited to areas immediately adjacent to the South Yamhill River (environmentally sensitive areas) and existing Lawson Lane residential area.*
- 188.30 *The City should be proactive in acquiring land necessary to provide a recreation trail corridor adjacent to the South Yamhill River that provides connection to other McMinnville neighborhoods and the Three Mile Lane commercial activity center.*
- 188.31 *A neighborhood park should be located adjacent to the South Yamhill River. In addition, the City should acquire land adjacent to the river as necessary to create a recreation trail that would provide connection to other McMinnville neighborhoods and the Three Mile Lane activity center.*

Southwest McMinnville Neighborhood and Activity Center Policies:

- 188.32 *The Activity Center should be located to the east of Hill Road and on the north and/or south side(s) of the intersection of Hill Road and the westerly extension of Mitchell Drive. The center should be limited in size to no more than 10 acres, and uses should be limited to those that cater to the needs of the neighborhood residents.*
- 188.33 *Land for multi-family housing (four-plex and higher density housing) should occupy at least 15 total gross acres but no more than 25 total gross acres of land. A minimum of 15% and a maximum of 30% of the gross area of the neighborhood shall be designated for attached houses (multi-family) and small lot (50 ft. or less in width) detached houses.*
- 188.34 *The overall residential density of this neighborhood is targeted at 7.5 dwelling units per net acre.*
- 188.35 *Consistent with the adopted Parks, Recreation and Open Space Master Plan, a neighborhood park should be located within the central portion of the sub-area to serve nearby residential areas. The wetland areas should be incorporated into the park, as practical.*
- 188.36 *The City should acquire land adjacent to both of the Cozine Creek floodplain areas as necessary to create recreation trails that would provide connections between Old Sheridan Road and Hill Road and provide increased accessibility to the Activity Center and Cypress Street and the Southwest Community Park currently under development.*
- 188.37 *The location of multi-family housing should be limited to locations adjacent to the commercial center, parkland, and along Hill Road or Mitchell Drive.*

- 188.38 *Medium density residential development should be encouraged outside of the activity center adjacent to Hill Road, Mitchell Drive, and Old Sheridan Road and to provide transition from multi-family housing to low density residential development.*
- 188.39 *Low-density residential development should be limited to areas immediately adjacent to the Cozine Creek in the northeast corner of the sub-area, and opposite farmland.*

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 PERIODICALLY REVIEW AND AMEND THE McMINNVILLE COMPREHENSIVE PLAN TO REFLECT CHANGES IN COMMUNITY CIRCUMSTANCES, IN CITIZEN DESIRES, AND IN THE STATEWIDE GOALS.

Policies:

189.00 *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.*

190.00 *The City of McMinnville shall establish procedure 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.*

191.00 *The City of McMinnville shall continue to engage citizens in community advisory positions for input on the major elements of the comprehensive plan. An ongoing Citizens' Advisory Committee, made up of representatives of all geographical areas of the City, shall hold public forums on major comprehensive plan text and map amendments and changes in the urban growth boundary and/or urban growth management agreement text.*

192.00 *The Citizens' Advisory Committee 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. (as amended Ord. No. 4536, April 27, 1993)*

193.00 *The Citizens' Advisory Committee shall have the power to initiate requests for amendments to the comprehensive plan text, maps, or implementation ordinances through appropriate procedures and channels.*