



Growing McMinnville
MINDFULLY

**McMinnville Growth Management and
Urbanization Plan, 2003 – 2023**

City of McMinnville

Remand Order 12-WKTASK-001814

**COMPREHENSIVE PLAN POLICY
AMENDMENTS**

December, 2020

Appendix D

INTRODUCTION:

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. Principal among these are the comprehensive plan and zoning maps,, zoning and land division ordinances, and the planned development overlays placed on areas of special significance.

The following amendments are proposed to the McMinnville Comprehensive Plan Policies, as contained in Volume II. New text is underlined. Text to be deleted is indicated with a strikethrough font.

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.

These recommended amendments include goals, policies and proposals in order to implement the McMinnville Growth Management and Urbanization Plan (MGMUP).

The suggested comprehensive plan amendments in this appendix build upon the comprehensive plan amendments that occurred in 2003 with the adoption of Ordinance No. 4796 with the first adoption of the MGMUP, and as may have been amended in 2006 by Ordinances 4840 and 4841. Most of the comprehensive plan policy amendments that were recommended in 2003 have been adopted and are currently within the comprehensive plan.

The amendments that follow either re-introduce comprehensive plan amendments that were repealed by Ordinance No. 4961, or introduce new amendments to respond to the concern expressed by petitioners in their appeal of the MGMUP to the Court of Appeals.

II – Natural Resources

The following amendments are proposed to Chapter II of the McMinnville Comprehensive Plan, “Natural Resources”. Font that is underlined and italicized indicates new language, ~~strikethrough~~ font indicates language to be deleted.

Proposals:

0.50 *The City should develop, adopt and maintain a Natural Hazards Inventory as part of the McMinnville Comprehensive Plan (Volume I). The inventory shall include maps and text that identify the location, type and risk level for three types of natural hazards: geological hazards (including steep slopes, earthquakes and landslides), flood hazards (land within the 100-year floodplain) and wildfire hazards within the urban growth boundary and the unincorporated land outside of the urban growth boundary.*

0.75 *The City should develop and adopt a Natural Hazards (NH) overlay zone to manage the cumulative effects of inventoried natural hazards within the urban growth boundary on people and property.*

IV – Economy

The following amendments are proposed to Chapter IV of the McMinnville Comprehensive Plan, “Economy in McMinnville”. Font that is underlined and italicized indicates new language, ~~strikethrough~~ font indicates language to be deleted.

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-SERVING AND OTHER COMMERCIAL LANDS, AND DISCOURAGING STRIP DEVELOPMENT.

27.00 *Neighborhood commercial uses will be allowed in neighborhood activity centers and in other suitable neighborhood locations ~~residential areas~~. These commercial uses will consist only of neighborhood oriented businesses and will be located on collector and minor arterial streets or designated neighborhood-oriented commercial/mixed-use streets in core focus areas. More intensive, large commercial uses will not be considered compatible with or be allowed in neighborhood commercial centers.*

~~27.10~~ *Neighborhood activity centers shall be located in areas of McMinnville that meet the goals and policies of Chapter IX (Urbanization) of the Comprehensive Plan and the provisions of the McMinnville Zoning Ordinance.*

45.00 *The City of McMinnville shall study the feasibility of developing bicycle and pedestrian paths and/or lanes between residential areas, neighborhood activity centers, downtown, and employment areas. ~~and the activity centers in the downtown.~~*

Proposals:

~~8.50~~ *The City should update its commercial and industrial zones in the zoning ordinance every ten years to ensure they are serving the goals and policies of the Comprehensive Plan.*

V – HOUSING

The following amendments are proposed to Chapter V of the McMinnville Comprehensive Plan, “Housing and Residential Development”. Font that is underlined and italicized indicates new language, ~~strikethrough~~ font indicates language to be deleted.

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.*

Westside Density Policy:

~~71.01 The City shall plan for development of the property located on the west side of the city that is outside of planned or existing transit corridors (1/4 mile either side of the route) to be limited to a density of six units per acre. It is recognized that it is an objective of the City to disperse multiple family units throughout the community. In order to provide higher density housing on the west side, sewer density allowances or trade-offs shall be allowed and encouraged.~~

- ~~1. 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.~~
- ~~2. 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, providing 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.~~
- ~~3. The City will monitor development on the west side of McMinnville to determine which property is available for development at increased densities.~~
- ~~4. 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.~~
- ~~5. 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 for in Section 17.74.020 (Comprehensive Plan Map Amendment and Zone Change – Review Criteria) of the zoning ordinance.~~

71.06

- 4. *Areas with limited capacity for development identified in approved facility master plans, including sanitary sewer, water, drainage, and transportation facilities, unless such plans specify funded and scheduled improvements which will alleviate the problem and which can be provided concurrent with adequate capacity for the use.*

71.09 *Medium and High-Density Residential (R-3 and R-4) - The majority of residential lands in McMinnville are planned to develop at medium density range (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. High density residential development (8 – 30 dwelling units per net acre) uses typically include townhouses, condominiums, and apartments:*

- 1. *Areas that are not committed to low density development;*
- 2. *Areas that have direct access from collector or arterial streets; or a local collector street within 600' of a collector or arterial street; or (similar to proposed MMC Amendment 17.21.010(C))*
- 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-quarter mile of existing or planned public transportation; and*
- 6. ~~*Areas that can be buffered from low density residential areas in order to maximize the privacy of established low density residential areas.*~~

~~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 and neighborhood activity centers).*~~

~~71.12 *Lands zoned R-5 should be located within existing or planned transit corridors. In addition, it should be dispersed throughout the community and integrated into neighborhood areas so that high density housing is not concentrated and segregated in one specific area of the city.*~~

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, unless identified for infill and/or redevelopment.;*
- 2. ~~*Areas which can be buffered by topography, landscaping, collector or arterial streets, 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 constraints ~~limitations~~;
5. Areas where the existing public facilities have the capacity for additional development;
6. Areas within a one-half mile wide corridor centered on existing or planned public transit routes;
7. Areas within one-quarter mile from neighborhood and general commercial shopping centers or designated neighborhood activity center; and
8. Areas adjacent to, or incorporating, either private or public permanent open space.

86.00 (Replace existing language with):

Dispersal of new-multi-family housing development will be encouraged throughout the City in areas designated for residential and mixed-use development to encourage a variety of housing types throughout the community and to avoid an undue concentration of multi-family development in specific areas of the community leading to a segregation of multi-family development in McMinnville from residential neighborhoods. Dispersal policies will be consistent with the Great Neighborhood Principles

In areas where there are the amenities, services, infrastructure and public facilities to support a higher density of multi-family development, and the area is commensurate with a higher concentration of multi-family development without creating an unintended segregation of multi-family development, such as McMinnville's downtown, the area surrounding Linfield University and Neighborhood Activity Centers, a higher concentration of multi-family development will be encouraged.

90.00 Greater residential densities shall be encouraged to locate along collectors and minor arterials, within one-quarter mile from neighborhood and general commercial shopping centers or within neighborhood activity centers, and within a one-half mile wide corridor centered on existing or planned public transit routes.

Proposals:

8.70 The City should evaluate its locational policies for low, medium, and high-density residential development to ensure they sufficiently allow for "finer-grained" zoning and land use with a mix of housing types and densities within a neighborhood without segregated land use patterns that can result from conventional zoning districts uniformly applied to large land areas.

VII – FACILITIES AND SERVICES

The following amendments are proposed to Chapter VII of the McMinnville Comprehensive Plan, “Community Facilities and Services”. Font that is underlined and italicized indicates new language, ~~strikethrough~~ font indicates language to be deleted.

SANITARY SEWER SYSTEM

Proposals:

22.50 *The City of McMinnville should evaluate whether or not to update its sanitary sewer master plan every five years, and following any major UGB amendment.*

WATER SYSTEM

Proposals:

24.00 *The City of McMinnville should encourage McMinnville Water and Light to evaluate whether or not to update its water master plan every five years, and following any major UGB amendment. ~~updating of the existing water system plan, where needed, by McMinnville Water and Light.~~ The City shall supply McMinnville Water and Light consultants with necessary information to facilitate coordination of water system and land use plans.*

PARKS AND RECREATION

170.06 *The City shall encourage the siting of parks and public spaces in or adjacent to neighborhood activity centers.*

Proposals:

28.00 *The City of McMinnville should evaluate whether or not to update its parks master plan every five years, and following any major UGB amendment.*

IX – URBANIZATION

The following amendments are proposed to Chapter IX of the McMinnville Comprehensive Plan, “Urbanization”. Font that is underlined and italicized indicates new language, ~~strikethrough~~ font indicates language to be deleted.

- 181.10. When evaluating areas for future urbanization, the City shall consider the “7 Guiding Principles for Future Land Use” contained in the MGMUP:
1. **Principle 1: Land Use Law.** Comply with state planning requirements
 2. **Principle 2: Historical Development Patterns.** Respect existing land use and development patterns and build from them.
 3. **Principle 3: Hazards and Natural Resources.** Avoid development in areas of known hazards or natural resources
 4. **Principle 4: Cost of Urban Services.** Consider the availability and cost of providing urban services to new development.
 5. **Principle 5: Density.** Adopt policies that allow the market to increase densities, and push it to do so in some instances.
 6. **Principle 6: Traditional Development.** Consistent with principles 4 and 5, allow and encourage development that meets the principles of “smart growth.”
 7. **Principle 7: UGB Expansions.** Contain urban expansion within natural and physical boundaries, to the extent possible
- ~~181.20~~ When evaluating areas for future urbanization, the City shall consider the suitability and potential of the area to achieve the Great Neighborhood Principles provided in Chapter IX of the Comprehensive Plan. Exceptions to certain principles may be considered for continuation of areas that are already predominantly planned for single-use commercial or industrial districts where mixed use is not anticipated.
- ~~181.30~~ When considering adequacy of lands for urbanization, the City shall consider the feasibility of the location and service extensions needed to meet identified needs during the planning horizon and considering and comparing adequacy of areas to meet identified needs relative to other areas.
- ~~181.40~~ The City shall consider both the short-term and long-term development capacity of an area when evaluating expansion of the UGB, especially when service provision requires significant extension of off-site improvements, to ensure the investment and cost of services is commensurate with the amount of new development to be served. The City shall generally avoid areas that require significant and costly off-site service extensions if an area is not large enough to achieve economies of scale investment over time in order to justify the off-site extensions and improvements. Such costs shall be borne by those who benefit

from the improvements and service extensions.

181.50 The City shall generally avoid service extensions to developed areas predominantly served with private community water systems and wastewater systems which are not constructed to City standards, unless the primary cost is borne by the property to be served to connect the existing development to municipal services constructed to municipal standards.

181.60 The City shall consider the opportunities for transportation connectivity within an area, and opportunities for connectivity between an area and other urban and urbanizable lands. Urban transportation connectivity is intended to provide a well-connected street grid system and provide safe and comfortable facilities for all modes, including walking, bicycling, and transit. Areas evaluated for urbanization should have multiple direct transportation connections within the UGB, without requiring principal access across rural lands where the Oregon Transportation Planning Rule would preclude urban transportation facilities on or across those lands.

181.70 Where there is significant potential for harm to people and property due to hazards, the City should apply precautionary principles in evaluating whether land should remain outside the UGB, or whether there are sufficient opportunities to enable inclusion of land in the UGB subject to mitigation measures accompanying the increased intensity of population and development that would occur as the result of urbanization..

182.50 **Coordinated Master Planning and Plan Updates.** The City should initiate updates of its functional planning documents within 5 years of a major UGB update to address consistency with the new UGB, and work with service providers to conduct updates to their planning documents as needed. This includes:

City:

- Parks and Recreation Master Plan
- Water Reclamation Facilities Plan
- Storm Drainage Master Plan
- Transportation System Plan
- Airport Layout Plan
- Goal 5 Resources Plan
- Goal 7 Hazards Plan

Service Providers:

- McMinnville Water and Light: Water Distribution System Master Plan
- Yamhill County Transit: Transit System Master Plan

184.50 The City shall establish the following Comprehensive Plan Map Designations, which will relate to the zoning map, as follows. The zoning map classifications are identified in the zoning ordinance.”

Residential – This designation covers all the zoning designations from R-1 through R-5, and any additional zones that may be created for residential uses.

Commercial – This designation covers all the commercial zoning designations, from C-1 to C-3, including the Office Residential zone, and any future zoning categories created for commercial use.

Industrial – This designation covers all the industrial zones, from M-L to M-2, and any future industrial designations.

Flood Plain – This designation corresponds to the flood plain zoning classifications.

Mixed Use Urban – The Mixed Use Urban designation is applied to lands which are planned for a mix of uses. The Mixed Use Urban designation allows for a mix of uses, and therefore a mix of zones including all residential zones (R-1 through R-5) and smaller scale commercial zones (O-R and C-1) that are compatible with residential uses. The Mixed Use Urban designation may include additional zones that may be created for mixed uses.

Urban Holding – This designation shall apply to areas added to the UGB which are planned for a mix of uses, and which are yet to be master planned through the City's established UGB expansion area planning process (Framework Plan, Area Planning, and Master Planning). Lands assigned the Urban Holding designation shall retain their rural County zoning in the interim, until such time as they have been master planned, annexed, and rezoned to urban zones consistent with an approved Area Plan or Master Plan. The Urban Holding designation allows for a mix of uses, and therefore a mix of zones, including all residential zones (R-1 through R-5) and smaller scale commercial zones (O-R and C-1) that are compatible with residential uses, as well as the park (PK) and public facility zones.

186.00 The City of McMinnville shall place planned development overlays on areas of special significance identified in Volume I of the McMinnville Comprehensive Plan. Those overlays shall set forth the specific conditions for development of the affected properties. Areas of significance identified in the plan shall include but not be limited to:

1. Three Mile Lane (north and south).
2. Deleted as per Ord. 4796, October 14, 2003.
3. Barber property.
4. West Hills area.
5. Commercial areas at the northern and southern entrances to the city.
6. New industrial areas, such as Riverside North, certain existing industrial areas.

UGB EXPANSION AREA PLANNING PROCESS

- 187.60.00 At the time of any expansion of the McMinnville UGB, the City of McMinnville shall follow a planning process that will guide the development of the expanded UGB in a manner that is consistent with the land use development tools and urban design requirements of the McMinnville Comprehensive Plan and also provides for the development of the identified land use needs that require the expansion of the UGB.
- 187.60.10 The City of McMinnville's overall planning process for UGB expansion areas shall include the completion and adoption of three successive levels of planning for lands within UGB expansion areas prior to their development. The three successive planning processes include the Framework Plan, the Area Plan, and the Master Plan.

FRAMEWORK PLANS

- 187.70.00 At the time of the adoption of any UGB amendment that expands the UGB, the City of McMinnville shall include with the UGB amendment a Framework Plan for the UGB expansion areas.
- 187.70.10 The Framework Plan shall identify a general urban land use concept for lands that are included in the UGB expansion areas. The Framework Plan will be conceptual in nature, but shall serve as an advisory plan that informs and provides guidance for more detailed Area Planning and Master Planning that will be required for lands that are annexed into the City.
- 187.70.20 Lands that are included in UGB expansion areas shall be assigned the Urban Holding (UH) Comprehensive Plan Map Designation. Exceptions to the assignment of the Urban Holding designation may be made for lands that are included in the UGB based on their suitability to provide a specific identified land need, such as Commercial or Industrial, or reflect a hazard or protected area, such as the Floodplain (FP) designation. Lands designated as UH on the Comprehensive Plan Map shall retain their existing rural County zoning.
- 187.70.30 Lands designated as Urban Holding (UH) on the Comprehensive Plan Map shall not be rezoned to urban zoning districts other than the Urban Holding zone or developed with urban uses until further Area Planning and Master Planning processes are completed and adopted. Parcels smaller than 10 acres are exempt from the Master Planning process but will be required to show compliance with the Area Plan. This shall not preclude any applicable provisions of state law which may specify when a City is required to allow for a dwelling on an existing lot of record.

AREA PLANNING

- 187.80.00 The City of McMinnville shall initiate an Area Planning process for UGB expansion areas that are designated on the Comprehensive Plan Map as Urban Holding (UH). The City of McMinnville shall prioritize which UGB expansion areas to complete Area Planning for based on the size of the area, the need for coordination of the development of public infrastructure and services, and the expected timeframe of development or redevelopment.

187.80.10 Area Plans shall more specifically identify land uses, their locations, and their relationship to public facilities, natural resources, and existing urban uses. The land uses identified in an Area Plan must be consistent with the Framework Plan and the identified land use needs for the UGB expansion area.

187.80.20 Area Plans shall be adopted by the City Council as guiding land use documents. The adoption of the Area Plan is not a land use decision, and does not result in any changes to Comprehensive Plan designations or zoning districts.

187.80.30 The City of McMinnville shall establish a process for property owners to initiate the Area Planning process, if the City has not yet initiated or completed an Area Plan for land designated on the Comprehensive Plan Map as Urban Holding (UH) in a UGB expansion area.

MASTER PLANNING

187.90.00 Prior to annexation of all lands greater than 10 acres in size, property owners shall submit a Master Plan to be reviewed by the City Council and acknowledged in an Annexation Agreement.

187.90.10 Master Plans shall be consistent with the land uses identified in the adopted Area Plan that is applicable to the land in question.

187.90.20 Master Plans shall identify current Comprehensive Plan designations and future urban zoning districts per the policies of the McMinnville Comprehensive Plan and the McMinnville Municipal Code. Uses identified in the Master Plan shall be consistent with the urban Comprehensive Plan designations and zones.

187.90.30 Lands less than 10 acres in size may be annexed without the completion of the Master Planning process. Development of these lands shall be consistent with the land uses identified in the adopted Area Plan that is applicable to the land in question. Development of these lands shall be consistent with the land use development tools and requirements of the McMinnville Comprehensive Plan and the McMinnville Zoning Ordinance.

187.90.40 Master Plans will be required as a land-use decision to rezone property from a rural zone to an urban zone.

NEIGHBORHOOD ACTIVITY CENTERS

GOAL: NEIGHBORHOOD ACTIVITY CENTERS PROVIDE SHOPPING, SERVICES, RECREATION, HIGH-DENSITY HOUSING, OFFICE AND INSTITUTIONAL FACILITIES NEEDED TO SUPPORT A SURROUNDING NEIGHBORHOOD OR URBAN AREA.

Policies:

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 high density residential uses. The commercial and institutional uses support the common day-to-day demands of the surrounding neighborhood for goods, services, and facilities. A neighborhood grocery store is an essential element of the focus area, and if possible should generally be the principal establishment. The activity center may also supply 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 upper story residential over commercial businesses. Examples of focus area land uses include:

Commercial:

- Neighborhood Grocery store
- Pharmacy or drug store
- Bakery or coffee shop
- Neighborhood restaurant or pub
- Neighborhood services or retail

Professional Office Space:

Residential:

- High-density housing
- Upper story housing (over commercial business)

Public/Institutional:

- Church
- Post office
- Neighborhood park or plaza
- Public Market

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
- Auto-oriented businesses
- Warehousing, storage, heavy manufacturing

Neighborhood Activity Center Locational Criteria Policies:

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

| | |
|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|
| <u>Minimum Separation from other Neighborhood Activity Centers:</u> | <u>0.50 to 1 miles</u> |
| <u>Minimum Separation from Downtown McMinnville:</u> | <u>1 - 1.5 miles</u> |
| <u>Maximum distance that nonresidential uses may radiate outwards from the center of the activity center (along streets):</u> | <u>800-1000 ft. (about 1/4 mi.)</u> |
| <u>Maximum distance away from edge of Focus Area that high-density housing (a part of the Support Area) should be located:</u> | <u>1/8 mi.</u> |
| <u>Maximum distance away from edge of Focus Area that medium-density housing (a part of the Support Area) should be located:</u> | <u>1/4 mi.</u> |

188.04 Neighborhood Activity Centers require locations that are not heavily parcelized, or characterized by numerous individual ownerships. Locations that consist primarily of large vacant parcels will maximize the ability to realize such mixed-use 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. This table should be used for guidance but variances from the size ranges in the table should be allowed if the variance achieves the objectives of the Neighborhood Activity Center.

| | <u>Average Area</u> |
|----------------------------------------------------------|----------------------------------|
| <u>Combined focus and support areas</u> | <u>40 to 80 acres</u> |
| <u>Support Area</u> | <u>30 to 50 acres</u> |
| <u>Focus Area, Acreage</u> | |
| <u>focus area total acreage</u> | <u>8 to 30 acres</u> |
| <u>focus area, commercial portion</u> | <u>2.5 to 10 acres</u> |
| <u>focus area, office portion</u> | <u>2.5 to 10 acres</u> |
| <u>focus area, institutional portion</u> | <u>1 to 10 acres</u> |
| <u>focus area, public space (park, plaza)</u> | <u>0.25 to 2.5 acre</u> |
| <u>Focus Area, Floor Space</u> | |
| <u>total retail floor space, acceptable range</u> | <u>50,000 to 100,000 sq. ft.</u> |
| <u>total office floor space, acceptable range</u> | <u>25,000 to 100,000 sq. ft.</u> |
| <u>total institutional floor space, acceptable range</u> | <u>2,500 to 25,000 sq. ft.</u> |
| <u>max. size of largest non-grocery retailer</u> | <u>10,000 to 30,000 sq. ft.</u> |
| <u>max. size of grocery/supermarket</u> | <u>20,000 to 40,000 sq. ft.</u> |

188.06 Residential densities in the focus area or portions of the support area adjacent to it should be between 8 to 20 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 - 10 dwelling units per net acre at the outer edge of the support area -- appropriate for commonwall homes, duplexes, and small lot single-family detached homes.

Proposals:

48.10 The City shall complete and adopt Area Plans for the following areas as described in the McMinnville Growth Management and Urbanization Plan:

1. Southwest Area – Potentially with subareas:
 - a. West Hills South, Southwest 2, and West of Old Sheridan Road (potentially also including Redmond Hill Road)
 - b. Southwest 06 and Old Sheridan Road
2. Fox Ridge Road, NW-EX1b-R1, and High School Site
3. Riverside South
4. Redmond Hill Road (potentially include with the Southwest Area Plan)
5. Booth Bend Road
6. Riverside North

- 48.15 *The City of McMinnville should develop an Area Plan for the Three Mile Lane area that supports and enhances the district's economic vitality and marketability, provides opportunities for a complementary mix of land uses, consistent with the vision of a diverse and vibrant district, enhances multi-modal connections throughout the district, and creates an aesthetically pleasing gateway to the City of McMinnville.*
- 48.20 *The City shall evaluate and potentially update the Office-Residential (O-R) and Neighborhood Business (C-1) zones to ensure that the uses and development permitted in those zones is consistent with the Neighborhood Activity Center (NAC) principles and Great Neighborhood Principle #9 (Mix of Activities. Great Neighborhoods provide easy and convenient access to many of the destinations, activities, and local services that residents use on a daily basis.)*
- 48.30 ***“Urban Holding” (UH) Zoning Map Designation.*** *The City shall establish an “Urban Holding” (UH) zone, which may be applied to lands within the UH Comprehensive Plan Map designation. Lands within the UH Comprehensive Plan map designation may be annexed and rezoned to UH as an interim designation before urban zoning is applied, subject to completion of the master planning process consistent with an approved annexation agreement.*
- 48.40 ***“Park” (PK) Zone Map Designation.*** *The City shall develop a Park Zone which will be applied to all public parks and facilities within the city limits.*
- 48.50 ***“Public Facility” (PF) Zone Map Designation.*** *The City shall develop a Public Facility Zone which will be applied to public facilities within the city limits.*
- 48.60 ***“Open Space and Natural Resources” (OSR) Comprehensive Plan/Zone Map Designation.*** *The City will establish an Open Space and Recreation Comprehensive Plan and Zoning map designations to be applied to protected open space and natural resources lands.*
- 48.65 ***Redesignation to OSR.*** *As part of the Goal 5 planning work, the City shall evaluate redesignating the property which is subject to open space conservation through the Chegwyn Farms Conservation Easement (Instrument # 20090315) from the “R” Residential designation to the “OSR” Open Space Reserve designation.*
- 48.70 ***Redesignation to Commercial.*** *As an identified efficiency measure necessary to reduce the needed size of the “Phase 2” UGB amendment to meet additional Commercial land needs, the City shall initiate a change to the Comprehensive Plan and Zone Map to redesignate and rezone 40 acres of property along the south side of the Highway 18 frontage from commercial to industrial, leaving the rear portions in an Industrial designation. This recognizes that the City will retain an Industrial surplus as a result of adding the Riverside North area to the UGB as part of the “Phase 2” UGB amendment.*

- 48.80 **“Airport Facilities” (AZ) Comprehensive Plan/Zone Map Designation.** *The City will establish an Airport Facilities Comprehensive Plan and Zoning map designation to be applied to all land associated with the successful operation and vitality of the airport.*
- 48.90 **Annexation Process.** *The City shall update its annexation ordinance (Ordinance No. 4357) to reflect new statutory requirements and a process consisting of an annexation agreement with the City Council that includes a conceptual master plan but is not a land-use process.*
- 48.95 **McMinnville – Yamhill County Urban Growth Boundary Management Agreement.** *The City shall update its urban growth boundary management agreement (Ordinance No. 4146) with Yamhill County.*