

**Parks,  
Recreation and  
Open Space  
Plan**



**Play | Explore | Grow | Connect**

JUNE 2024

**ORDINANCE NO. 5157**



# Resolution No. 2024-38



## Attachment 2

### RESOLUTION NO. 2024-38

A Resolution adopting the Parks, Recreation and Open Space Plan.

#### RECITALS:

**Whereas**, the 1999 Parks, Recreation and Open Space Master Plan (PROS Plan) had a 20 year planning horizon; and

**Whereas**, the City Council kicked off the process to update the 1999 plan on June, 22, 2022 to develop an updated, modern, financially sustainable parks system grounded in equity; and

**Whereas**, the City's Strategic Plan, Mac-Town 2032 ensures equity and inclusion as a guiding framework for city plans and services; and

**Whereas**, the City's Diversity, Equity and Inclusion Advisory Committee (DEIAC) served as the Project Advisory Committee for the 2022 PROS plan project; and,

**Whereas**, the intent of this plan is to be the City's guiding document for acquisition, development, maintenance and programming of city owned parks, recreation facilities and open spaces; and,

**Whereas**, this project had broad reaching community engagement including participation by thousands of McMinnville community members; and

**Whereas**, on April 11, 2024, the DEIAC recommended City Council adopt the PROS plan update.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF McMINNVILLE, OREGON, as follows:**

1. The Council adopts the McMinnville Parks, Recreation and Open Space Plan (PROS Plan), which is attached as Exhibit A, and incorporated by reference. This PROS Plan replaces and supersedes any previous PROS Plan currently in use for all purposes except land use.
2. The Council directs staff to begin preparing the Comprehensive Plan Amendments related to the PROS Plan for future Council consideration.
3. Nothing in this resolution is or shall be construed as a final decision by the Council that concerns the adoption, amendment or application of statewide planning goals, a comprehensive plan provision, or a land use regulation.
4. This resolution is effective upon adoption.

Adopted by the Common Council of the City of McMinnville at a regular meeting held the 25<sup>th</sup> day of June, 2024 by the following votes:

Ayes: Chenoweth, Geary, Peralta, Payne, Garvin

Nays: \_\_\_\_\_

Approved this 25<sup>th</sup> day of June 2024.

  
MAYOR

Approved as to form:

  
City Attorney

Attest:

  
City Recorder

#### EXHIBITS:

A. Final Draft Parks, Recreation, and Open Space Plan

Resolution No. 2024-38  
Effective Date: June 25, 2024

# Resolution No. 2024-38

RESOLUTION NO. 2024-38

Attachment 2

A Resolution adopting the Parks, Recreation and Open Space Plan.

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Whereas, the City Council kicked off the process to update the 1999 plan on a sustainable parks system

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4. This resolution is effective upon adoption.

Ayes: Chenoweth, Geary, Peralta, Payne, Garvin

Nays:

Approved this 25th day of June 2024.

MAYOR

Approved as to form

City Attorney

Attest:

City Recorder

EXHIBITS:

A. Final Draft Parks, Recreation, and Open Space Plan

Resolution No. 2024-38

Effective Date: June 25, 2024

# PARKS PLAN = LAND USE

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- 1) Identify future location of planned parks based on adopted community values
- 2) Require land and park improvements with land-use applications.
- 3) Forecast future park land need based on adopted acreage levels of service per capita.
- 4) Land-Use Guiding Goals and Policies for Park, Recreation and Open Space Planning

# ORDINANCE NO. 5157

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- **Legislative Initiative to support the June 2024 Parks, Recreation and Open Space Plan with the land-use program.**
- **Requires adoption of the PROS Plan as part of the comprehensive plan through an acknowledged comprehensive plan amendment process.**
- **Recommendation for approval by the Planning Commission after hosting a public hearing on November 7, 2024, and deliberating on December 5, 2024.**

## **For the record –**

- **PC Meeting Minutes, November 7, 2024**
- **PC Meeting Minutes, December 5 2024**
- **Public Testimony Provided to Planning Commission**

# McMinnville's Comprehensive Plan

**Volume I =  
Background Information**

**Volume II =  
Goals and Policies**

**Volume III =  
Implementing Ordinances**

# ORDINANCE NO. 5157

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- **Legislative Initiative to support the June 2024 Parks, Recreation and Open Space Plan with the land-use program.**
- **Requires adoption of the PROS Plan as part of the comprehensive plan through an acknowledged comprehensive plan amendment process.**
  - **Exhibit A: Adopt the PROS Plan as a supplemental document to the Comp Plan.**
  - **Exhibit B: Amend Volume I of the Comp Plan – Background Information**
  - **Exhibit C: Amend Volume II of the Comp Plan – Goals and Policies**
  - **Exhibit D: Amend Volume III of the Comp Plan – Framework Plan**
  - **Exhibit E: Findings and Decision Document**

# ORDINANCE NO. 5157

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**The PROS Plan Update will replace the 1999 Parks, Recreation and Open Space Plan as the guiding document for land-use decisions. Some of the changes in the PROS Plan Update are:**

- 1) Updated data of existing parks inventory, condition of existing parks inventory and how that parks inventory serves the community in terms of proximity and access, safety and maintenance.**
- 2) Addition of program goals and policies relative to maintenance and safety when considering programming equity throughout the city.**
- 3) Equity considerations relative to socio-economics, demographics, population density, etc. when determining park, recreation and open space need and investments throughout the city.**
- 4) Reduction of an acreage level of service from 14.0 acres per thousand people to 10.3 acres per thousand people of public park land to serve the community's needs.**
- 5) Planned park programming for the UGB expansion areas identified in the McMinnville Growth Management and Urbanization Plan (MGMUP) Framework Plan reduced by 50%.**



# PURPOSE OF THE PROS PLAN

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- **Update inventory and existing conditions**
- **Document needs and priorities**
- **Identify community-supported vision and goals**
- **Recommend projects and policies for next 20-years**



# TOC – PROS Plan

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**Chapter 1 – Plan Purpose and Planning Process**

**Chapter 2 – Park System Snapshot**

**Chapter 3 – Vision, Goals and Objectives**

**Chapter 4 – Opportunities**

**Chapter 5 – Action Plan**

**Appendix A – Park and Recreation Facility Inventory**

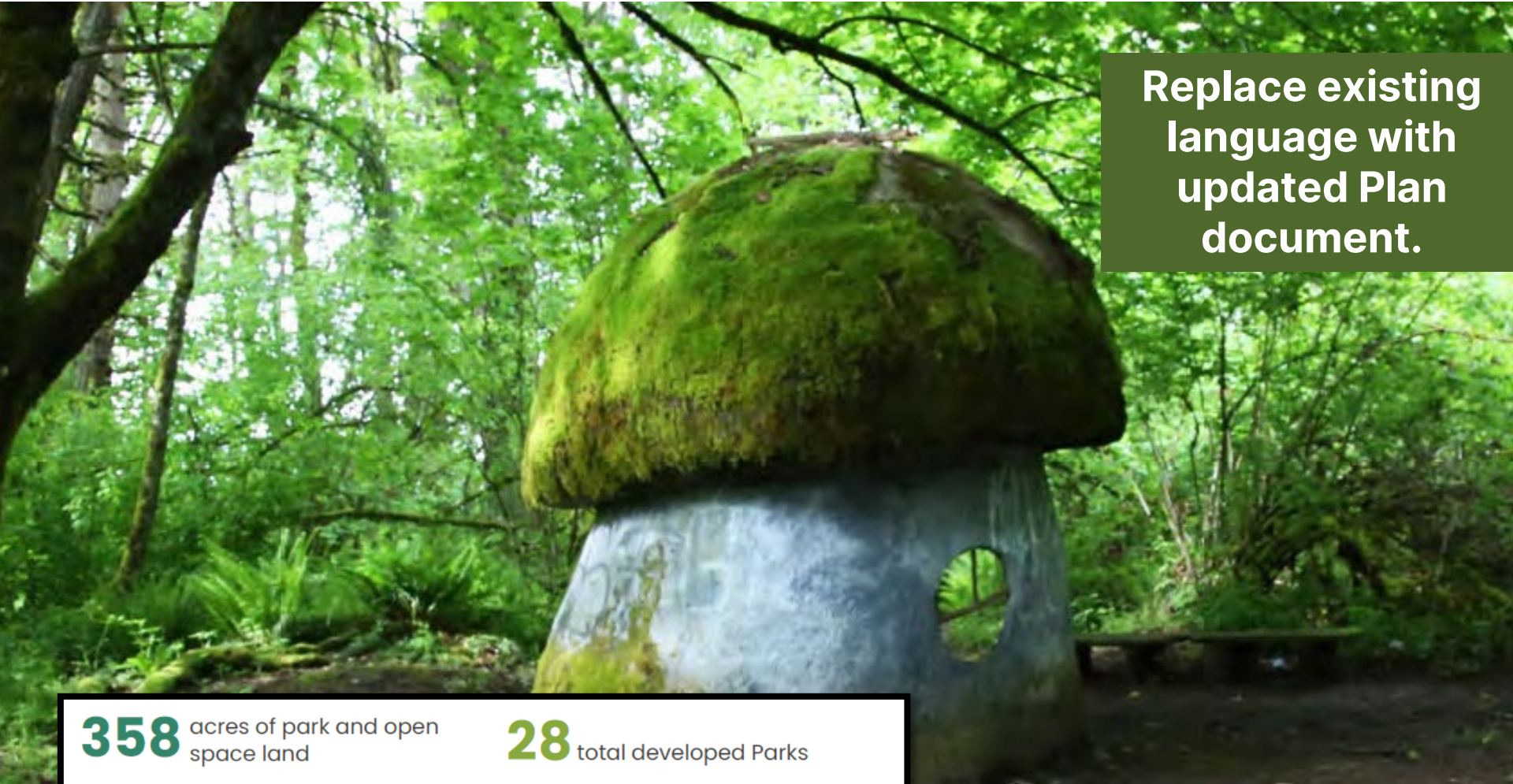
**Appendix B – Online Values and Needs Survey**

**Appendix C – 20+ year Capital Project and Operations Costs**

**Appendix D – Online Priority Projects Survey**

# Volume I – Background Information

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Replace existing language with updated Plan document.

**358** acres of park and open space land

**28** total developed Parks

**230** acres of developed parks

**10.3** acres of total park land per 1,000 residents



**City of McMinnville**

# Volume I – BACKGROUND INFORMATION

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## Chapter 2, Park System Snapshot

### Park Condition Assessment

- Aging play equipment and amenities
- Specialized needs
- Flooding
- User safety concerns



# Volume I – BACKGROUND INFORMATION

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## Chapter 3, Vision, Goals and Objectives

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### VISION

**INCLUSIVE - INTERCONNECTED - VIBRANT - SAFE - WELCOMING**

McMinnville, parks and recreation define our incredible city by bringing the community together through an inclusive and interconnected system. From natural areas, vibrant public spaces, and variety of parks, events, and programs, our community enjoys a high quality of life that is safe and welcoming for everyone.

Together, these opportunities provide for lifelong learning and fun for all ages, healthy lifestyles and natural habitats, and community cohesion, while also supporting our local economy, and unique heritage and culture. McMinnville's parks and recreation system is equitable for everyone in every neighborhood, and we are committed to stewarding these places and opportunities for future generations.

# Volume I – BACKGROUND INFORMATION

## GOALS

The City of McMinnville strives to achieve this vision through the following goals for parks, recreation, and open spaces.

- 1 ENSURE EQUITABLE PARK ACCESS**  
Ensure equitable park access by striving for universal design in parks and facilities, enabling year-round outdoor recreation, and providing parks within a 10-minute walking distance of all residents.
- 2 SUPPORT COMMUNITY COHESION**  
Provide opportunities and events for social gatherings, empower residents in decision-making, and build long-term support for the system by strengthening partnerships.
- 3 PROVIDE A WELCOMING SYSTEM**  
Support projects, policies, and programs that reflect McMinnville's different cultures and ethnicities, age groups, incomes, abilities, and backgrounds.
- 4 PROVIDE SAFE AND CLEAN PARKS**  
Provide safe and clean parks through regular maintenance of public spaces and amenities, replacement or repair of aging facilities, increased maintenance capacity as new parks and facilities are added, and a collaborative approach to addressing unsafe activities and behavior.
- 5 SUPPORT DIVERSE RECREATION OPPORTUNITIES**  
Provide a diverse range of opportunities at different scales and in different locations throughout the park system.
- 6 CELEBRATE AND PRESERVE NATURE**  
Protect natural resources, wildlife habitats, and tree canopy while fostering environmental stewardship and expanded water access, educational opportunities, and ways to experience nature.
- 7 INCREASE OFF-STREET TRAIL CONNECTIONS**  
Integrate off-street trail connections for non-motorized transportation and recreation, while creating better linkages between parks, neighborhoods, and community destinations.

## OBJECTIVES

**A PARKS AND FACILITIES**

**B OPEN SPACES,  
GREENWAYS, AND  
TRAILS**

**C RECREATION  
PROGRAMS AND  
SERVICES**

**D MAINTENANCE AND  
STEWARDSHIP**

**E MANAGEMENT AND  
COLLABORATIVE  
PARTNERSHIPS**

# Volume I – BACKGROUND INFORMATION

## Chapter 4, Opportunities Level of Service Determination

**TABLE 4-1:** CITY OF MCMINNVILLE CURRENT & FUTURE PARK LAND LEVEL OF SERVICE COMPARISON (2021 AND 2041)

Park or Facility Type	Acres	2021 Population Parkland LOS (acres/1,000)	2041 Population Parkland LOS (acres/1,000)
Neighborhood Parks	16.9	0.5	0.4
Parklettes	2.3	0.1	0.0
Community Parks	163.7	4.7	3.4
Special Use Parks	3.6	0.1	0.1
Linear/Trail Parks	43.8	1.2	0.9
Natural Areas	123.4	3.6	2.6
Undeveloped	4.2	0.1	0.1
<b>Total</b>	<b>358</b>	<b>10.3</b>	<b>7.5</b>

Source: City of McMinnville; 2021 Population Estimate (Census); 2041 Population Estimate (McMinnville Housing Needs Assessment, 2019; Population Research Center, PSU, 2017)

# Volume I – BACKGROUND INFORMATION

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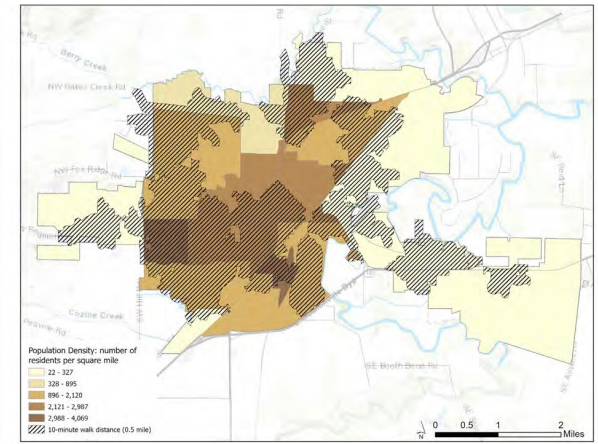
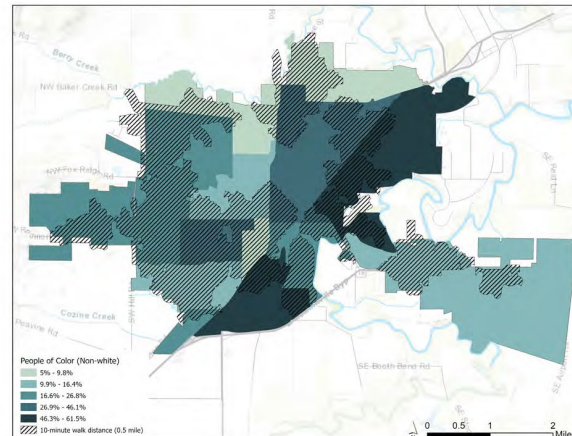
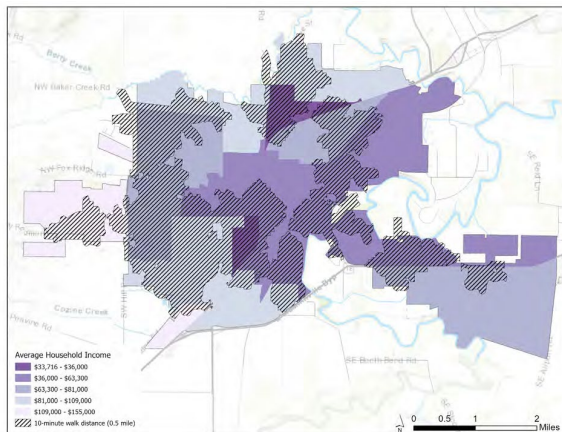


# Volume I – BACKGROUND INFORMATION

## Chapter 4, Opportunities Equity Mapping

*McMinnville's PROS Plan is rooted in EQUITY and intended to reflect the current and projected needs of the community.*

- Population Density
- Average Household Income
- Population of Color
- Population Under 18



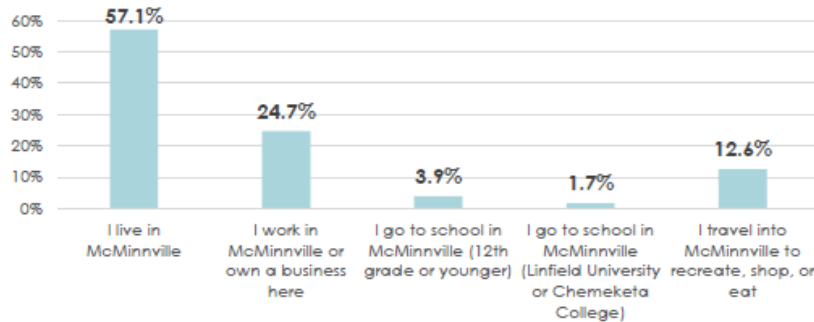
# Appendix A: Park Inventory

Parks	Acres	Bathrooms	Playgrounds	Paved Path (miles)	Soft Trail (miles)	Benches	Picnic Tables	Group Picnic Area	Cook Shelter	Drinking Fountains	Softball/Baseball/T-ball Fields	Soccer Field	Basketball Hoop	Tennis Courts	Pickleball Courts	Skateboard Park	Dog Waste Stations	Pole Lights	Bollards	Trash Cans	Parking Lot Spaces	Irrigation System (Zones)	Other	
<b>Neighborhood Parks</b>																								
Cheggwyn Farms	3.9	1	1	0.5		7	9	1		1			1				4		3	6		27		
Jay Pearson Park	2.9	1	1	0.3		3	6	1		1									1	3		23	Barrier Free Playground	
Thompson Park	2.3	1	1	0.3		6	7	1		1			2					1	1	4	4	15	Horseshoe Courts	
West Hills Park	7.8		1	0.9		10	3			1							5				4	6	63	Detention pond
<b>Subtotal</b>	<b>16.9</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>0</b>	<b>26</b>	<b>25</b>	<b>3</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>1</b>	<b>5</b>	<b>17</b>	<b>10</b>	<b>128</b>		
<b>Parkettes</b>																								
Bend-o-River	0.3		1	0.1		3							1								2		7	
Greenbriar	0.2																						1	
Kingwood	0.6		1	0.0									1								1		1	
North Evans	0.3		1	0.0		2											1				1		3	
Taylor	0.3		1	0.0		1	1														2		3	Chess/Checkers Tables
Village Mill	0.3																							
<b>Subtotal</b>	<b>2.3</b>	<b>0</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>15</b>		
<b>Community Parks</b>																								
City Park	16.2	1	2	0.8	0.3	10	20	1	1	3				2	6			45	1	25	76	39	Creek, Fountain, Bridge	
Joe Dancer Park	104.7		1	1.0	1.2	30	6			5	11	12	1			1	2	11	4	42	538	181	Wetlands, Soccer Kicking Wall	
Discovery Meadows	21.4	1	1	1.0	1.0	67	26	2	1	4	1		4			1	5	43	6	20	82	119	Splash Pad, Wetlands	
Wortman Park	21.5	2	2	2.0		10	25	4	1	4	1						3	5	1	26	93	8	Disk Golf, Creek, Bridge	
<b>Subtotal</b>	<b>163.7</b>	<b>4</b>	<b>6</b>	<b>4.8</b>	<b>2.5</b>	<b>117</b>	<b>77</b>	<b>7</b>	<b>3</b>	<b>16</b>	<b>13</b>	<b>12</b>	<b>5</b>	<b>2</b>	<b>6</b>	<b>2</b>	<b>10</b>	<b>104</b>	<b>12</b>	<b>113</b>	<b>789</b>	<b>347</b>		
<b>Special Use Parks</b>																								
Riverside Drive Dog Park	3.6			0.3		2															20	20		
<b>Subtotal</b>	<b>3.6</b>	<b>0</b>	<b>0</b>	<b>0.3</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	
<b>Linear/Trail Parks</b>																								
<b>West McMinnville Linear Path</b>																								
Ash Meadows	1.3			0.1		1												6		1		6	Creek	
Goucher St. Pathway	1.7			0.4		2											2	11		4		12		
James Addition	1.3		1	0.1		3											1	5		2		9	Creek	
Jandina	2.6			0.2		2							1				1	4		1		3		
Jandina III	2.1			0.1		2											1	7		2		17	Creek	
West McMinnville Linear Park	0.2																							
Westvale	4.5			0.3		3											1	6		2		11		
<b>BPA Path (paved)</b>																								
BPA Pathway I (2nd Street to Wallace)	2.8			0.6		5											4	20	8	6		25		
BPA Pathway II (Wallace to 23rd)	4.1			0.5		6											7	28	7	7		31	Bridge	
Roma Sitton (23rd to Baker Creek Road)	1.7			0.1		2											1		1	1		9		
BPA North (Baker Creek Road to chip path)	1.3																							
<b>North McMinnville Trail</b>																								
Baker Creek North - Parcel D	14.9			0.2	0.4																			
Oak Ridge Meadows	5.4				0.4																			
<b>Subtotal</b>	<b>43.8</b>	<b>0</b>	<b>1</b>	<b>2.7</b>	<b>0.8</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>87</b>	<b>16</b>	<b>26</b>	<b>0</b>	<b>123</b>		
<b>Total Developed</b>	<b>230.3</b>	<b>7</b>	<b>15</b>	<b>10</b>	<b>3</b>	<b>175</b>	<b>103</b>	<b>10</b>	<b>3</b>	<b>20</b>	<b>13</b>	<b>12</b>	<b>11</b>	<b>2</b>	<b>6</b>	<b>2</b>	<b>38</b>	<b>192</b>	<b>33</b>	<b>162</b>	<b>799</b>	<b>613</b>		

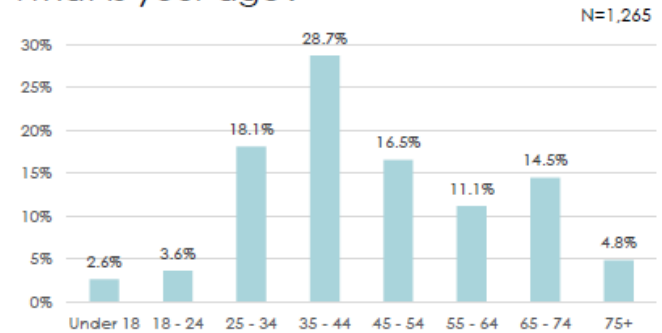
# Volume I – BACKGROUND INFORMATION

## Appendix B and D, Public Engagement

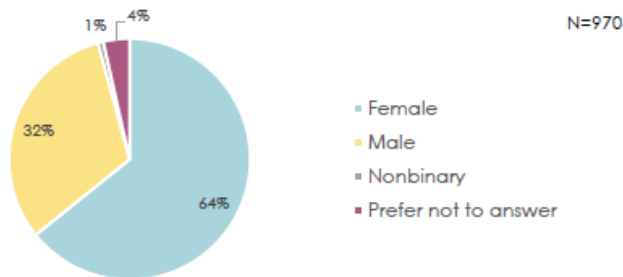
### How are you connected to McMinnville?



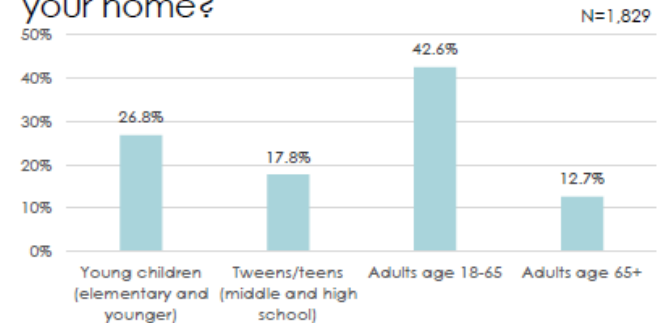
### What is your age?



### What best describes your gender identity?



### What age are the people who live in your home?



# Appendix C: Improvements at Existing Parks

Park Name/  
Project Description

	Size/Length		Project Type**			Estimated Maintenance Ongoing Costs			Estimated One Time 20-Plus-Year Capital Costs
	Acres	Miles	Build/Add	Renovate/Replace	Improve Existing	% Maintained	Maintenance Tiers	Average Annual Maintenance Cost	Estimated Capital Cost
<b>Neighborhood Parks</b>									
<b>Chegwyn Farm</b>	3.9					100%	2	\$20,000	\$50,000
Add accessible paved path to connect with Grandhaven Elementary School		0.1	•						\$50,000
<b>Jay Pearson Park</b>	4.1					100%	2	\$21,000	\$500,000
Develop east side as off-leash dog area			•						\$500,000
<b>Thompson Park</b>	2.3					100%	2	\$12,000	\$760,000
Replace restroom				•					\$510,000
Add outdoor fitness equipment			•						\$250,000
<b>West Hills Park</b>	7.8					100%	2	\$39,000	\$1,000,000
Add basketball court			•						\$100,000
Add off-leash dog area			•						\$300,000
Add restroom			•						\$600,000
<b>Subtotal</b>	<b>18.1</b>	<b>0.1</b>						<b>\$92,000</b>	<b>\$ 2,310,000</b>
<b>Parklettes</b>									
<b>Bend-o-River</b>	0.3					100%	2	\$2,000	\$595,000
Replace play structure with nature playground		0.04		•					\$595,000
<b>Greenbriar</b>	0.2					100%	2	\$2,000	\$500,000
Park development (fence, small shelter/ benches, small play element, pollinator garden)			•						\$500,000
<b>Kingwood</b>	0.6					100%	2	\$3,000	\$731,900
Accessible interior paved paths		0.04			•				\$4,000
Replace play area and surface					•				\$725,000
Update irrigation					•				\$2,900
<b>North Evans</b>	0.3					100%	2	\$2,000	\$725,000
Replace play area and surface					•				\$725,000
<b>Taylor</b>	0.3					100%	2	\$2,000	\$977,000
Replace play area and surface					•				\$725,000

# Appendix C: Proposed New Parks – Neighborhood Parks

Park Name/ Project Description	Size/Length		Project Type**			Estimated Maintenance Ongoing Costs			Estimated One Time 20-Plus-Year Capital Costs
	Acres	Miles	Build/Add	Renovate/Replace	Improve Existing	% Maintained	Maintenance Tiers	Average Annual Maintenance Cost	Estimated Capital Cost
Add signage for future trail connection			•						\$20,000
<b>Subtotal</b>	<b>123.4</b>	<b>1.0</b>						<b>\$ 425,000</b>	<b>\$ 3,535,750</b>
<b>Undeveloped</b>									
Brookview	0.7						4	\$2,000	\$0
Davis Dip	1.6						4	\$4,000	\$0
Meadowridge	0.7						4	\$2,000	\$0
<b>Subtotal</b>	<b>3.0</b>	<b>0.0</b>						<b>\$8,000</b>	<b>\$ -</b>
<b>Total Existing Parks</b>	<b>357.9</b>	<b>3.0</b>						<b>\$1,639,000</b>	<b>\$ 34,832,850</b>
<b>Proposed Neighborhood Parks</b>									
<b>Fox Ridge Park</b>	<b>8.7</b>		•			100%	2	\$44,000	\$10,005,000
Land acquisition			•						\$2,610,000
Park development			•						\$7,395,000
<b>Riverside South Park</b>	<b>5.0</b>		•			100%	2	\$25,000	\$5,750,000
Land acquisition			•						\$1,500,000
Park development			•						\$4,250,000
<b>Southwest Park</b>	<b>5.0</b>		•			100%	2	\$25,000	\$5,750,000
Land acquisition			•						\$1,500,000
Park development			•						\$4,250,000
<b>Three Mile Lane Park</b>	<b>5.0</b>		•			100%	2	\$25,000	\$5,750,000
Land acquisition			•						\$1,500,000
Park development			•						\$4,250,000
<b>Northeast Central Park</b>	<b>5.0</b>		•			100%	2	\$25,000	\$5,750,000
Land acquisition			•						\$1,500,000
Park development			•						\$4,250,000
<b>Northwest Central Park</b>	<b>0.50</b>		•			100%	2	\$3,000	\$575,000
Land acquisition			•						\$150,000
Park development			•						\$425,000
<b>Subtotal</b>	<b>29.2</b>	<b>0.0</b>						<b>\$147,000</b>	<b>\$ 33,580,000</b>

# Proposed New Parks – Community Parks, Greenways

Park Name/ Project Description	Size/Length		Project Type**			Estimated Maintenance Ongoing Costs			Estimated One Time 20-Plus-Year Capital Costs
	Acres	Miles	Build/Add	Renovate/Replace	Improve Existing	% Maintained	Maintenance Tiers	Average Annual Maintenance Cost	Estimated Capital Cost
<b>Southwest Community Park</b>	20.0		•			75%	1	\$113,000	\$26,000,000
Land acquisition			•						\$6,000,000
Park development			•						\$20,000,000
<b>Subtotal</b>	<b>20.0</b>	<b>0.0</b>						<b>\$113,000</b>	<b>\$ 26,000,000</b>
<b>Proposed Greenways (development only)</b>									
Airport Park Greenway	5.5	1.5	•			75%	3	\$21,000	\$1,227,273
Cozine to City Park Greenway	4.7	1.3	•			75%	3	\$18,000	\$1,063,636
Cozine to Dancer Park Greenway	4.5	1.2	•			75%	3	\$17,000	\$1,006,364
Joe Dancer Park/Three Mile Lane Greenway	1.1	0.3	•			75%	3	\$5,000	\$245,455
Oak Ridge Meadows/Rotary Nature Preserve Greenway	3.6	1.0	•			75%	3	\$14,000	\$818,182
Ridge Trail Greenway	42.1	3.0	•			75%	3	\$158,000	\$9,472,500
Southwest Greenway	18.2	5.0	•			75%	3	\$69,000	\$4,090,909
Three Mile Lane/Evergreen Greenway	5.5	1.5	•			75%	3	\$21,000	\$1,227,273
Yamhill River Greenway	7.3	2.0	•			75%	3	\$28,000	\$1,636,364
<b>Subtotal</b>	<b>92.4</b>	<b>16.8</b>						<b>\$351,000</b>	<b>\$ 20,787,955</b>
<b>Total Proposed Parks/Greenway Trails</b>	<b>141.6</b>	<b>16.8</b>						<b>\$ 611,000</b>	<b>\$ 80,367,955</b>

\*Costs are planning-level estimates in 2023 dollars, not accounting for inflation. All costs are rounded. Actual costs should be determined through site master planning, maintenance planning and construction documents. Actual costs may be higher or lower depending on site needs, the scale of the facility, and changing market prices for materials.

\*\*Build/add projects are potentially SDC eligible. Renovate/replace projects are SDC eligible on a case-by-case basis. Improve Existing projects are not SDC eligible.

# Proposed New Programmed Parks, (Page 95)

- Fox Ridge Road Neighborhood Park:** development of a 5-acre minimum park to serve existing park service gaps as well as future development in this growth area along Fox Ridge Road in western McMinnville. This park should be co-located on or near the future high school site. The Fox Ridge Area Plan identifies this park as a key feature of the Plan, recommending it to include opportunities for passive and active recreation that is accessible to all residents within a 10-minute (or ½ mile) walk of their home.
- Riverside South Neighborhood Park:** Development of a 5-acre minimum park to serve existing park service gaps as well as future development in this growth area along Riverside Drive in northeastern McMinnville. The Riverside South Area Plan recommends the creation of this park to serve future residents in the area that are otherwise separated from other residential areas and recreation opportunities.
- Southwest Community Park:** Development of an approximately 20-acre park to serve the entire community, including future development in the west side of McMinnville. The Southwest Area Plan recommends the creation of this park to accommodate community park land needs and serve future residential uses. The recommended location is near SW Redmond Hill Road, in the northern portion of the Plan area. This location allows the park to be easily accessible to both existing and future residential areas in McMinnville.
- Southwest Neighborhood Park:** development of a 5-acre minimum park to serve future development in this growth area along SW Hill Road S in western McMinnville. The Southwest Area Plan recommends the creation of this park to ensure future residents have access to a park within a 10-minute (or ½ mile) walk of their home.
- Three Mile Lane Neighborhood Park:** Development of a 5-acre minimum park to serve future development in this growth area along NE Three Mile Lane in eastern McMinnville. This park is in response to community engagement efforts for the Three Mile Lane Area Plan that highlighted the need for additional parks and open space opportunities adjacent to existing and future residential areas. The park will prioritize gathering spaces that incorporate natural areas and views as recommended by the Plan.
- Northeast Central Park:** Development of a 5-acre minimum park to serve existing residents in the Central McMinnville area, east of Highway 99W. The park access analysis and community input revealed that many residents in Central McMinnville do not have access to a park with a ½ mile walk of their home.
- Northwest Central Park:** Similarly to the Northeast Central Park, development of an approximately half-acre infill park (based on existing lot sizes) would further increase equitable park access for existing residents in the Central McMinnville area, west of Highway 99W.

# Proposed New Greenways, (Page 98)

There are also nine new off-street greenways identified in the CIP. These projects add to the envisioned pedestrian and bicycle network identified in the City's Transportation System Plan, UGB Framework Plan, 1999 PROS Plan, and other planning studies, linking with other existing and planned off-street trails and pathways, new sidewalks, and bike lanes. Costs assume development of the greenway trail only and do not account for land acquisition costs since the location and alignment will vary and may include easements. Some proposed greenways will also be located within existing city property including Cozine Creek Greenway.

- Airport Park Greenway:** development of an approximately 1.5-mile greenway trail connecting Airport Park with planned uses in the Three Mile Lane neighborhood and a future neighborhood park.
- Cozine to City Park Greenway:** development of an approximately 1.3-mile greenway trail along Cozine Creek connecting City Park, Carlson Natural Area, Tall Oaks Cozine Natural Area, and Heather Hollow Park.
- Cozine to Dancer Park Greenway:** development of an approximately 1.2-mile greenway trail along Cozine Creek connecting City Park west to Joe Dancer Park.
- Joe Dancer Park/Three Mile Lane Greenway Connection:** development of an approximately 0.3-mile greenway trail connecting Joe Dancer Park with the Three Mile Lane neighborhood.
- Oak Ridge Meadows/Rotary Nature Preserve Greenway:** development of an approximately 1-mile greenway trail connecting Oak Ridge Meadows with Rotary Nature Preserve.
- Ridge Trail Greenway:** development of an approximately 3-mile greenway trail connecting the future Southwest Greenway to planned uses in the Fox Ridge Road neighborhood and the BPA Pathway.
- Southwest Greenway:** development of an approximately 5-miles greenway loop trail in Southwest McMinnville connecting Cozine Creek with the future Ridge Trail and Southwest Community Park.
- Three Mile Lane/Evergreen Greenway Connection:** development of an approximately 1.5-mile greenway trail connecting the Three Mile Lane neighborhood with Evergreen.
- Yamhill River Greenway:** development of an approximately 2-mile greenway trail connecting Joe Dancer Park with the future Riverside South Neighborhood and park.



# Proposed New Programmed Parks, (Page 95)

# Proposed New Greenways, (Page 98)

**Development of a 5-acre minimum park to serve existing park service gaps as well as future development in this growth area.**

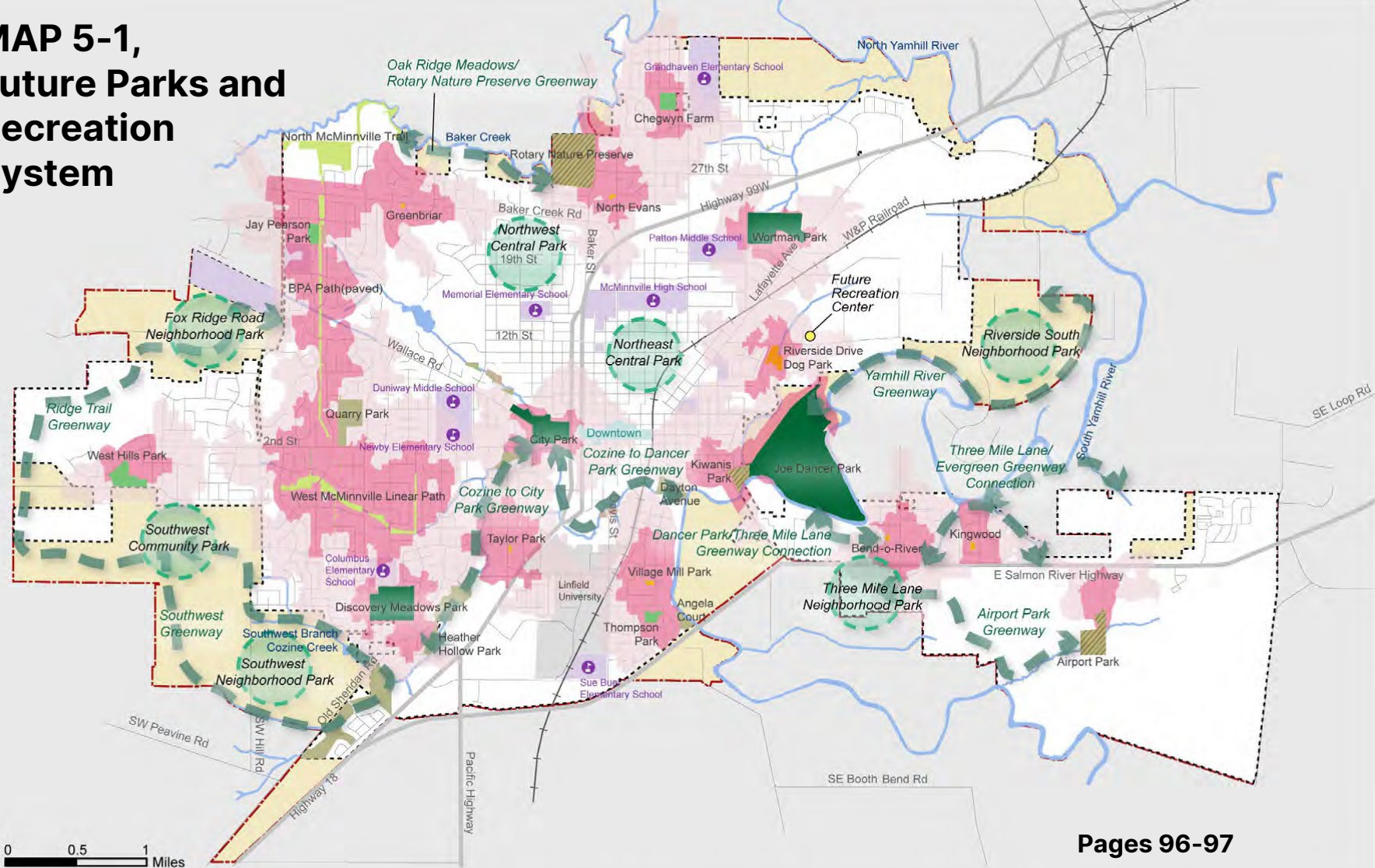
- **Fox Ridge Road Neighborhood Park:** development of a 5-acre minimum park to serve existing park service gaps as well as future development in this growth area along Fox Ridge Road in western McMinnville. This park should be co-located on or near the future high school site. The Fox Ridge Area Plan identifies this park as a key feature of the Plan, recommending it to include opportunities for passive and active recreation that is accessible to all residents within a 10-minute (or ½ mile) walk of their home.
- **Riverside South Neighborhood Park:** Development of a 5-acre minimum park to serve existing park service gaps as well as future development in this growth area along Riverside Drive in northeastern McMinnville. The Riverside South Area Plan recommends the creation of this park to serve future residents in the area that are otherwise separated from other residential areas and recreation opportunities.
- **Southwest Community Park:** Development of an approximately 20-acre park to serve the entire community, including future development in the west side of McMinnville. The Southwest Area Plan recommends the creation of this park to accommodate community park land needs and serve future residential uses. The recommended location is near SW Redmond Hill Road, in the northern portion of the Plan area. This location allows the park to be easily accessible to both existing and future residential areas in McMinnville.
- **Southwest Neighborhood Park:** development of a 5-acre minimum park to serve future development in this growth area along SW Hill in western McMinnville. The Southwest Area Plan recommends the creation of this park to ensure future residents have access to a park within a 10-minute (or ½ mile) walk of their home.
- **Three Mile Lane Neighborhood Park:** Development of a 5-acre minimum park to serve future development in this growth area along NE Three Mile Lane in eastern McMinnville. This park is in response to community engagement efforts for the Three Mile Lane Area Plan that highlighted the need for additional parks and open space opportunities adjacent to existing and future residential areas. The park will prioritize gathering spaces that incorporate natural areas and views as recommended by the Plan.
- **Northeast Central Park:** Development of a 5-acre minimum park to serve existing residents in the Central McMinnville area, east of Highway 99W. The park access analysis and community input revealed that many residents in Central McMinnville do not have access to a park with a ½ mile walk of their home.
- **Northwest Central Park:** Similarly to the Northeast Central Park, development of an approximately half-acre infill park (based on existing lot sizes) would further increase equitable park access for existing residents in the Central McMinnville area, west of Highway 99W.

- **Oak Ridge Meadows/Rotary Nature Preserve Greenway:** development of an approximately 1-mile greenway trail connecting Oak Ridge Meadows with Rotary Nature Preserve.
- **Ridge Trail Greenway:** development of an approximately 3-mile greenway trail connecting the future Southwest Greenway to planned uses in the Fox Ridge Road neighborhood and the BPA Pathway.
- **Southwest Greenway:** development of an approximately 5-miles greenway loop trail in Southwest McMinnville connecting Cozine Creek with the future Ridge Trail and Southwest Community Park.
- **Three Mile Lane/Evergreen Greenway Connection:** development of an approximately 1.5-mile greenway trail connecting the Three Mile Lane neighborhood with Evergreen.
- **Yamhill River Greenway:** development of an approximately 2-mile greenway trail connecting Joe Dancer Park with the future Riverside South Neighborhood and park.
- **Airport Park Greenway:** development of an approximately 1.5-mile greenway trail connecting Airport Park with planned uses in the Three Mile Lane neighborhood and a future neighborhood park.
- **Cozine to City Park Greenway:** development of an approximately 1.3-mile greenway trail along Cozine Creek connecting City Park, Carlson Natural Area, Tall Oaks Cozine Natural Area, and Heather Hollow Park.
- **Cozine to Dancer Park Greenway:** development of an approximately 1.2-mile greenway trail along Cozine Creek connecting City Park west to Joe Dancer Park.
- **Joe Dancer Park/Three Mile Lane Greenway Connection:** development of an approximately 0.3-mile greenway trail connecting Joe Dancer Park with the Three Mile Lane neighborhood.





# MAP 5-1, Future Parks and Recreation System



### Park and Recreation Facilities

- Community Parks
- Neighborhood Parks
- Linear/Trail Parks
- Developed Natural Areas
- Undeveloped Natural Areas
- Parklettes
- Special Use Parks
- Undeveloped Parks

### Developed Parks Service Area

- 1/4 Mile Walk
- 1/2 Mile Walk

### Future Parks and Trails

- Proposed Park Search Areas
- Proposed Greenways

### Base Map Features

- Major Streets
- Streets
- Railroads
- School District Property
- Linfield University
- Water Bodies
- City Boundary
- Urban Growth Boundary

# Volume II – Goals and Policies

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**Proposed  
Amendments to  
Existing Goals and  
Policies to support  
updated Plan.**



*McMinnville's PROS Plan is rooted in equity and intended to reflect the current and projected needs of the community.*

# Volume II – Goals and Policies

## Exhibit C

### PROPOSED COMPREHENSIVE ZONING ORDINANCE VOLUME II – GOALS AND POLICIES

The following amendments are proposed to the Ordinance contained in Volume II. New text is **red font**. Text to be deleted is **black font**.

Volume II, Goals and Policies, contains the goals, policies, and proposals applied to all land use decisions. Goal, policy, and proposal purposes: goal statements are the most general statements of intent for specific areas to further define the goal statement action open to the City which shall be examined, implemented, and maintained. Each of these statement types is defined as follows:

**GOALS:** are the broadly-based statements of intent on which all future land use decisions will be based. The authority of the City of McMinnville and the Board of Planning and Zoning is to establish goals.

**POLICIES:** are the more precise and limited statements of intent. These statements also carry the force of law in McMinnville and are therefore mandated.

**PROPOSALS:** are the possible courses of action to achieve the goals and policies. These proposals are recommendations that shall be undertaken in relation to the goals and policies.

These recommended amendments include goals, policies, and proposals to the June 2024 Parks, Recreation and Open Space Ordinance.

#### CHAPTER VII – COMMUNITY FACILITIES

##### PARKS AND RECREATION

#### GOAL VII 3: TO PROVIDE PARKS AND RECREATION AND SCENIC NATURAL AREAS TO PROVIDE MULTIPLE BENEFITS TO THE COMMUNITY AND THE ENVIRONMENT

Policies:

159.00 The City of McMinnville's Parks, Recreation, and Open Space shall serve to identify future public park resources, funding alternatives, and (Ord. 2003)

160.00 The City of McMinnville shall encourage recreation facilities as a priority consideration

limited, unsafe, inaccessible, and/or aging park facilities.

161.00 The City of McMinnville shall encourage cooperation between recreation agencies and groups (including higher education and downtown/economic development associations) to provide recreational and leisure time activities, to share existing facilities, and to discourage duplication of expenditures and programs.

162.00 The City of McMinnville and School District 40 shall endeavor in the acquisition, development, and maintenance of combined sites wherever desired, feasible, and mutually agreeable to the community.

163.00 The City of McMinnville shall continue to require land or money from new residential developments for the acquisition and/or development of parklands, natural areas, and open spaces as identified in the City's Parks and Open Space Plan except when an existing public park is reachable by safe (defined as meeting city standards for pedestrian and paths) and convenient pedestrian access (half-mile walk) and ensure the checks and balances of operating costs are met. Where no land is dedicated, money in lieu of land shall be required.

163.05 Parks (private and public) in flood zones shall be managed with natural systems maximizing mitigation potential and design changes in the natural systems. The City of McMinnville shall encourage community and neighborhood parks above the boundary of floodplain. Linear parks, greenways, open space, trails, and other park types to each other, to neighborhoods, and serve design and location of such uses can occur with minimum impact on environmentally sensitive lands. (Ord. 4840, January 11, 2003)

164.00 The City of McMinnville shall continue to protect and acquire floodplain areas in accordance with the provisions of Chapter 17.53 (Land Division Standards) and other available means, for future use as natural spaces, and/or parks.

165.00 The City of McMinnville shall acquire park sites in advance of development. Purchase of lands should be closely examined in the light of park maintenance, personnel services, and the existing park priorities.

166.00 The City of McMinnville shall recognize open space and natural areas to developed park sites, as necessary elements of the urban landscape.

167.00 The City of McMinnville shall encourage the retention of open spaces throughout the community, especially at the entrances to neighborhoods.

168.00 Distinctive natural features and areas shall be protected, retained, wherever possible, in future urban-park and open space developments. Habitat and natural resources should be preserved and incorporated into park design including appropriate public access, transition zones, educational programming, and interpretive signage.

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 public park and open space needs, the standards as contained in the adopted McMinnville Parks, Recreation, and Open Space Master-Plan shall be used. (Ord. 4796, October 14, 2003)

170.06 The City shall encourage the siting of parks and public spaces in or adjacent to neighborhood activity centers. (Ord. 5098, December 8, 2020)

170.07 The City of McMinnville shall strive to provide access to public and private green space and natural areas within a ½ mile radius of most residents.

170.08 The City of McMinnville shall prioritize safe and accessible routes to public parks through interdepartmental coordination and the implementation of crossings, sidewalks, bike infrastructure, and signage within ½ mile of parks and to access facilities within parks.

170.09 The City of McMinnville shall identify barriers to safe and convenient park access for pedestrians and bicyclists as busy streets, railways, topography, and waterways that do not have controlled crossings, when reviewing accessibility and proximity standards.

170.10 The City of McMinnville shall promote safety and security for all users of publicly owned and maintained parks and facilities through a range of design and management strategies.

170.11 The City of McMinnville shall provide adequate maintenance and operations of public parks and recreation facilities by following best practices in maintenance, sustainability, and conservation.

170.12 The City of McMinnville shall support community cohesion through provision of public parks and recreation facilities that enable social gathering and interaction between residents.

# Volume II – Goals and Policies

## Exhibit C

### PROPOSED COMPREHENSIVE PLAN VOLUME II – GOALS AND POLICIES

The following amendments are proposed to the Plan contained in Volume II. New text is **red font**. Text to be deleted is ~~through font~~.

Volume II, Goals and Policies, contains the goal, policy, and action statements that will be applied to all land use decisions. Goal, policy, and action purposes: goal statements are the most general statements of intent for the City, and policies are more specific areas to further define the goal statement action open to the City which shall be examined and approved. Each of these statement types is defined as follows:

**GOALS:** are the broadly-based statements of intent that will guide the City's long-range planning and development.

**Retain most of the old policies, but added policies relative to equity planning, including ensuring that underserved populations have equitable access to safe and well-maintained parks and open space**

#### CHAPTER VII – COMMUNITY FACILITIES

##### PARKS AND RECREATION

#### GOAL VII 3: TO PROVIDE PARKS AND RECREATION AND SCENIC NATURAL AREAS TO PROVIDE MULTIPLE BENEFITS TO THE COMMUNITY AND THE ENVIRONMENT

Policies:

159.00 The City of McMinnville's Parks, Recreation, and Open Space Department shall serve to identify future **public park resources, funding alternatives, and** (Ord. 2003)

160.00 The City of McMinnville shall encourage recreation facilities as a priority consideration in the development of new residential areas.

~~limited, unsafe, inaccessible, and/or aging park facilities.~~

161.00 The City of McMinnville shall encourage cooperation between recreation agencies and groups (~~including higher education and downtown/economic development associations~~) to provide recreational and leisure time activities, ~~to share existing facilities, and to discourage duplication of expenditures and programs.~~

162.00 The City of McMinnville and School District 40 shall endeavor in the acquisition, development, and maintenance of combined sites wherever desired, feasible, and mutually agreeable to the City.

163.00 The City of McMinnville shall continue to require land or money from new residential developments for the acquisition and/or development of parklands, natural areas, and open spaces ~~as identified in the Comprehensive Plan.~~

~~Other park types to each other, to neighborhoods, and serve the community. The design and location of such uses can occur with minimum impact on environmentally sensitive lands. (Ord. 4840, January 11, 2003)~~

164.00 The City of McMinnville shall continue to ~~protect~~ **acquire** the provisions of Chapter 17.53 (Land Division Standards) and other available means, for future use as natural spaces, ~~and/or parks.~~

~~165.00 The City of McMinnville shall acquire park sites in advance of development. The purchase of lands should be closely examined in the light of park maintenance, personnel services, and the existing park priorities.~~

166.00 The City of McMinnville shall recognize open space and natural areas to developed park sites, as necessary elements of the urban landscape.

167.00 The City of McMinnville shall encourage the retention of open areas throughout the community, especially at the entrances to residential areas.

168.00 Distinctive natural features and areas shall be ~~protected, retained, wherever possible, in future urban-park and open space developments.~~ **Habitat and natural resources should be preserved and incorporated into park design including appropriate public access, transition zones, educational programming, and interpretive signage.**

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 public park and open space needs, the City shall consider the needs of the community, including the needs of the City, and Open Space Department.~~

~~170.06 The City of McMinnville shall encourage the development of parks and open spaces adjacent to residential areas.~~

~~170.07 The City of McMinnville shall encourage the development of parks and open spaces adjacent to private residential areas.~~

~~170.08 The City of McMinnville shall encourage the development of parks and open spaces adjacent to public facilities.~~

~~170.09 The City of McMinnville shall encourage the development of parks and open spaces adjacent to the City of McMinnville.~~

170.09 The City of McMinnville shall identify barriers to safe and convenient park access for pedestrians and bicyclists as busy streets, railways, topography, and waterways that do not have controlled crossings, when reviewing accessibility and proximity standards.

170.10 The City of McMinnville shall promote safety and security for all users of publicly owned and maintained parks and facilities through a range of design and management strategies.

170.11 The City of McMinnville shall provide adequate maintenance and operations of public parks and recreation facilities by following best practices in maintenance, sustainability, and conservation.

170.12 The City of McMinnville shall support community cohesion through provision of public parks and recreation facilities that enable social gathering and interaction between residents.

# Volume III – Zoning Ordinance and Maps

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Amend the  
Framework Plan.

# Framework Plan – Amendments

Exhibit D



*Growing McMinnville*  
**MINDFULLY**

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

City of McMinnville  
**FRAMEWORK PLAN AND  
AREA PLANNING**

Appendix G  
December, 2020  
Amended \_\_\_\_\_, 2025

**Due to LOS reduction from 14 acres / 1000 capita to 10.3 acres / 1000 capita, this amendment reduces the amount of park land acreage in the UGB expansion area from 254 acres to 127 acres.**

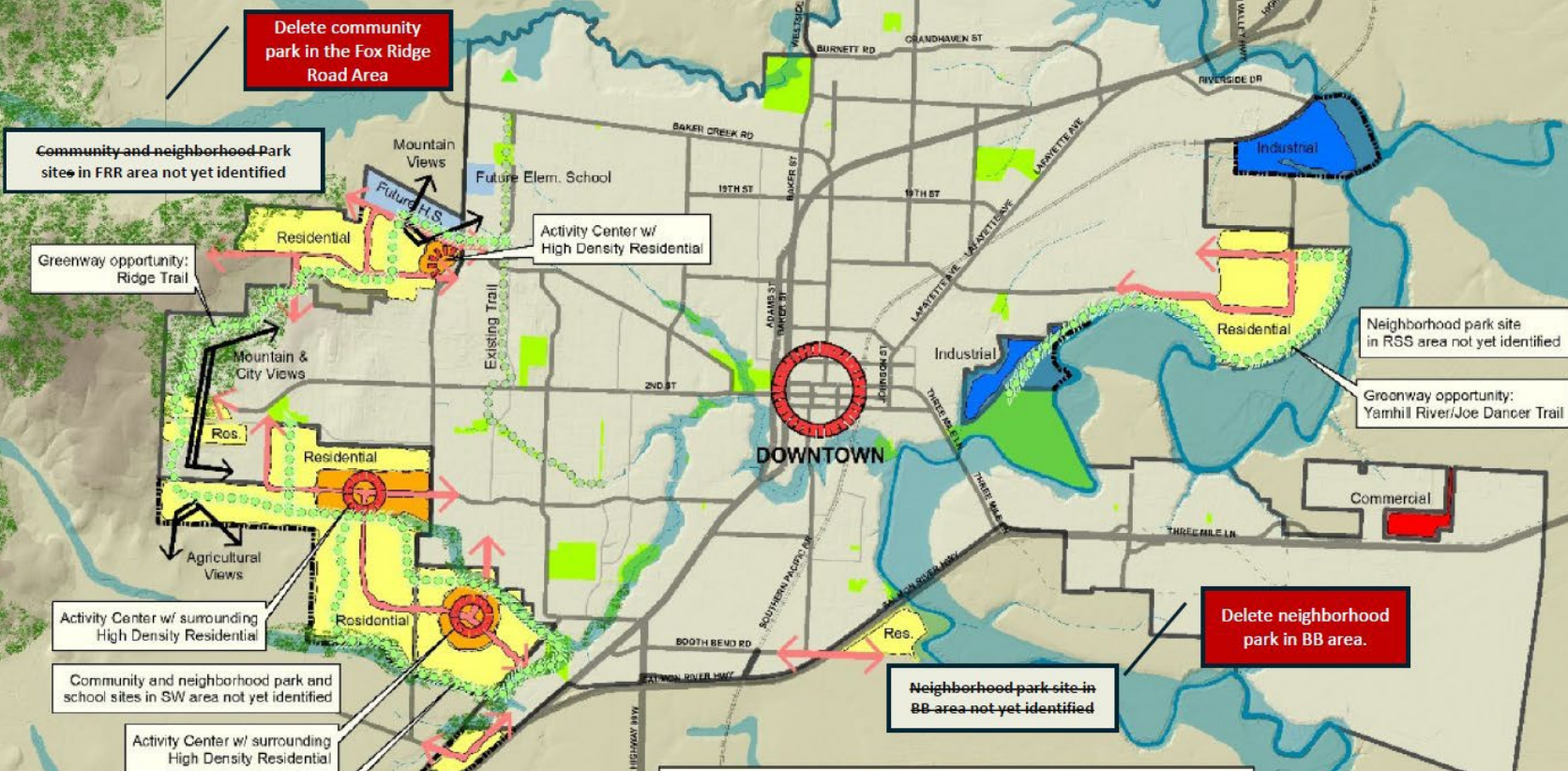
# Framework Plan - Amendments

*(2025 Amendments replaces Table 1 with Table 1 Below)*

Table 1: Total additional housing, employment and livability acres needed in the McMinnville UGB, 2003-2023 after land-use efficiencies and the June 2024 PROS Plan are applied.

Category of Land Need	Needed Gross Buildable Acres
New Housing	392.90
Parks	<del>254.00</del> 127.00
Schools	96.00
Private Schools	1.50
Religious	47.60
Government	0.90
Semi-Public Services	22.50
Infrastructure	2.60
Commercial	106.00
Total	<del>924.00</del> 797.00

# McMinnville UGB Framework Plan 2025



Legend					
	Residential		Activity Center		Existing Park
	High-Density Residential		Trail/Greenway Opportunity		Planned School Site
	Commercial		Community Connection		Floodplain
	Industrial		Tree Stand		River/Creek

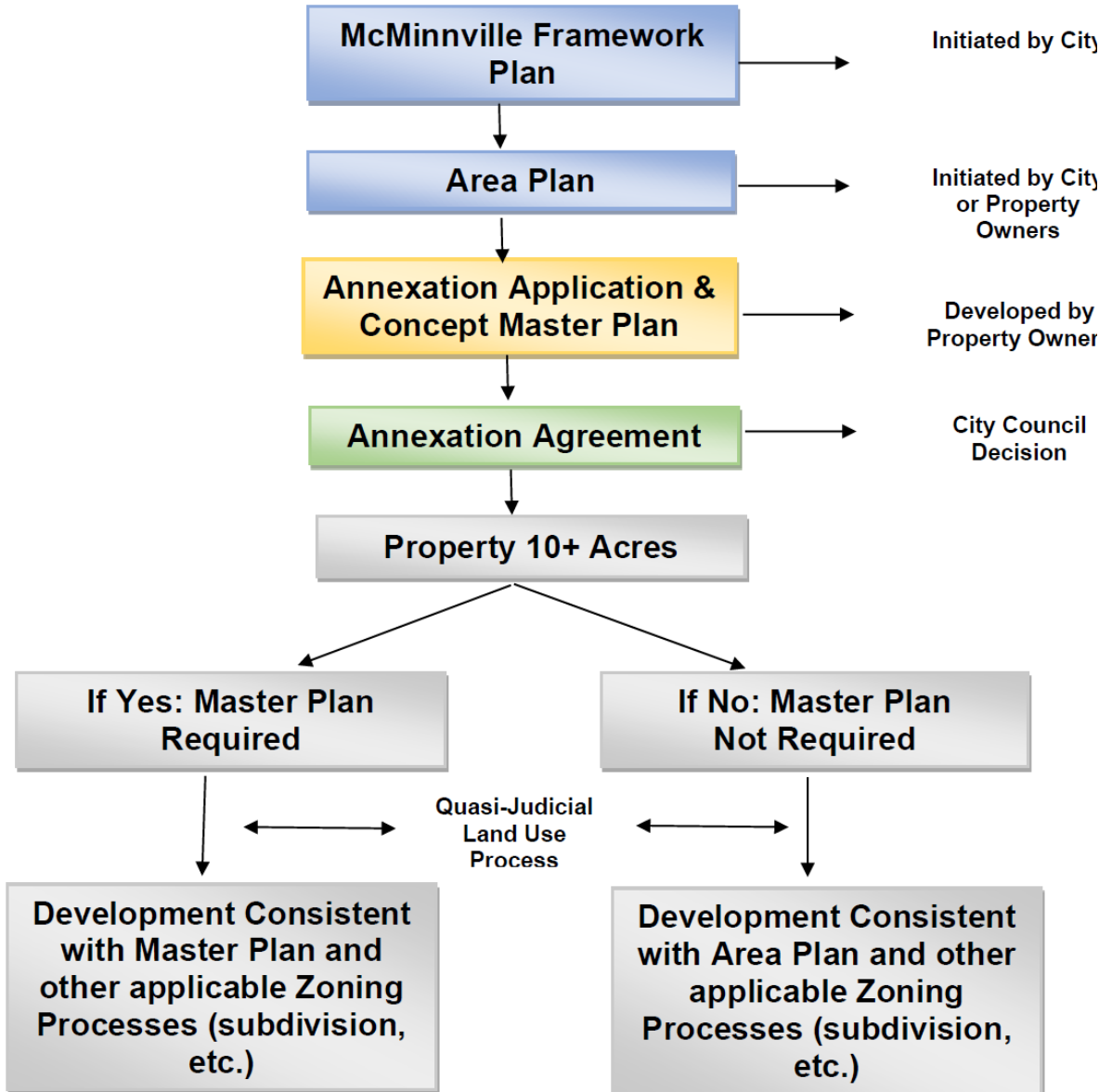


# Framework Plan - Amendments

Potential Assignment of Land Need: (the park land in this table was amended in \_\_\_\_, 2025 per the June 2024 PROS Plan)

Land Need		Southwest	Fox Ridge Road	Riverside South	Redmond Hill Road	Booth Bend Road	Riverside North
Residential							
R-5	36 acres						
Parks							
Neighborhood Park	18.70 88.11 acres					Delete	
Community Park	20.00 58.84 acres		Delete				
Greenways/Natural Areas	87.90 106.81 acres						
Schools	43 acres						
Commercial	39.3 acres						
Industrial	Surplus						

# ALIGNMENT OF PLANS



## Fox Ridge Road Area Plan

With the reduced public park acreage planned in the PROS Plan, and the proposed amendments to the Framework Plan.

How does that impact the Fox Ridge Road Area Plan?

# Fox Ridge Road Area Plan

## The Area Plan Map

### FINAL Preferred Land Use Concept

*This concept maximizes capacity on the eastern and northern portions of the planning area, where the land is generally flatter, less constrained, and has closer access to NW Hill and Wallace Roads.*

*Parks and open spaces are distributed throughout the planning area with greenway connections, including those along the northern boundary, and parallel to Fox Ridge Road.*

**High Density:** 4.4 ac  
Framework Plan target: 2 acres

**Medium Density:** 10.6 ac  
Framework Plan target: 2-5 acres

**Low Density:** 70.1 ac

**Commercial:** 4.9 ac  
Framework Plan target: 1-2 acres

**Neighborhood Park + Buffer:** 8.7 ac  
Framework Plan target: 3-5 acres  
Parks Master Plan target: 5-13 acres

**Natural Resource Park:** 29.5 ac  
Framework Plan target: unspecified

**Special Use Park:** 12.6 ac

**NAC Park / Plaza:** 5.0 ac

**Greenway Area (between bldgs):** 3.0 ac

**Existing Public / Committed Use:** 72.5 ac

**Neighborhood Activity Center (NAC):**  
Shown within dashed white circles.

Note: Acreages are reported as gross estimates and does not assume any rights-of-way deductions.

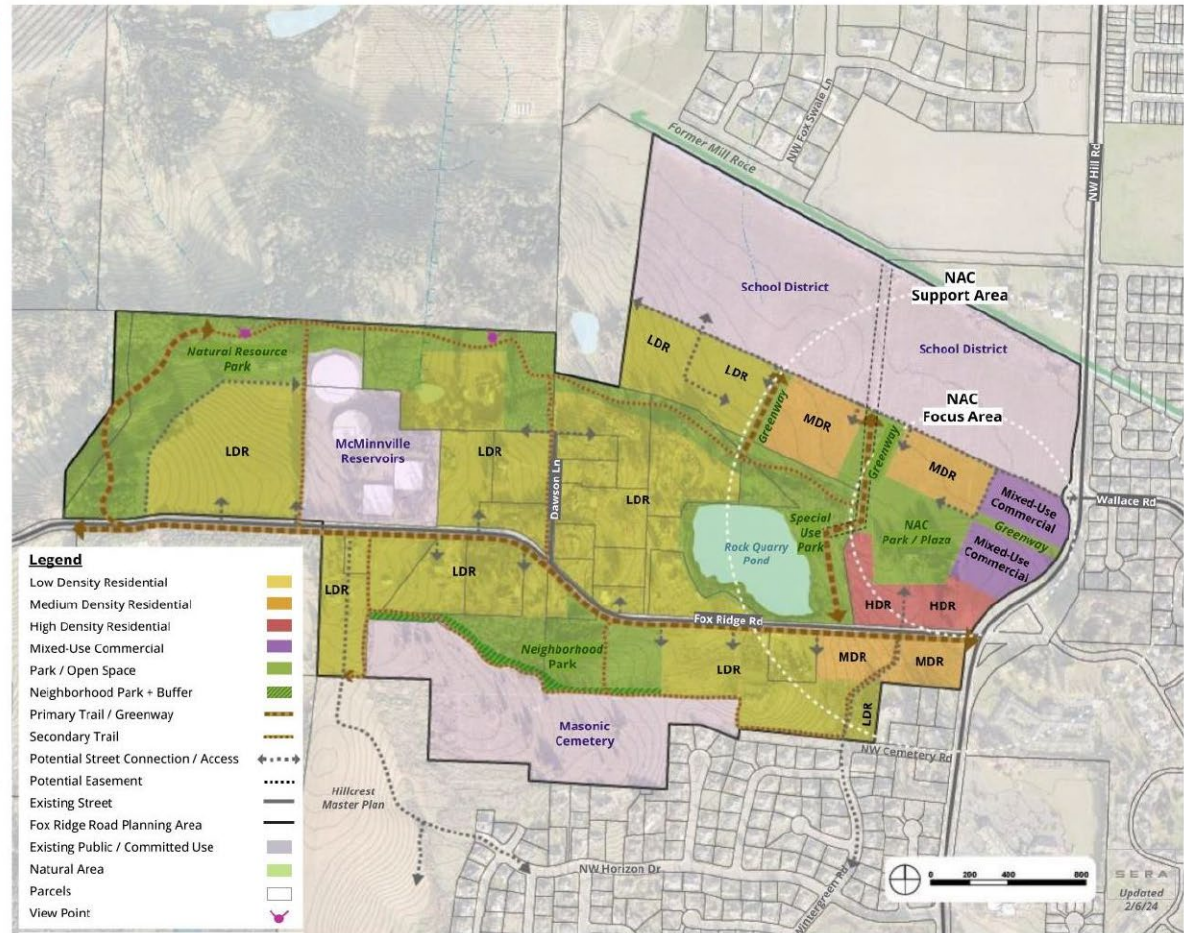


Figure 9. Preferred Land Use Concept.

# Fox Ridge Road Area Plan

## The Area Plan Map

### FINAL Preferred Land Use Concept

*This concept maximizes capacity on the eastern and northern portions of the*



*Parks and open spaces are distributed throughout the planning area with greenway connections, including those along the northern boundary, and parallel to Fox Ridge Road.*

**High Density:** 4.4 ac  
Framework Plan target: 2 acres

**Medium Density:** 10.6 ac  
Framework Plan target: 2-5 acres

**Low Density:** 70.1 ac

**Commercial:** 4.9 ac  
Framework Plan target: 1-2 acres

**Neighborhood Park + Buffer:** 8.7 ac  
Framework Plan target: 3-5 acres  
Parks Master Plan target: 5-13 acres

**Natural Resource Park:** 29.5 ac  
Framework Plan target: unspecified

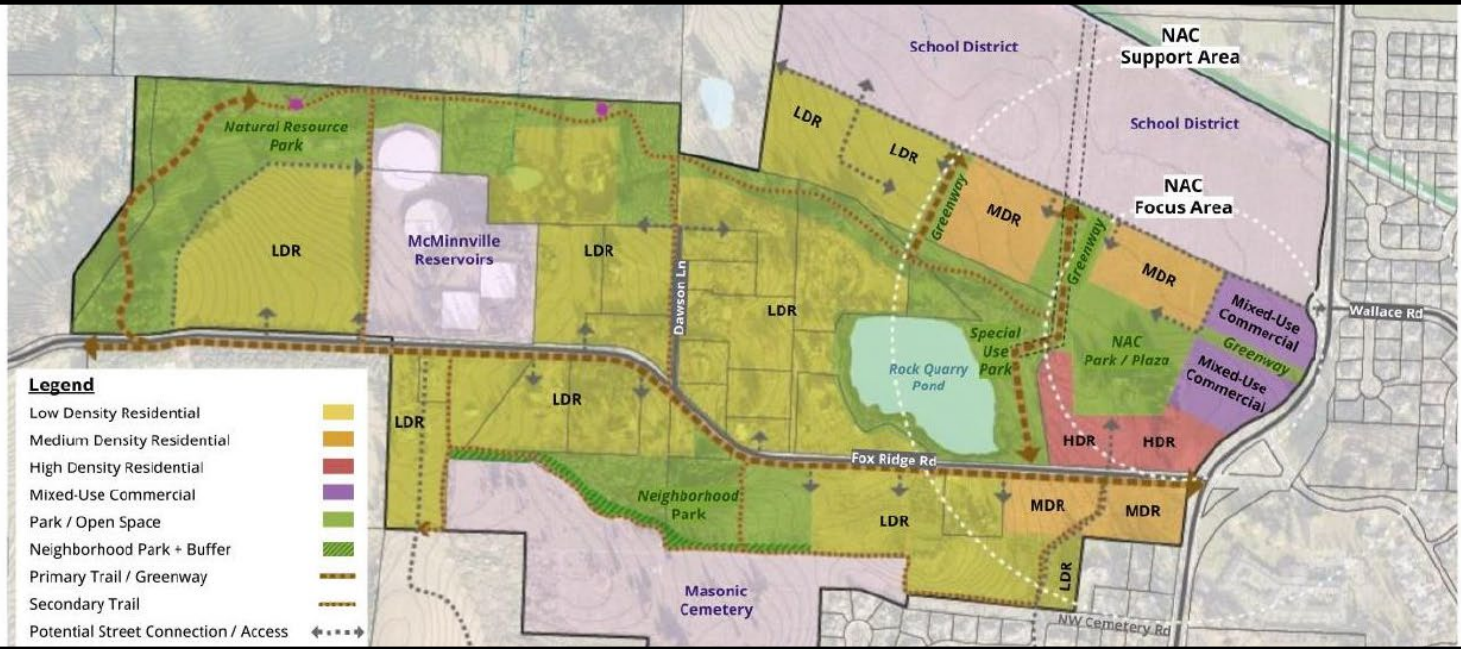
**Special Use Park:** 12.6 ac

**NAC Park / Plaza:** 5.0 ac

**Greenway Area (between bldgs):** 3.0 ac

#### Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed-Use Commercial
- Park / Open Space
- Neighborhood Park + Buffer
- Primary Trail / Greenway
- Secondary Trail
- Potential Street Connection / Access



Note: Acreages are reported as gross estimates and does not assume any rights-of-way deductions.

- Existing Public / Committed Use
- Natural Area
- Parcels
- View Point

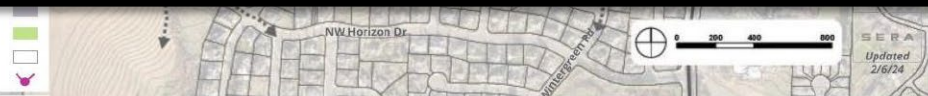


Figure 9. Preferred Land Use Concept.

# Fox Ridge Road Area Plan

To further provide services to support this residential area and to accommodate the park land need identified in the **2004 Park**

**Recreation and Open Space Plan** MGML

Area Plan should incorporate one neighborhood

minimum size to serve existing park service

development in this growth area along Fox

McMinnville. This park should be co-located

high school site. It should include opportunities

active recreation that is accessible to all residents

(or 1/2 mile) walk of their home. approximately

The neighborhood park should be placed to ensure that every residence is within a 1/2 mile of a neighborhood park, and due to slopes should likely be placed in the northern portion of the area.

The Fox Ridge Road Area also includes several natural and geographic features that provide an excellent opportunity for a natural resource community park.

<b>Neighborhood Park + Buffer:</b> 8.7 ac <i>Framework Plan target: 3-5 acres</i> <i>Parks Master Plan target: 5-13 acres</i>
<b>Natural Resource Park:</b> 29.5 ac <i>Framework Plan target: unspecified</i>
<b>Special Use Park:</b> 12.6 ac
<b>NAC Park / Plaza:</b> 5.0 ac
<b>Greenway Area (between bldgs):</b> 3.0 ac

**Natural Resource Community Park**

# # of Acres in Framework Plan

Land Need		Southwest	Fox Ridge Road	Riverside South	Redmond Hill Road	Booth Bend Road	Riverside North
Residential							
R-5	36 acres						
Parks							
Neighborhood Park	88.11 acres						
Community Park	58.84 acres						
Greenways/Natural Areas	106.81 acres						
Schools	43 acres						
Commercial	39.3 acres						
Industrial	Surplus						

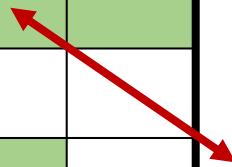
**Neighborhood Park + Buffer: 8.7 ac**  
*Framework Plan target: 3-5 acres*  
*Parks Master Plan target: 5-13 acres*

**Natural Resource Park: 29.5 ac**  
*Framework Plan target: unspecified*

**Special Use Park: 12.6 ac**

**NAC Park / Plaza: 5.0 ac**

**Greenway Area (between bldgs): 3.0 ac**



# Fox Ridge Road Area Plan

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To further provide services to support this residential area and to accommodate the park land need identified in the **June 2024 Parks, Recreation and Open Space Plan** MGMUP, the Fox Ridge Road Area Plan should incorporate one neighborhood park of **a 5-acre minimum size to serve existing park service gaps as well as future development in this growth area along Fox Ridge Road in western McMinnville.** This park should be co-located on or near the future high school site. It should include opportunities for passive and active recreation that is **accessible to all residents with a 10-minute (or ½ mile) walk of their home.** ~~approximately 3 - 5 acres in size. The neighborhood park should be placed to ensure that every residence is within a ½ mile of a neighborhood park, and due to slopes should likely be placed in the northern portion of the area.~~ The Fox Ridge Road Area also includes several natural and geographic features that provide an excellent opportunity for a natural resource ~~community~~ park.

# PUBLIC TESTIMONY

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- **Mark Davis (letter), dated November 6, 2024**
- **Rob Hallyburton (email), representing Friends of Yamhill County, dated November 6, 2024**



# Issues Raised

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- **# of Acres Reduced in the UGB Expansion Area per the PROS Plan**
- **Parks on Buildable Acres versus Unbuildable Acres**
- **Comprehensive Plan Policy #170.18**

# # of Acres in Framework Plan

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**MGMUP:** Ordinance No. 5098 adopted the Framework Plan as part of the Comprehensive Plan, identifying the need and potential location for 254 acres of park land in the UH Comprehensive Plan areas of the McMinnville Urban Growth Boundary. This was based on 14 acres of park land per 1000 capita for a population of 44,055 (2003 – 2023)

$$44,055/1000 = 44.05 \times 14 \text{ acres} = 616.77 \text{ acres}$$

**PROS Plan:** PROS Plan reduces the level of service for park land to 10.3 acres per 1000 capita, but plans for a population of 47,498 people (2021 – 2041).

$$47,498/1000 = 47.498 \times 10.3 \text{ acres} = 489.23 \text{ acres}$$

$$616.77 - 489.23 = 127 \text{ acres}$$

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$$47,498/1000 = 47.498 \times 10.3 \text{ acres} = 489.23 \text{ acres}$$

$$616.77 - 489.23 = 127 \text{ acres}$$

Mark Davis's calculations do not account for the additional population growth in the new planning horizon.

# # of Acres in Framework Plan

The PROS Plan Update reduces the adopted park land in the UGB expansion areas in the following ways: 1) overall acreage reduction = 50% and 2) community/neighborhood park acreage = 74% reduction.

Type of Park Land	MGMUP Framework Plan (adopted 2020)*	PROS Plan (adopted 2024)**	Overall Difference
Total Acreage	254.00	127.00	-50%
Community Parks	58.84	20.00	-66%
Neighborhood Parks	88.11	18.70	-89%
Greenways/Natural Areas	106.81	87.90	-18%

Potential Assignment of Land Need: (the park land in this table was amended in \_\_\_\_, 2025 per the June 2024 PROS Plan)

Land Need		Southwest	Fox Ridge Road	Riverside South	Redmond Hill Road	Booth Bend Road	Riverside North
Residential							
R-5	36 acres						
Parks							
Neighborhood Park	18.70 88.11 acres					Delete	
Community Park	20.00 58.84 acres		Delete				
Greenways/Natural Areas	87.90 106.81 acres						
Schools	43 acres						
Commercial	39.3 acres						
Industrial	Surplus						

**Acreage assumptions for UH areas are derived from Appendix C of the PROS Plan, C7 and C8**

# Buildable Acres vs. Unbuildable Acres

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## Decision-Making Relative to Park Locations:

Park locations not determined by buildable versus unbuildable acreage.

- Determined by other policies based on equity principles, such as:
  - ❖ proximity to residential development (1/2 mile locational factor)
  - ❖ socio-economic demographics
  - ❖ underrepresented populations
  - ❖ density of residential development.
- Special Flood Hazard Area (Floodway and Floodplain) is protected by recent Endangered Species Act lawsuit and FEMA settlement mandate. No net loss of pervious area and vegetation.
- Unbuildable acreage quoted includes waterways, steep slopes, and protected habitats.

# Policies About Locations

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- 170.06 The City shall encourage the siting of parks and public spaces in or adjacent to neighborhood activity centers. (Ord. 5098, December 8, 2020)*
- 170.07 The City of McMinnville shall strive to provide access to public and private green space and natural areas within a ½ mile radius of most residents.*
- 170.13 The City of McMinnville should plan for the location of parks in the proximity of under-represented, under-served neighborhoods and/or high-density developments.*

# Buildable Acres vs. Unbuildable Acres

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The following Comp Plan policy does not require the City locate all park land that is not neighborhood and community parks in unbuildable acreage:

163.05 *The City of McMinnville shall locate future community and neighborhood parks above the boundary of the 100-year floodplain. Linear parks, greenways, open space, trails, and special use parks **are appropriate** recreational uses of floodplain land to **connect** community and other park types to each other, to neighborhoods, and services, **provided that** the design and location of such uses can occur with minimum impacts on such environmentally sensitive lands. (Ord. 4840, January 11, 2006)*

# Buildable Acres vs. Unbuildable Acres

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In fact, the proposed comprehensive plan policy amendments focus on the protection of the natural habitat of our flood plain areas:

163.05 *Parks (private and public) in flood zones shall be managed and designed to work with natural systems maximizing mitigation potential and designed to adapt to changes in the natural systems. The City of McMinnville shall locate future community and neighborhood parks above the boundary of the 100-year floodplain. Linear parks, greenways, open space, trails, and special use parks are appropriate recreational uses of floodplain land to connect community and other park types to each other, to neighborhoods, and services, provided that the design and location of such uses can occur with minimum impacts on such environmentally sensitive lands.*  
(Ord. 4840, January 11, 2006)

164.00 *The City of McMinnville shall continue to **protect** ~~acquire~~ floodplain lands through the provisions of Chapter 17.53 (Land Division Standards) of the zoning ordinance and other available means, for future use as natural areas **and** open spaces, ~~and/or parks.~~*



# Buildable Acres vs. Unbuildable Acres

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## No Legal Requirement:

- ❖ Dismissed by Director Bateman Decision Order #001943, 08.01.24

*(Comp Plan Policy #163.05 “is not a mandate.” It is premature to determine the appropriate proportion of park lands that should be located on non-buildable lands. . . . The City should consider the location of parks on non-buildable lands during its land-use efficiencies analysis.)*  
(page 26)

- ❖ Dismissed by Land Conservation and Development Commission, 10.22.24

*(As defined in OAR 660-008-0005(2), lands that may be considered unbuildable for residential uses include floodplains, slopes of 25 percent or greater, and lands constrained by natural hazards or subject to natural resources projection measures. For the same reasons, some of these areas may not be appropriate for park uses as well, and it is reasonable and conforming with the purposes of the Goals for the city to make the determination of where and what type of park lands are needed to meet the community’s needs.”)*  
(page 11 and 12)

# Comp Plan Policy #170.18

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***170.18 Notwithstanding the identification of land in the PROS Plan as appropriate for acquisition by the City as publicly owned parkland, the Parks and Recreation Director has the authority to not acquire such land if the acquisition of such land will not meet the needs and interests of the City, based on the analysis of the standards and analysis of the PROS Plan.***

**City Response: This was vetted and discussed at the 10.22.24 joint work session of the Planning Commission and City Council, with the direction to move forward with the recommendation.**

# CITY COUNCIL OPTIONS

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## Per Section 17.72.130(c)(6) of the McMinnville Municipal Code:

Upon receipt of the decision of the Planning Commission, the City Council shall:

- a. Adopt an ordinance effecting the proposed change as submitted by the Planning Commission, or
- b. Adopt an ordinance effecting the proposed change in an amended form, or
- c. Refuse to adopt the amendment through a vote to deny providing findings for the denial, or
- d. Call for a public hearing on the proposal, subject to the notice requirements stated in Section 17.72.120(D).

# ORDINANCE NO. 5157 –

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## Staff Recommended Amendments

- **Exhibit A: Adopt the PROS Plan as a supplemental document to the Comp Plan.**
  - **Chapter 1 – Introduction**
  - **Chapter 2 – Park System Snapshot (except for pages 36 – 43)**
  - **Chapter 3 – Vision, Goal, and Objectives (except for pages 56 – 63)**
  - **Chapter 4 – Opportunities**
  - **Chapter 5 – Action Plan (except for pages 99 – 109)**
  - **All Appendices to the PROS Plan**
  
- **Exhibit B: Amend Volume I of the Comp Plan – Background Information**
  - **Does not include Goal 5, “Open Spaces”**
  
- **Exhibit C: Amend Volume II of the Comp Plan – Goals and Policies**
- **Exhibit D: Amend Volume III of the Comp Plan – Framework Plan**
- **Exhibit E: Findings and Decision Document**

# CITY COUNCIL OPTIONS

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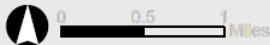
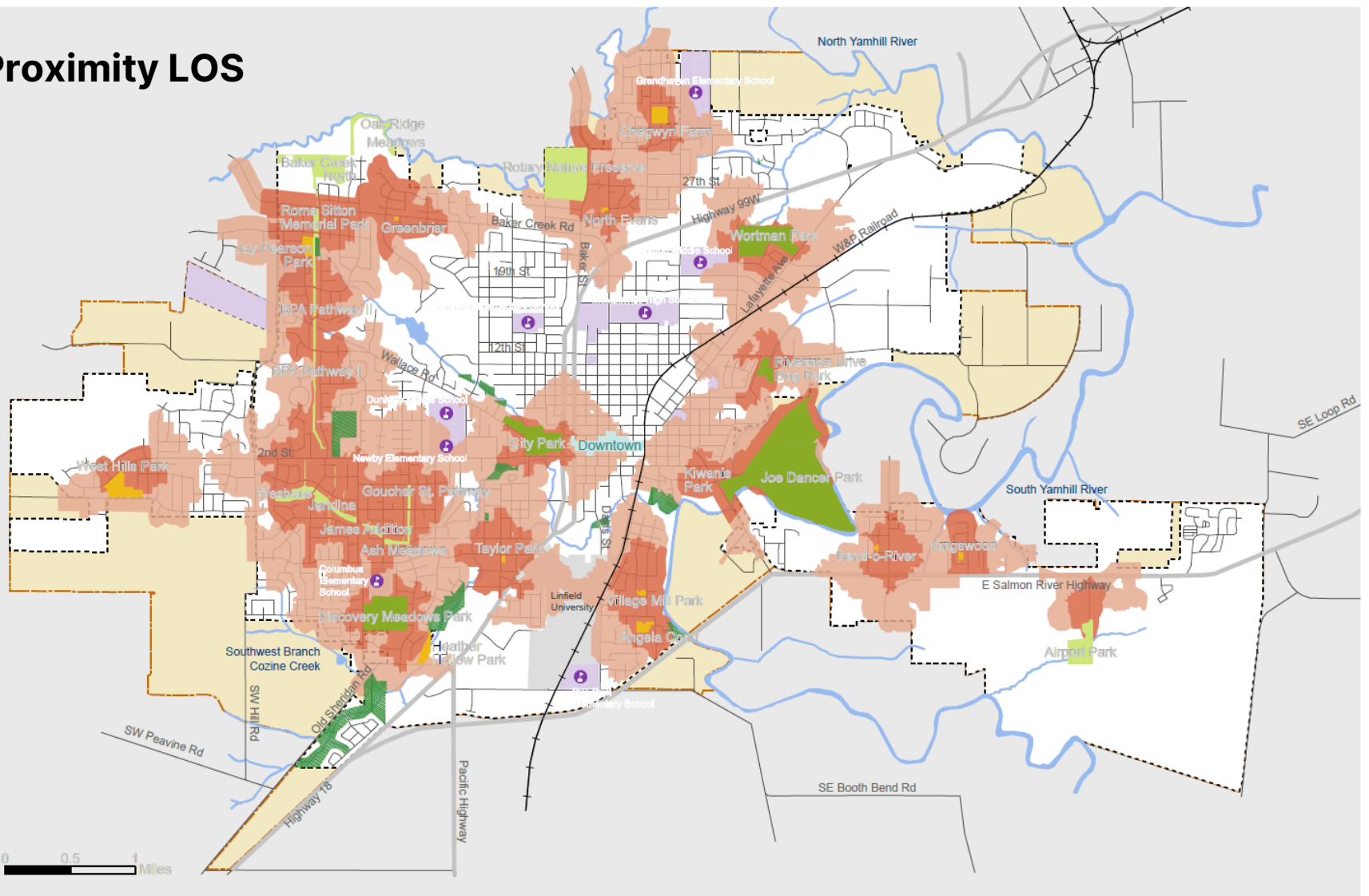
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# Proximity LOS



## Park and Recreation Facilities

- Community Parks
- Mini-Parks/Playlots
- Linear/Trail Parks
- Undeveloped Parks/  
Open Space

**M I G** Source: City of McMinnville, 2022

## Developed Parks Service Area

- 1/4 Mile Walk
- 1/2 Mile Walk

## Base Map Features

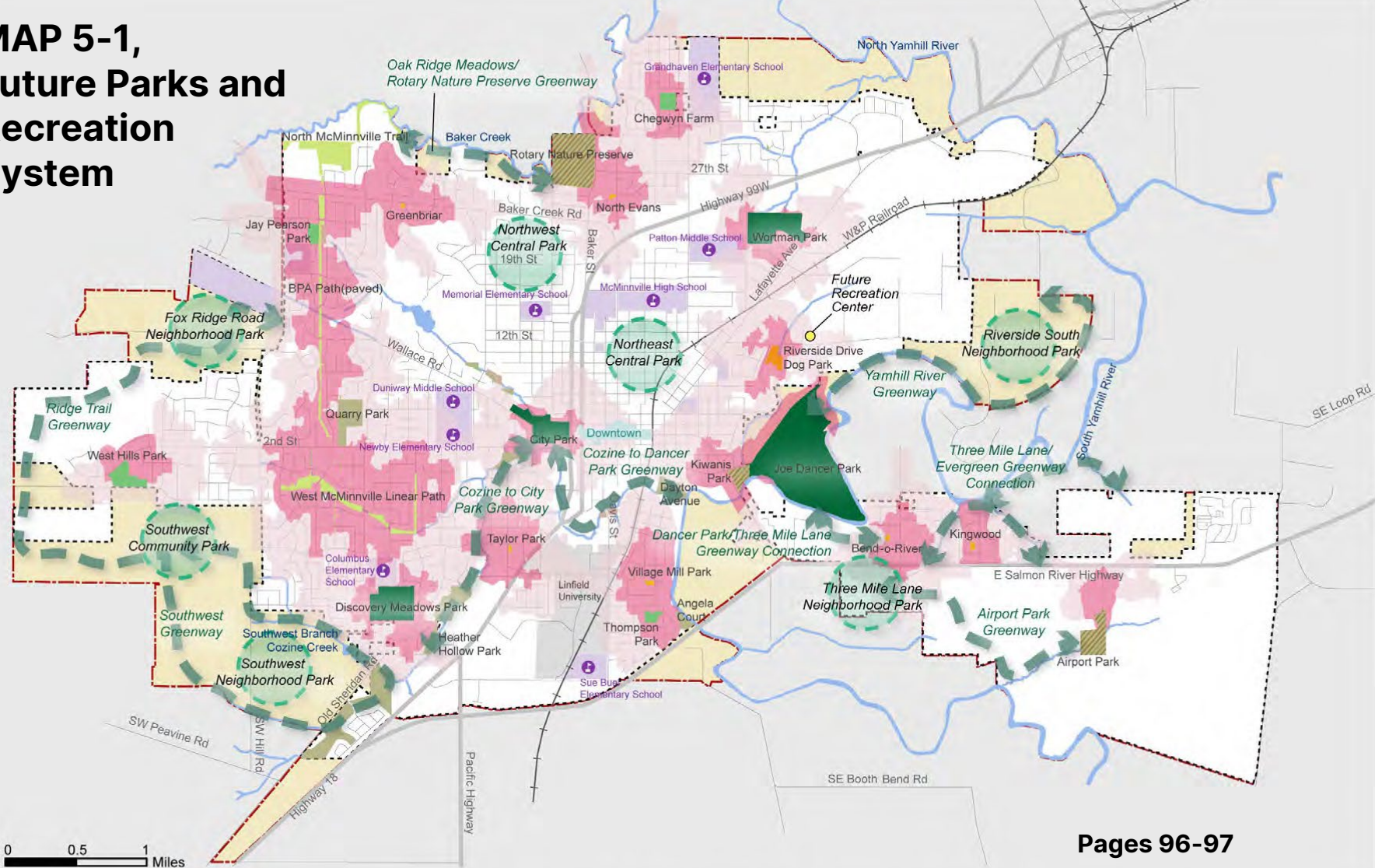
- Streets
- Railroads
- School District Property
- Water Bodies
- City Boundary
- Urban Growth Boundary



City of McMinnville Parks, Recreation and Open Space Plan

**Developed Parks Service Area**

# MAP 5-1, Future Parks and Recreation System



### Park and Recreation Facilities

- Community Parks
- Neighborhood Parks
- Linear/Trail Parks
- Developed Natural Areas
- Undeveloped Natural Areas
- Parklettes
- Special Use Parks
- Undeveloped Parks

### Developed Parks Service Area

- 1/4 Mile Walk
- 1/2 Mile Walk

### Future Parks and Trails

- Proposed Park Search Areas
- Proposed Greenways

### Base Map Features

- Major Streets
- Streets
- Railroads
- School District Property
- Linfield University
- Water Bodies
- City Boundary
- Urban Growth Boundary