



COMMUNITY DEVELOPMENT DEPT.
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311

www.mcminnvilleoregon.gov

January 29, 2026

Property Owner

RE: Property Owner Notice - Natural Hazards Planning Program

Dear Property Owner,

This letter is to let you know that the public hearing process for the City's Natural Hazards Planning Program will resume at the Planning Commission meeting on **February 19, 2026, at 6:30 p.m.**, held at **Kent Taylor Civic Hall, 200 NE Second Street**.

State law requires cities to plan for natural hazards in order to reduce risks to people and property. As part of this requirement, the City has been reviewing hazard data for McMinnville and developing a **Natural Hazards Overlay Zone** to guide future development in areas where natural hazards may be present.

Your property may be located within the proposed Natural Hazards Overlay. This notice is intended to inform you about the program and provide an opportunity to participate in the public review process.

The Natural Hazards Overlay Zone includes two sub-districts:

- **Natural Hazards Mitigation Zone (NH-M)**

This zone applies to properties with one or more identified hazards. Development may still occur, but additional site-specific information (such as a geotechnical or wildfire hazard report) may be required to help determine appropriate building standards.

- **Natural Hazards Protection Zone (NH-P)**

This zone applies to properties with multiple hazards where development intensity should be limited to reduce risk to people. In these areas, development is generally limited to lower-intensity uses, and higher-density residential or large commercial developments are not allowed.

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In **2023**, the City initiated the public hearing process for this program and mailed an initial notice to affected property owners. Following several public hearings and extensive public input, the City paused the process to further evaluate the state requirements, the technical data, and potential impacts to property owners.

Based on feedback received, the City made the following revisions to the proposed program:

1. While the City is required to use the best available hazard data, we recognize that this data has margins of error. Properties whose risk scores were close to the highest threshold of the Mitigation Zone but originally identified to be in the Protection Zone were shifted into the **Mitigation Zone** to allow additional site-specific evaluation before development decisions are made.
2. The range of reports that may be required for properties in the **Mitigation Zone** was expanded to better match the specific hazards identified on a property.

Both of these changes are reflected in the revised recommendations now under review. Additional information about the Natural Hazards Planning Program, including an **interactive map** that allows you to look up your property, is available on the City's website at: <https://www.mcminnvilleoregon.gov/cd/page/natural-hazards>. You may also find the page by typing "Natural Hazards" into the search bar at www.mcminnvilleoregon.gov.

If you have any questions or would like to discuss how this program may relate to your property, please feel free to reach out to me at **503-474-5107** or Heather.Richards@mcminnvilleoregon.gov. This is a complex program, and our goal is to ensure that property owners are informed and able to participate in the public process if they choose.

With Regards,



Heather Richards,
Community Development Director