



Planning Department

231 NE Fifth Street • McMinnville, OR 97128

(503) 434-7311 Office • (503) 474-4955 Fax

www.mcminnvilleoregon.gov

Office Use Only:

File No. ZC 1-25

Date Received 6/24/2025

Fee \$7,311.00

Receipt No. 211586

Received by AW

569-25-000138-PLNG

Comprehensive Plan Map Amendment/ Zone Change Application

Applicant Information

Applicant is: ☒ Property Owner ☐ Contract Buyer ☐ Option Holder ☐ Agent ☐ Other _____

Applicant Name Chapul, LLC Phone 916-756-1070

Contact Name Sayla Grom, Director of Project Development

Phone _____

(If different than above)

Address 1140 NE Alpine Ave

City, State, Zip McMinnville, OR 97128

Contact Email sayla@chapulfarms.com

Property Owner Information

Property Owner Name Chapul, LLC

Phone _____

(If different than above)

Contact Name Patrick Crowley, CEO

Phone _____

Address 1140 NE Alpine Ave

City, State, Zip McMinnville, OR 97128

Contact Email sayla@chapulfarms.com

Deemed Complete

September 4, 2025

**Community
Development Center**

Site Location and Description

(If metes and bounds description, indicate on separate sheet)

Property Address 4150 NE Riverside Dr, McMinnville, OR 97128

Assessor Map No. R4 -414 - 01000 Total Site Area 9.0000

Subdivision McMinnville Industrial Park

Block _____ Lot _____

Comprehensive Plan Designation Industrial

Zoning Designation M1

This request is for a:

☐ **Comprehensive Plan Amendment**

☒ **Zone Change**

1. What, in detail, are you asking for? State the reason(s) for the request and the intended use(s) of the property.

Production of BSFL and Frass require the use of organic feedstocks. These feedstocks are both herbivore and pre-consumer, and are managed in a way that prioritizes environmental stewardship and operational cleanliness. Our eventual goal is to expand the range of accepted feedstocks to include those that may be considered wastes, particularly those that would contribute meaningfully to the state's broader waste management and upcycling efforts. We are currently working with Oregon Department of Environmental Quality to ensure that all appropriate permits are obtained to support the environmentally focused manufacturing operation. One such operating permit, depending on the feedstocks used, may be a DEQ solid waste permit. This zoning change to M2 General Industrial would allow us to pursue a conditional use permit for a waste-related facility. Although this operation may eventually be covered under a solid waste permit, it is best described as an industrial operation.

2. Show in detail, by citing specific goals and policies, how your request is consistent with applicable goals and policies of the McMinnville Comprehensive Plan (Vol. 2).

This rezoning request supports key objectives outlined in the McMinnville Comprehensive Plan, Volume II. It aligns with Goal IV 1 by contributing to the growth and diversification of McMinnville's economy and creating high-quality employment opportunities in sustainable manufacturing. The facility will upcycle organic byproducts into beneficial agricultural inputs, advancing Goal IV 5, which encourages the growth of the city's industrial base through the designation of appropriate lands.

The property is situated within a broader industrial area and is well-suited for a use that is manufacturing in form and function. The transition from M1 to M2 zoning will enable a compatible industrial use that meets the intent of Goal IV 6, which calls for efficient, well-located, and environmentally responsible industrial development. The operation will be fully enclosed, utilize odor and emission controls, and maintain compatibility with adjacent land uses—supporting the City's goal of protecting the health and welfare of the community while promoting orderly development of its industrial zones.

By enabling this rezoning, the City facilitates the development of an innovative industrial operation that reflects modern sustainability standards and makes effective use of existing infrastructure in a designated employment area.

3. If your request is subject to the provisions of a planned development overlay, show, in detail, how the request conforms to the requirements of the overlay.

Not applicable.

4. If you are requesting a Planned Development, state how the proposal deviates from the requirements of the Zoning Ordinance and give justification for such deviation.

This request is not seeking broad deviations from the Zoning Ordinance beyond the change in base zoning from M1 to M2 to allow for a conditional use permit related to feed and fertilizer production. The purpose of this shift is to enable our facility to accept a broader range of pre-consumer organic byproducts, which are currently not allowed under M1 zoning.

This adjustment will allow us to scale our environmental impact by responsibly processing materials that are otherwise difficult to divert from disposal. All activities will occur within an enclosed building designed to meet or exceed environmental control standards. The request is not intended to circumvent development standards but rather to align zoning with the nature of the operation and its environmental goals.

5. Considering the pattern of development in the area and surrounding land uses, show, in detail, how the proposed amendment is orderly and timely.

The proposed amendment is both orderly and timely given the established pattern of industrial development in the surrounding area. The site is located within an existing industrial corridor, surrounded by M1 and M2-zoned properties that host light manufacturing, food processing, logistics, and distribution facilities. Rezoning this property from M1 to M2 will bring it into closer alignment with adjacent and nearby land uses, ensuring consistency across the industrial zone and supporting continued economic development in this part of McMinnville.

The timing of the request is also appropriate, as we are actively upgrading and repurposing an existing industrial building for long-term use. Rezoning to M2 will allow for the establishment of an environmentally focused manufacturing operation that may require a conditional use permit, enabling the facility to accept a broader range of organic byproducts and contribute to statewide resource recovery goals. This proactive reuse of existing infrastructure supports the City's goals for efficient land use and job creation without requiring significant new development or disruption to existing patterns.

6. Describe any changes in the neighborhood or surrounding area which might support or warrant the request.

The surrounding area has a long-established identity as an industrial corridor, anchored by the creation of the McMinnville Industrial Park in 1983 through a partnership between the City of McMinnville and McMinnville Industrial Promotions (MIP). This foundational investment in industrial infrastructure set the stage for decades of manufacturing and economic growth, and our site sits squarely within this planned area.

Today, the neighborhood continues to evolve with modern industrial uses, including food processing, advanced manufacturing, and logistics. Our request to rezone from M1 to M2 reflects the natural progression of this area toward higher-capacity, more flexible industrial uses. In parallel, there is growing regional and statewide momentum behind sustainable resource management and circular economy solutions. Our project is aligned with these trends and will upgrade an existing industrial facility to support enclosed manufacturing operations that upcycle organic byproducts into valuable agricultural inputs.

By building on the area's original intent and adapting to current environmental and economic priorities, this rezoning supports both the legacy and the future of McMinnville's industrial landscape.

7. Document how the site can be efficiently provided with public utilities, including water, sewer, electricity, and natural gas, if needed, and that there is sufficient capacity to serve the proposed use.

The site is located within McMinnville's established industrial district and is currently served by public utilities, including water, sewer, and electricity, with sufficient capacity to support the proposed use. Municipal water and sanitary sewer services are available on site, and electrical service is provided by McMinnville Water & Light, with infrastructure in place to meet the facility's operational demands.

While natural gas is not currently connected to the building, we are planning to add it as part of our facility upgrade. NW Natural has active gas lines in the adjacent street, making the connection feasible without the need for major off-site improvements. All utilities can be provided efficiently within the existing industrial framework, and we are coordinating with the appropriate service providers to ensure a smooth implementation aligned with the timeline of our project.

8. Describe, in detail, how the proposed use will affect traffic in the area. What is the expected trip generation?

The proposed use is not expected to significantly affect traffic in the area. The facility will continue to operate within the typical range of trip generation for industrial uses in this zone. All vehicle access and circulation patterns will remain the same, and no increase in the frequency or scale of truck traffic is anticipated beyond what is already permitted and common in the surrounding industrial district.

Deliveries of inbound materials and outbound shipments will follow existing industrial standards, with traffic limited to a manageable number of trucks and employee vehicles per day. The site is well-positioned within the industrial park with direct access to established roadways designed to accommodate commercial and freight traffic. As such, the proposed use is not expected to create any adverse impacts on street capacity, safety, or traffic flow in the area.

In addition to this completed application, the applicant must provide the following:

- ☒ *A site plan (drawn to scale, with a north arrow, legible, and of a reproducible size), indicating existing and proposed features within and adjacent to the subject site, such as: access; lot and street lines with dimensions; distances from property lines to structures; improvements; and significant features (slope, vegetation, adjacent development, drainage, etc.). If of a larger size, provide five (5) copies in addition to **an electronic copy** with the submittal.*
- ☒ *A legal description of the parcel(s), preferably taken from the deed.*
- ☒ Compliance of Neighborhood Meeting Requirements.
- ☒ *Payment of the applicable review fee, which can be found on the Planning Department web page.*

I certify the statements contained herein, along with the evidence submitted, are in all respects true and are correct to the best of my knowledge and belief.

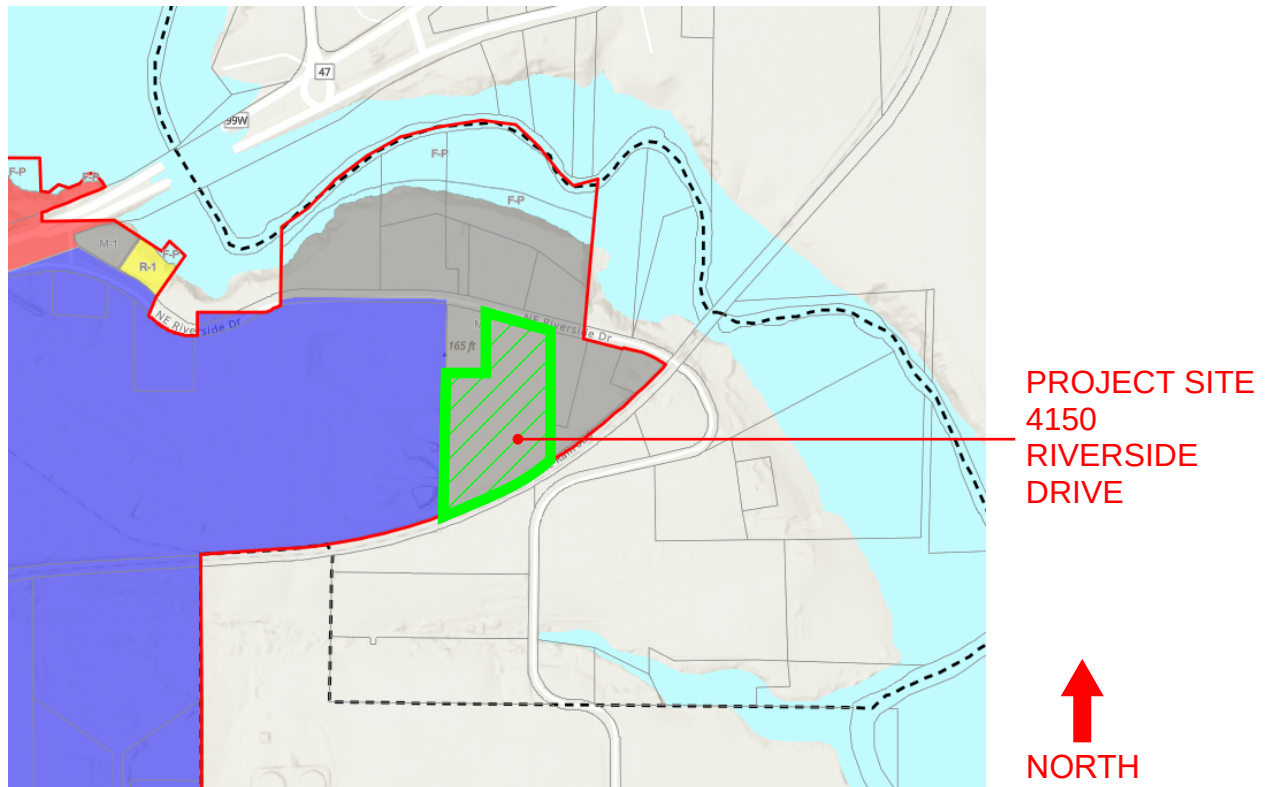


Applicant's Signature 6/23/25
Date



Property Owner's Signature 6/23/25
Date

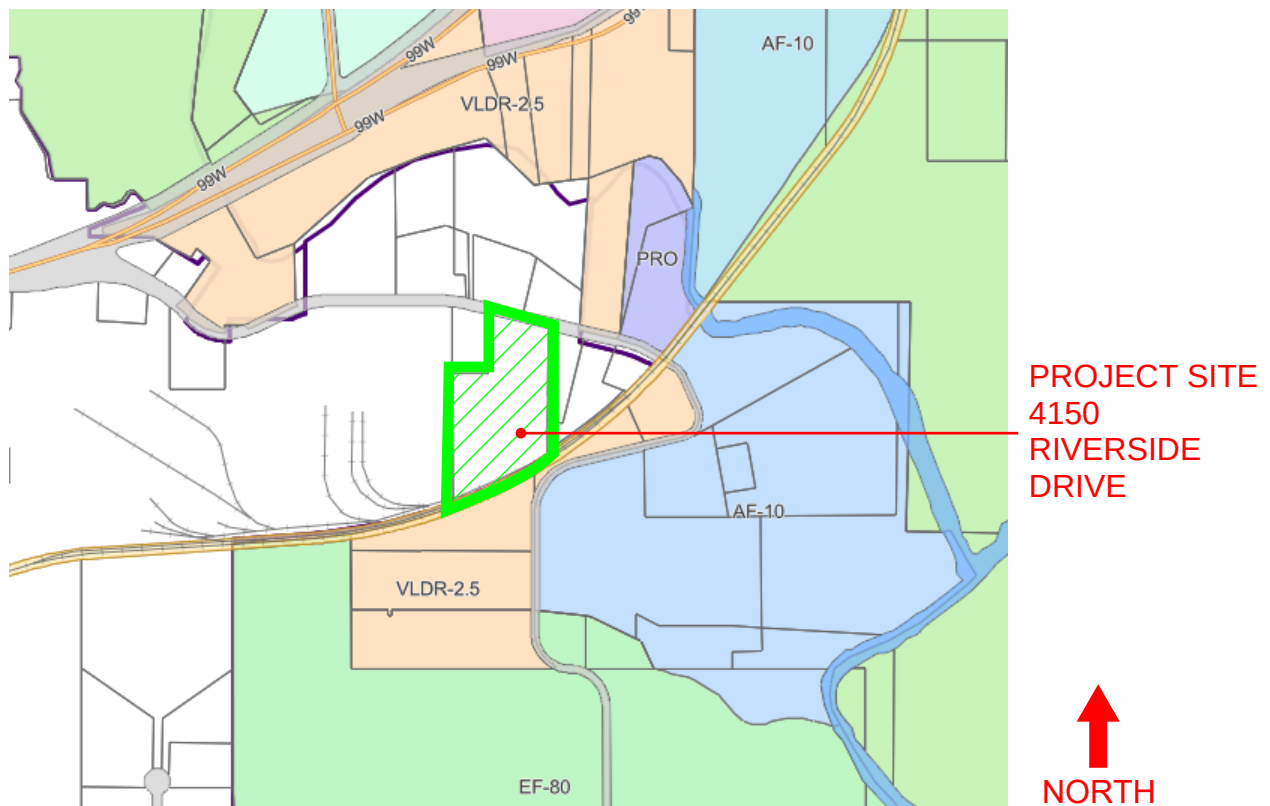
ADJACENT LAND USES TO 4150 RIVERSIDE DRIVE, McMINNVILLE, OR
WITHIN CITY OF McMINNVILLE BOUNDARIES



LEGEND: LAND USES

-  M-1 LIGHT INDUSTRIAL
-  M-2 GENERAL INDUSTRIAL
-  R-1 SINGLE FAMILY RESIDENTIAL
-  C-3 GENERAL COMMERCIAL ZONE
-  FP FLOOD PLAN
-  SEE COUNTY MAP FOR USES
-  McMINNVILLE CITY BOUNDARY

ADJACENT LAND USES TO 4150 RIVERSIDE DRIVE, McMINNVILLE, OR
WITHIN COUNTY BOUNDARIES



LEGEND: LAND USES

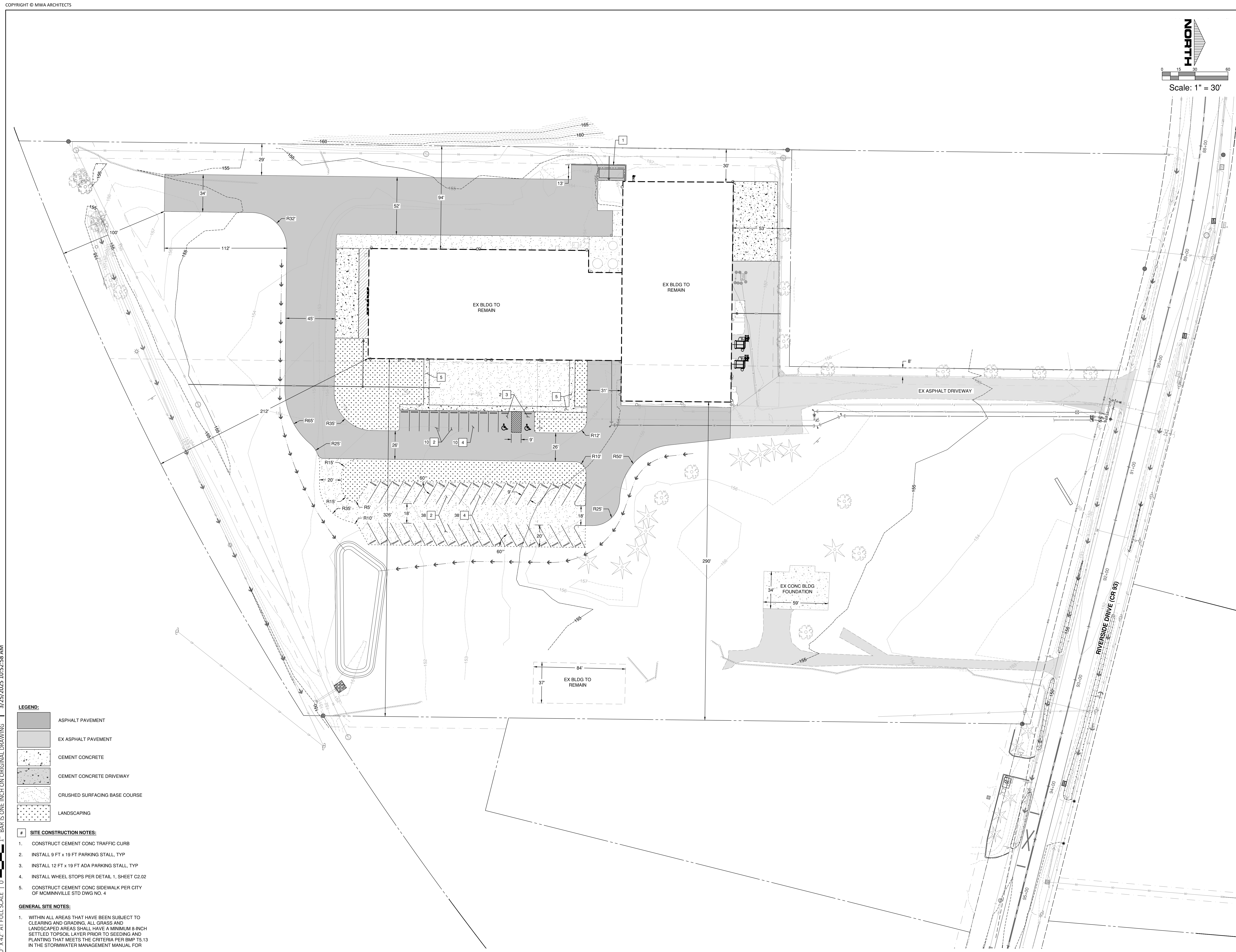
-  VLDR2.5 VERY LOW DENSITY RESIDENTIAL
-  PRO PARKS AND RECREATION SPACE
-  AF-10 AGRICULTURE AND FORESTRY
-  SEE CITY OF McMINNVILLE MAP FOR USES
-  McMINNVILLE CITY BOUNDARY

CHAPUL FARMS
4150 RIVERSIDE DRIVE
MCMINNVILLE, OREGON

[illegible]

ISSUANCE	
DESIGN DEVELOPMENT	
DATE	
07-11-2025	
SCALE	
As indicated	
PROJECT NUMBER	
021001.22	
DRAWN BY	HSS
CHECKED BY	CJG
APPROVED BY	CLR
DRAWING TITLE	
SITE PLAN	

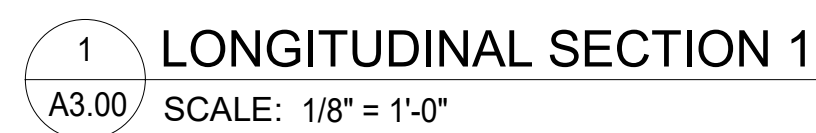
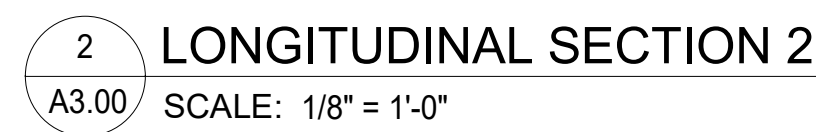
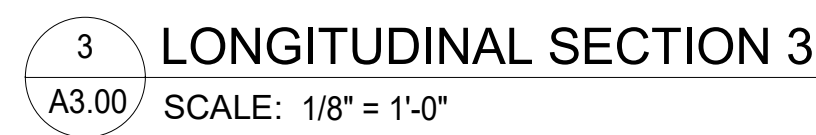
SHEET NUMBER
C2.00



1 KEYNOTES

Key Value	keynote Text
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LEGEND

[illegible]

ISSUANCE
PRE-APP

DATE _____

01.17.25

SCALE

As indicated

PROJECT NUMBER

2021001.22

DRAWN BY

CHECKED BY

APPROVED BY _____

DRAWING TITLE
BUILDING SECTIONS

SHEET NUMBER

A3.00

Stormwater Approach

For the onsite improvements, the increased runoff will be detained onsite and be released at the required pre-developed 10-year existing peak runoff rate. Currently, stormwater runoff from the site discharges to a ditch and culvert north of the railroad in the southeast corner of the site. The proposed detention pond will continue to be released to this location.

The north portion of the existing driveway and the driveway approach will remain in the same location. Due to the site's flat terrain, grading the northern portion of the driveway to the detention pond is not feasible. The runoff from this portion of the driveway currently sheet flows from west to east and disperses over the existing lawn that is to remain. Since there will be no new impervious surface for this portion of the site, stormwater detention is not necessary for this basin and the runoff will continue to disperse to the pervious area east of the existing driveway.

The frontage improvements in the right-of-way are less than 6,000 SF of new impervious surface. The pre-developed 10-year runoff from the existing road is estimated to be 0.31 cfs. After the development of the half-width frontage improvements, the runoff is expected to increase to 0.39 cfs for the 10-year storm event, resulting in an increase of less than 0.1 cfs. Therefore, we are not proposing detention for these offsite improvements in right-of-way.

Per Appendix E of the Storm Drainage Master Plan, stormwater quality treatment facilities are required for industrial developments that create more than 5 acres of impervious area. The total area for both new and replaced impervious surface after site improvements is 3.07 acres, which is less than the 5-acre threshold listed in the master plan; therefore, stormwater treatment is not required for this project.

EXHIBIT B

LEGAL DESCRIPTION FOR PROPERTY

The Land referred to herein below is situated in the County of Yamhill, State of Oregon, and is described as follows:

PARCEL 1: BEING A PART OF THE JOSEPH R. YOUNG DONATION LAND CLAIM, NOTIFICATION NO. 1231, CLAIM NO. 68 IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE SET ON THE SOUTHERLY MARGIN OF THE COUNTY ROAD, AT A POINT 29.7 FEET SOUTH AND 203.0 FEET SOUTH $76^{\circ}30'$ EAST FROM STONE AT THE NORTHWEST CORNER OF SECTION 14; THENCE SOUTH 932.9 FEET TO A STAKE SET ON THE NORTHERLY MARGIN OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY, THE CENTER OF WHICH IS ON A 2° CURVE AND THE LONG CHORD OF WHICH BEARS NORTH $60^{\circ}46'$ EAST, 370.4 FEET; THENCE FOLLOWING NORTHEASTERLY AND ALONG THE NORTHERLY MARGIN OF SAID RIGHT OF WAY TO THE SOUTHWEST CORNER OF LOT NO. 1 OF COUNTY SURVEY NO. 3032; THENCE NORTH 674.4 FEET TO THE STAKE AT THE NORTHWEST CORNER OF LOT NO. 1; THENCE NORTH $76^{\circ}30'$ WEST ALONG THE SOUTHERLY MARGIN OF COUNTY ROAD, 332.5 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF MC MINNVILLE, BY DEED RECORDED JULY 7, 1978 IN FILM VOLUME 130, PAGE 1665, DEED AND MORTGAGE RECORDS.

PARCEL 2: BEING A PART OF THE JOSEPH R. YOUNG DONATION LAND CLAIM, NOTIFICATION NO. 1231, CLAIM NO. 68 IN SECTION 14, TOWNSHIP 4 SOUTH, RANGE 4 WEST OF THE WILLAMETTE MERIDIAN IN YAMHILL COUNTY, OREGON, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIPE SET ON THE WEST LINE OF SECTION 14, AT A POINT 393.24 FEET SOUTH FROM A STONE AT THE NORTHWEST CORNER OF SAID SECTION 14; THENCE SOUTH ALONG THE SECTION LINE BETWEEN SECTIONS 14 AND 15, 704.86 FEET TO AN IRON PIPE SET ON THE NORTHERLY MARGIN OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY; THENCE NORTHEASTERLY ALONG THE NORTHERLY MARGIN OF SAID RIGHT OF WAY, THE CENTER LINE OF WHICH IS ON A 2° CURVE AND THE LONG CHORD OF WHICH BEARS NORTH $65^{\circ}57'$ EAST, 216.2 FEET TO AN IRON PIPE; THENCE NORTH 616.75 FEET TO AN IRON PIPE; THENCE WEST 197.40 FEET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 1, 2008.

NOTICE OF NEIGHBORHOOD MEETING

Chapul Farms – Rezone and Conditional Use Permit Application

Date of Meeting: Wednesday, June 18, 2025

Time: 6:00 PM

Location: Chapul Farms

4150 NE Riverside Drive, McMinnville, OR 97128

Dear Neighbor,

You are invited to a neighborhood meeting hosted by **Chapul Farms** to discuss a proposed land use application related to our site located at **4150 NE Riverside Drive** in McMinnville. This meeting is being held in accordance with the City of McMinnville's requirements for land use applications.

Proposal Summary:

We are requesting a **zone change from M-1 (Light Industrial) to M-2 (General Industrial)** and a **Conditional Use Permit**. There will be **no changes to the building structure or site footprint** as a direct result of this proposal. The purpose of this request is to allow for a broader range of organic feedstocks to be used in our indoor feed manufacturing process.

This meeting is an opportunity to ask questions, provide feedback, and better understand our plans for responsible facility operations and community impact.

Attachments:

- A copy of the **tax map/GIS map** identifying the site location
- A **conceptual site plan** for reference

If you have questions before the meeting or cannot attend and would like more information, please contact:

info@chapulfarms.com

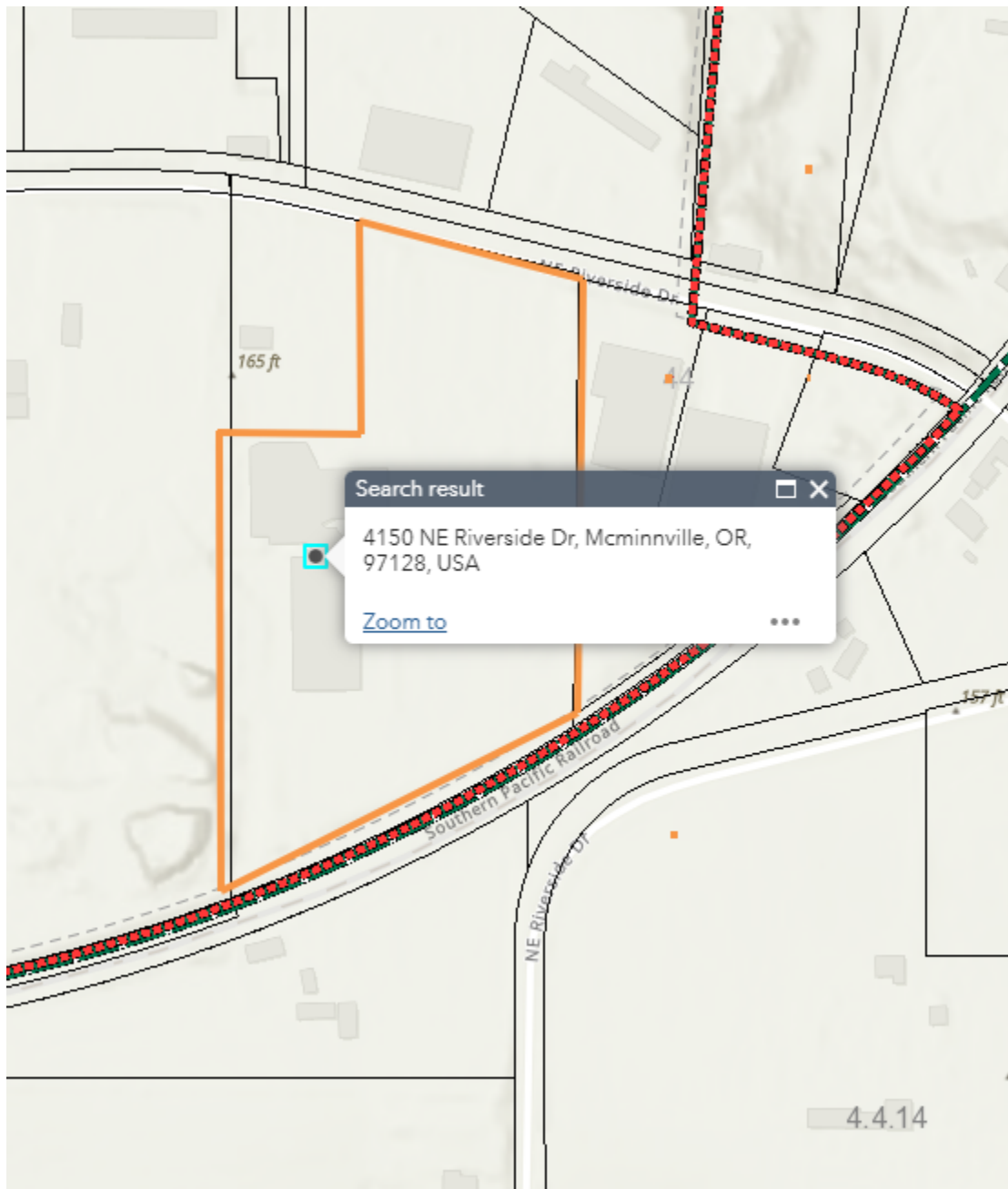
We look forward to hearing from you.

Sincerely,

The Chapul Farms Team

Tax Map / GIS Map

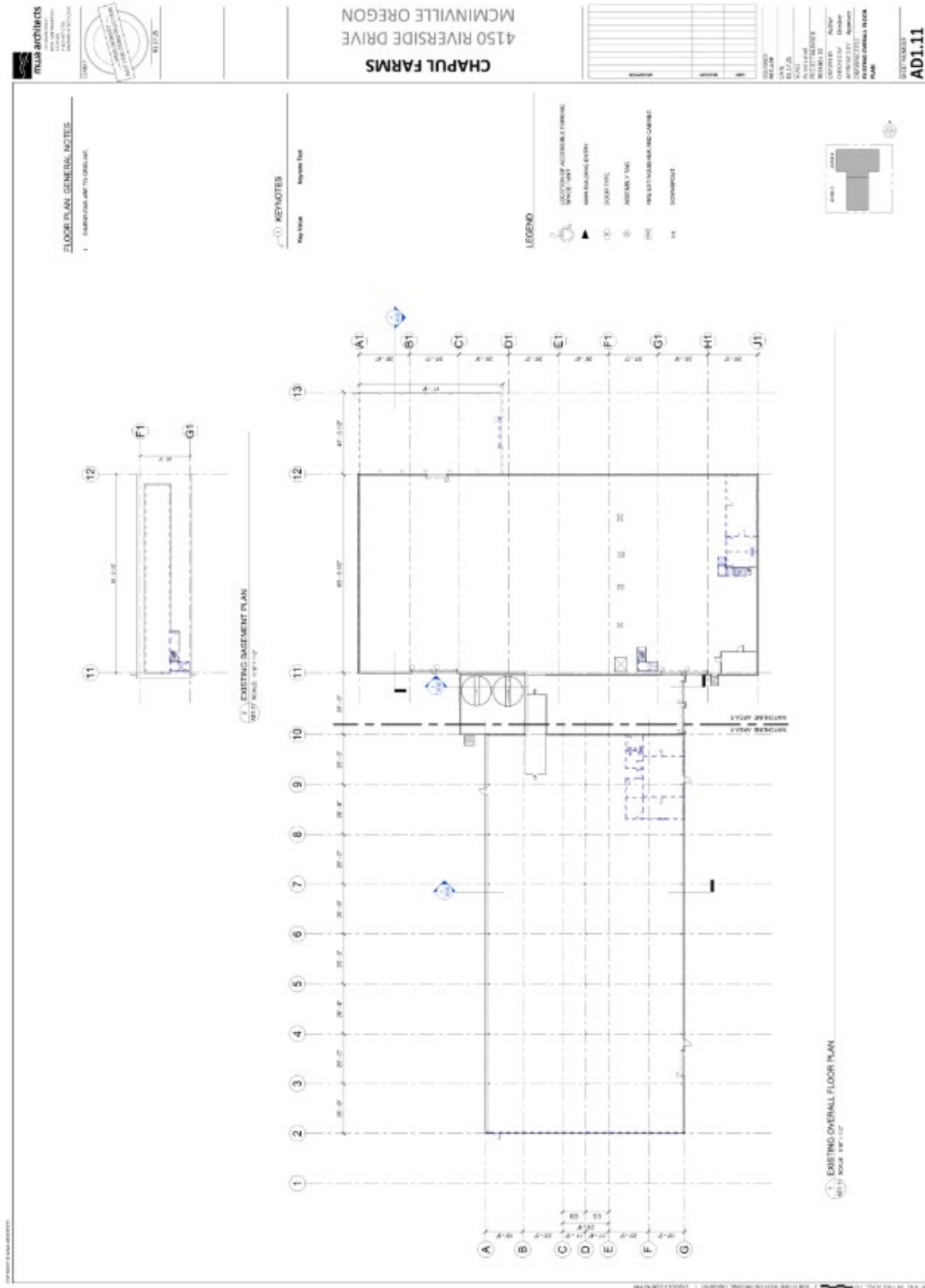
Source: <https://www.yamhillcountymaps.com/>



Conceptual Site Plan

Existing 45,000 sq ft building shown below.

This site plan reflects current conditions. Planned upgrades are in development and will be shared as design and permitting progress. Final layout may change. The rezoning and CUP application have no direct impact on the current site design.



PIN	ACCOUNT	SITUS	SITUS	SITUS	TOTAL TL ACRES	ACCOUNT ACRES	SA ACRES	LOT SF	OWNER	OWNER	OWNER	MAILING ADD	MAILING ADD	MAILING ADD	MAILING ADD	MAILING ADD	SALES DATE	SALES PRICE	DEED YEAR	DEED NUMBER	ZONE	primepin	Latitude	Longitude	Area	Area Units	Perimeter	Perimeter Units
R4414 01000		127507 4150 NE RIVERSIDE DR	MCMINNVILLE	97128	9	9		392040	CHAPUL LLC			1140 NE ALPINE AVE		MCMINNVILLE	OR	97128	11/1/2024	5850000	2024	10180		R4414 01000	45.228314	-123.155071	398286.7	Square Feet	2830.7	Feet
R4414 00802 E02		800337 4230 NE RIVERSIDE DR	MCMINNVILLE	97128	0	0		0	EVASION BREWING INC			1144 SW 58TH AVE		PORTLAND	OR	97221			0	0	556783	R4414 00802	45.228512	-123.153258	102883.9	Square Feet	1790.3	Feet
R4414 00800		127455 4180 NE RIVERSIDE DR	MCMINNVILLE	97128	1.47	1.47		64033	IRON GATE BEAVERTON 2 LLC			12406 SE 5TH ST M114		VANCOUVER	WA	98883	10/1/2019	2400000	2019	14068		R4414 00800	45.228779	-123.153676	69192.6	Square Feet	1261	Feet
R4411 02700		126964 4201 SE RIVERSIDE DR	MCMINNVILLE	97128	4.79	4.79		208652	THOMPSON JONATHAN E JR			4201 NE RIVERSIDE DR		MCMINNVILLE	OR	97128	11/14/2017	286500	2017	18241		R4411 02700	45.230716	-123.152805	203598.9	Square Feet	2247.7	Feet
R4414 00601		127419 4370 NE RIVERSIDE DR	MCMINNVILLE	97128	1	1		43560	REYNOLDS MICHAEL W			4370 NE RIVERSIDE DR		MCMINNVILLE	OR	97128	8/14/2014	255000	2014	10198		R4414 00601	45.227688	-123.153181	57613.1	Square Feet	1651.9	Feet
R4414 01200		127570 4400 NE RIVERSIDE DR			4.33	4.33	Farm: 3.33	188615	GARNER JESS M SR			5074 EAST COUNTY RD 126		BLYTHEVILLE	AR	72315	10/6/2003	0	2003	25703		R4414 01200	45.226737	-123.156309	203024.7	Square Feet	2562.9	Feet
R4415 00100		127981 3200 NE HIGHWAY 99W	MCMINNVILLE	97128	82.02	82.02		3572791	CASCADE STEEL ROLLING MILLS INC			ATTN: RYAN LLC	PO BOX 847	CARLSBAD	CA	92018			0	0		R4415 00100	45.22766	-123.162122	3589219.9	Square Feet	11126.8	Feet
R4414 01600		127650 4361 NE RIVERSIDE DR			20	20	Farm: 19	871200	CONFLUENCE PROPERTIES LLC			PO BOX 1007		MCMINNVILLE	OR	97128	8/25/2000	0	2000	12252		R4414 01600	45.226264	-123.151878	871804.3	Square Feet	4293.6	Feet
R4410 01003		395655 3885 NE RIVERSIDE DR	MCMINNVILLE	97128	2.77	2.77		120661	C C MEISEL CO INC			PO BOX 1097		WILSONVILLE	OR	97070			0	0		R4410 01003	45.230507	-123.156562	121120.2	Square Feet	1480.2	Feet
R4414 00802		556783 4230 NE RIVERSIDE DR	MCMINNVILLE	97128	2.26	2.26		98446	CLLT PROPERTIES LLC			PO BOX 478		MCMINNVILLE	OR	97128	10/31/2013	725000	2013	16757		R4414 00802	45.228512	-123.153258	102883.9	Square Feet	1790.3	Feet
R4414 00802 000E1		800177 4230 NE RIVERSIDE DR	MCMINNVILLE	97128	0	0		0	PRECISION ARTS CORP			PO BOX 478		MCMINNVILLE	OR	97128			0	0	556783	R4414 00802	45.228512	-123.153258	102883.9	Square Feet	1790.3	Feet
R4411 02601 000E1		800139 4035 NE RIVERSIDE DR	MCMINNVILLE	97128	0	0		0	ROYAL PACIFIC INDUSTRIES INC			PO BOX 518		RAINIER	OR	97048			0	0	126946	R4411 02601	45.230338	-123.154982	106420	Square Feet	1311.6	Feet
R4411 02601		126946 4035 NE RIVERSIDE DR	MCMINNVILLE	97128	2.44	2.44		106286	ROYAL PACIFIC INDUSTRIES INC			PO BOX 75		MCMINNVILLE	OR	97128			0	0		R4411 02601	45.230338	-123.154982	106420	Square Feet	1311.6	Feet
R4415 00100 A01E1		800153 3200 NE HIGHWAY 99W	MCMINNVILLE	97128	0	0		0	TMS INTERNATIONAL LLC			SOUTHSIDE BLDG ONE THIRD FLOOR	2835 E CARSON ST	PITTSBURGH	PA	15230			0	0	127981	R4415 00100	45.22766	-123.162122	3589219.9	Square Feet	11126.8	Feet

NOTICE OF NEIGHBORHOOD MEETING

Chapul Farms – Rezone and Conditional Use
Permit Application

Meeting Date: Wednesday, June 18, 2025
Time: 6:00 PM

Location: Chapul Farms, 4150 NE Riverside Drive,
McMinnville, OR 97128

Chapul Farms is requesting a zone change from
M-1 (Light Industrial) to M-2 (General Industrial) and
a Conditional Use Permit. We invite the public to
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changes.

This meeting is being held in accordance with the
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SPARTECH

NO TRESPASSING
AUTHORIZED PERSONNEL ONLY

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Neighborhood Meeting Sign-In Sheet

Project Name: Chapul Farms Rezone and Conditional Use Permit

Meeting Date: June 18, 2025

Location: 4150 NE Riverside Drive, McMinnville, OR 97128

[illegible]

Summary of Comments Received

[illegible]



1140 NE Alpine Ave
McMinnville, OR 97128
info@chapul.com
801-896-4515

Chapul Farms Public Information Session

Date/Time:

6/18/2025

6:00-7:00pm

Location:

4150 NE Riverside Dr.

McMinnville, OR 97128/

Agenda:

1. Introductions
 - a. Team: Pat and Sayla
 - b. Purpose: Chapul Farms is applying for a rezoning from M1 to M2 and conditional use permit for potential access to feedstocks
 - c. Background:
 - i. Chapul Farms Intro
 - ii. Proposed Project at ReCircle
 1. Land Use
 2. Landscaping
 3. Construction Plans
 - iii. View of Site Plan
2. Public Question/Comment Period
3. Action Plan for Followups

CHAPUL FARMS

Q2 2025



McMinnville, Oregon USA



chapulfarms.com





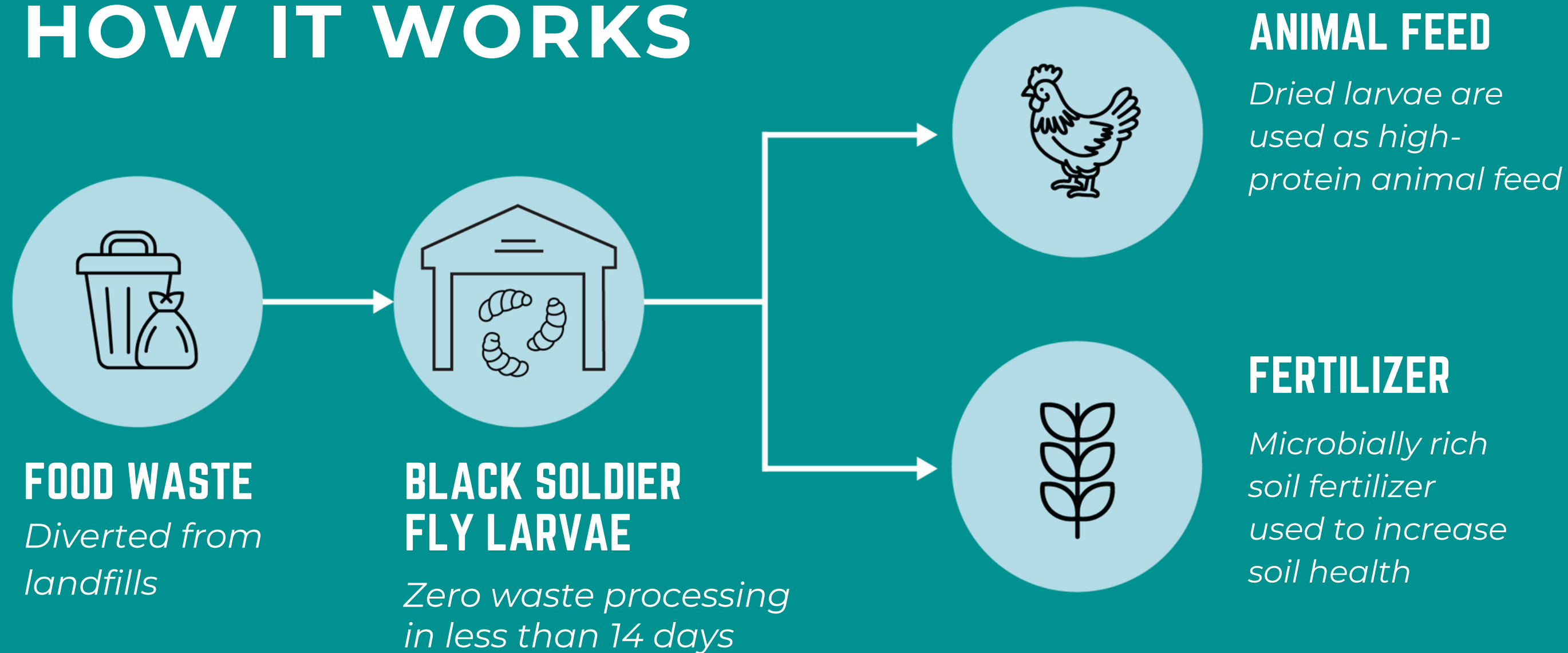
**CHAPUL
FARMS**

MISSION

**Add biodiversity back into
agriculture, soil, and
planet earth to create a
more sustainable, resilient,
and secure food system.**

Chapul Farms designs, builds, and operates insect farms that rapidly convert organic waste into two valuable products: high protein animal feed & nutrient-rich fertilizer.

HOW IT WORKS



1. DIMENSIONS ARE TO GRIDLINE.

1. DIMENSIONS ARE TO GRIDLINE.

Key Value	keynote Text
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	LOCATION OF ACCESSIBLE PARKING SPACE / UNIT
	MAIN BUILDING ENTRY
	DOOR TYPE
	ASSEMBLY TAG
	FIRE EXTINGUISHER AND CABINET.
	DOWNSPOUT.

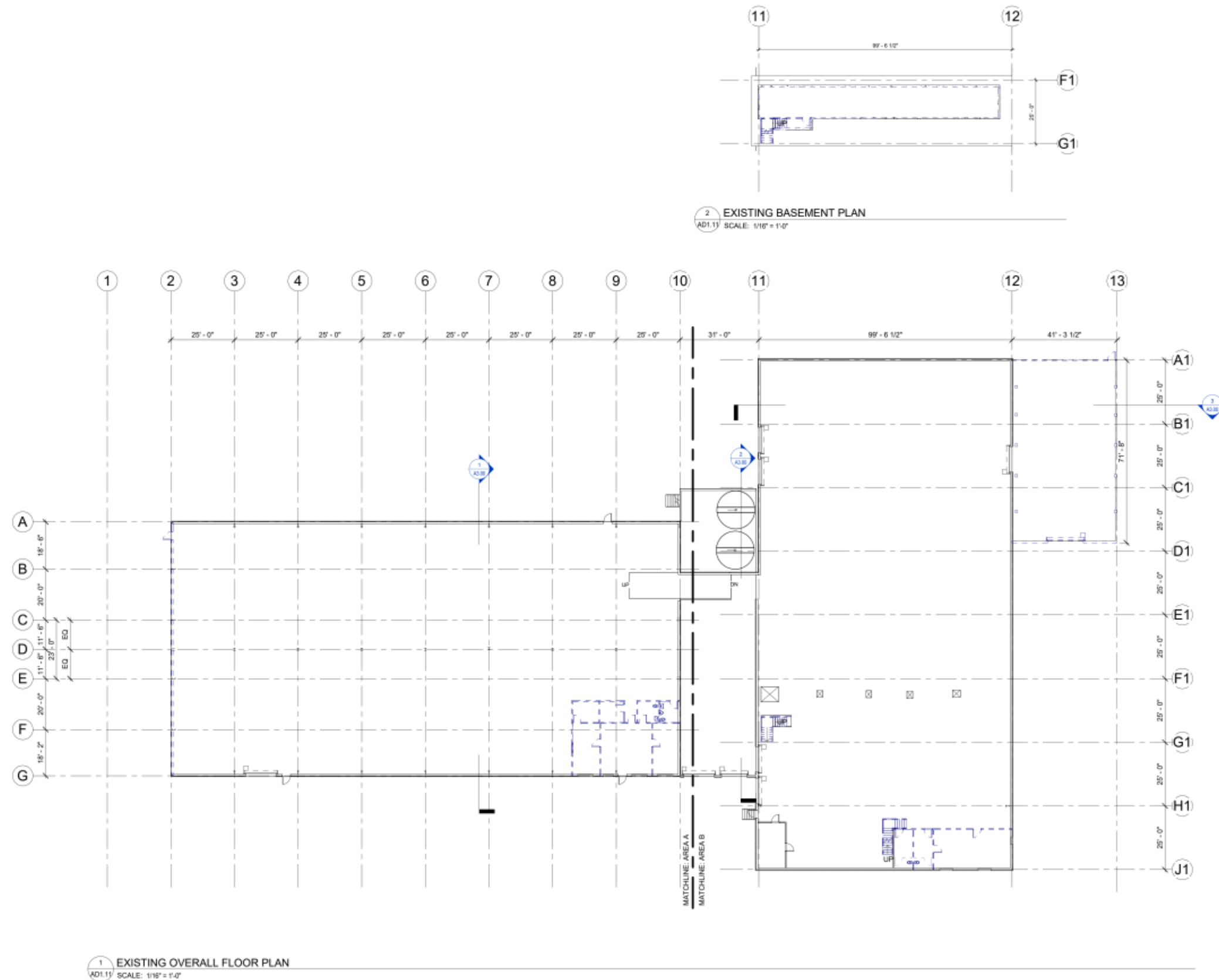


CHAPUL FARMS
4150 RIVERSIDE DRIVE
MCMINVILLE OREGON

[illegible]

ISSUANCE	
PRE-APP	
DATE	
01.17.25	
SCALE	
As Indicated	
PROJECT NUMBER	
2021001.22	
DRAWN BY	Author
CHECKED BY	Checker
APPROVED BY	Approver
DRAWING TITLE	
EXISTING OVERALL FLOOR PLAN	

SHEET NUMBER
AD1.11



CHAPUL FARMS



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pat@chapulfarms.com



#	Date	Name / Affiliation (if given)	Question or Concern	Response Provided	Followup Required?	Follow-Up Action / Status
1	6/10/2025	Jane Doe / Neighbor on XYZ St.	Will this project increase traffic on XYZ Street?	Traffic impacts were studied; a traffic impact analysis has been submitted and reviewed by City staff. The analysis concluded no significant impact.	N	—
2	6/18/2025	No attendees joined the meeting, so it was concluded 30 minutes after the scheduled start time.				
3						