

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. CU 1-25

Date Received 6/24/2025

Fee \$3,328.00+\$,375.70

Receipt No. 211585

Received by AW

569-25-000137-PLNG

Conditional Use 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 _____

Address 1140 NE Alpine Ave, McMinnville, OR 97128

City, State, Zip McMinnville, OR 97128

Contact Email sayla@chapulfarms.com

Property Owner Information

Property Owner Name Chapul, LLC
(If different than above)

Phone _____

Contact Name Patrick Crowley, CEO

Phone _____

Address 1140 NE Alpine Ave, McMinnville, OR 97128

City, State, Zip McMinnville, OR 97128

Contact Email pat@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

1. State nature of the request in detail:

We are requesting a conditional use permit to allow for the production of feed and fertilizer on our property located at 4150 NE Riverside Dr. McMinnville, OR 97128. This request is being submitted in tandem with a separate application to rezone the property to M2 (General Industrial) in order to align with the zoning requirements for a waste-related manufacturing operation as a conditional use. Our proposed facility will produce black soldier fly larvae (BSFL) through upcycling pre-consumer organic materials—such as brewers' grain, fruit and vegetable trim, and other source-separated feedstocks—into high-value products like animal feed and organic fertilizer. While Oregon Department of Environmental Quality may request that the facility operations be covered under a solid waste permit, the process is entirely enclosed and resembles a controlled manufacturing environment in both infrastructure and operations. All feedstocks will be delivered in sealed or covered containers and processed exclusively within the building. The facility will use negative air pressure and air filtration systems to manage odor and maintain indoor air quality. No materials will be composted, cured, or staged outside at any time.

2. Describe in detail how the request will be consistent with the McMinnville Comprehensive Plan and the objectives of the zoning ordinance:

The proposed use aligns with several goals of the 2019 McMinnville Comprehensive Plan and the objectives of the zoning ordinance. It supports Goal V (Economy) by fostering industrial growth and bringing new green manufacturing jobs to the community in a growing sector focused on sustainable resource recovery. The operation will take in underutilized organic byproducts and convert them into high-value inputs for agriculture, contributing to Goal IV (Natural Resources) by promoting environmental stewardship and circular economy practices. The facility is fully enclosed and designed with advanced containment and air filtration systems, ensuring compatibility with neighboring uses and aligning with the zoning ordinance's emphasis on protecting public health, safety, and welfare. By locating in a designated industrial area and operating in a manner consistent with surrounding manufacturing uses, the project also supports the City's objective for the orderly development of employment lands while maximizing the use of existing infrastructure.

3. Describe how the location size, design, and operating characteristics of the proposed development are such that it can be made reasonably compatible with, and have minimum impact on, the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration given to harmony in scale, bulk, coverage, and density; to the availability of public facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relative impact of the development:

The proposed conditional use will not result in any functional changes to the location, size, design, or day-to-day operations of the facility compared to currently allowable industrial uses. All activity will take place entirely indoors, within a building that is consistent in scale and bulk with surrounding industrial development. There will be no outdoor storage or material processing, and no additional building expansion is proposed as part of this request.

The facility will utilize existing public utilities and infrastructure, and the anticipated traffic generated by deliveries and outbound shipments will remain within typical industrial thresholds and well within the capacity of surrounding streets. The facility has been designed with best practices for odor, noise, and containment controls, ensuring minimal impact on adjacent properties. Overall, this use is compatible with the surrounding industrial neighborhood and does not affect the livability or future development of nearby sites.

4. Describe what impact the proposed development may have on the livability, value, or appropriate development of abutting properties or the surrounding area when compared to the impact of permitted development that is not classified as conditional:

The proposed development will have no greater impact on the livability, value, or appropriate development of abutting properties or the surrounding area than other uses permitted outright in the industrial zone. Operations will occur entirely within an enclosed structure, with odor control systems, contained material handling, and limited noise generation.

There is no proposed expansion of the building or intensification of use as a result of obtaining a conditional use permit. All traffic will be managed through standard industrial loading and access points, and the facility will continue to rely on existing public infrastructure and services. Overall, the proposed use remains consistent with the character and expectations of the surrounding industrial area and does not introduce impacts beyond what is typical for permitted development.

5. Describe how the location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants:

The location and design of the proposed facility will reflect a high standard of quality appropriate to its use and setting. We are working with MWA Architects and Colas Construction, two highly regarded firms with deep experience in impactful infrastructure projects. Colas is widely known for its work on the Oregon Convention Center, and MWA, with offices in Portland and San Francisco, has designed major civic and industrial buildings, including one of the terminals at San Francisco International Airport.

The project involves the renovation and upgrade of an existing industrial building, transforming it into a state-of-the-art facility that incorporates both functional efficiency and thoughtful design. While the site is not highly visible from the street, we are integrating artistic and architectural elements that reflect the innovation and sustainability values of the project. In addition, we are prioritizing the use of native plants in our landscape design to create an ecologically appropriate and visually appealing site. Together, these features will contribute positively to McMinnville's industrial landscape and support the city's broader vision for high-quality, sustainable development.

6. Has the development been specifically designed to preserve any environmental assets or unique topography or vegetation of the site? If so, how?

The site does not contain any notable environmental assets, unique topography, or significant vegetation to preserve. However, the development will incorporate sustainable design practices where possible, including the use of native plants in landscaping to support local ecology and reduce irrigation needs. Additionally, by upgrading and reusing an existing building, the project minimizes site disturbance and reduces the environmental impact typically associated with new construction.

7. Explain how the development and use of the land as proposed has no inappropriate purpose, such as to artificially alter property values for speculative purposes:

The proposed development and use of the land is intended to support long-term, mission-driven industrial operations and is not being pursued for speculative or inappropriate purposes. Our company is committed to operating the facility as a core part of its business model, and the improvements being made—including site upgrades, facility design, and landscape enhancements—are all designed to support active use of the property. The request for a conditional use permit is directly tied to operational needs and regulatory alignment, not to artificially influence property values or position the site for resale.

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), clearly showing 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; structures and other proposed and existing improvements; north direction arrow; and significant features (slope, vegetation, adjacent development, drainage, etc.).*
- ☒ *A legal description of the property, preferably taken from 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.

 Sayla Grom, Director of Project Development

Applicant's Signature

6/23/25

Date

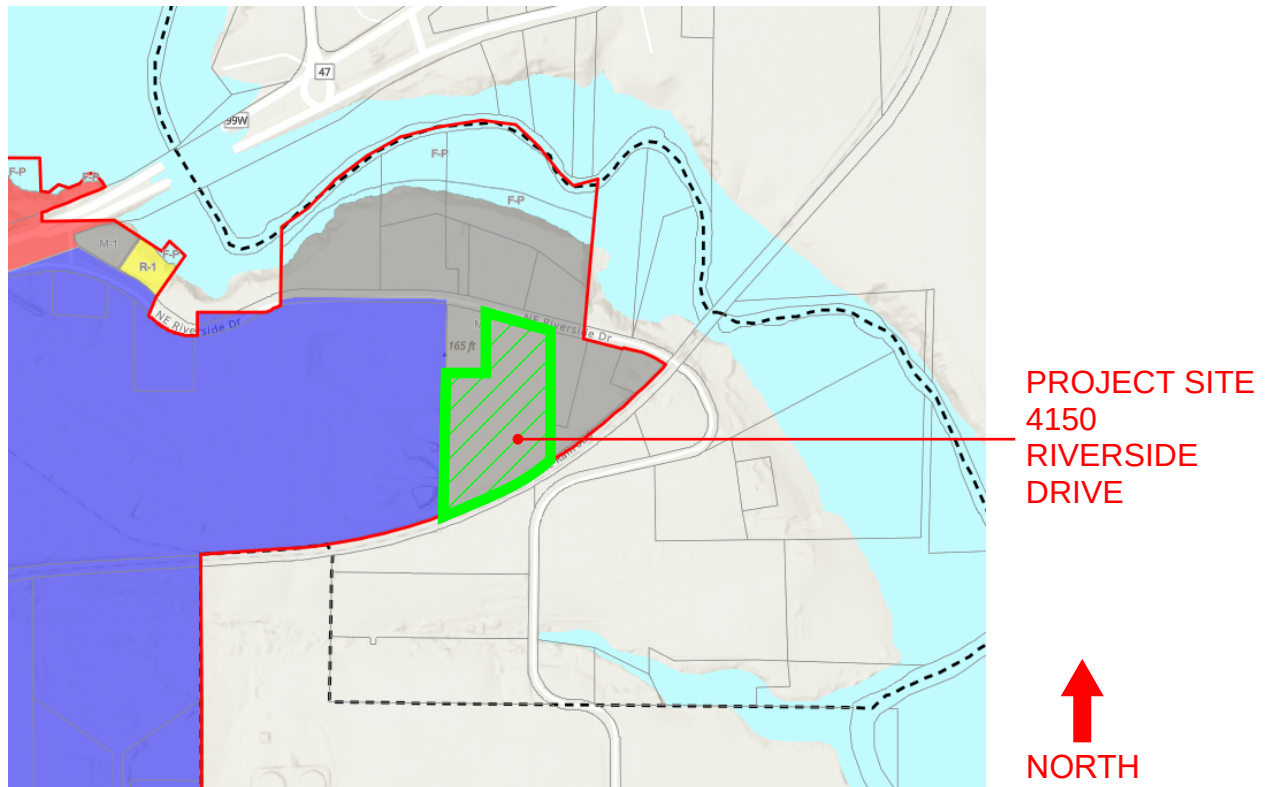


Property Owner's Signature

6/23/2025

Date

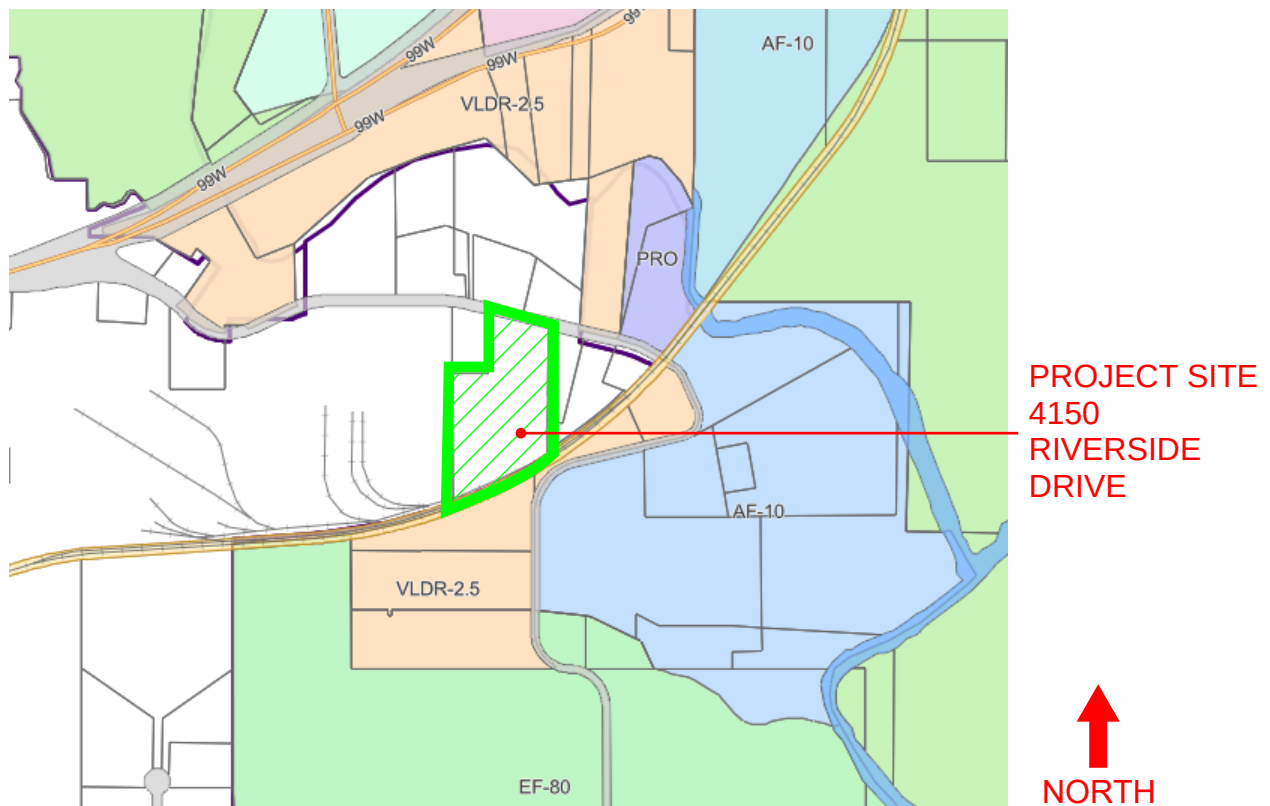
ADJACENT LAND USES TO 4150 RIVERSIDE DRIVE, McMINNVILLE, OR
WITHIN CITY OF McMINNVILLE BOUNDARIES



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

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.

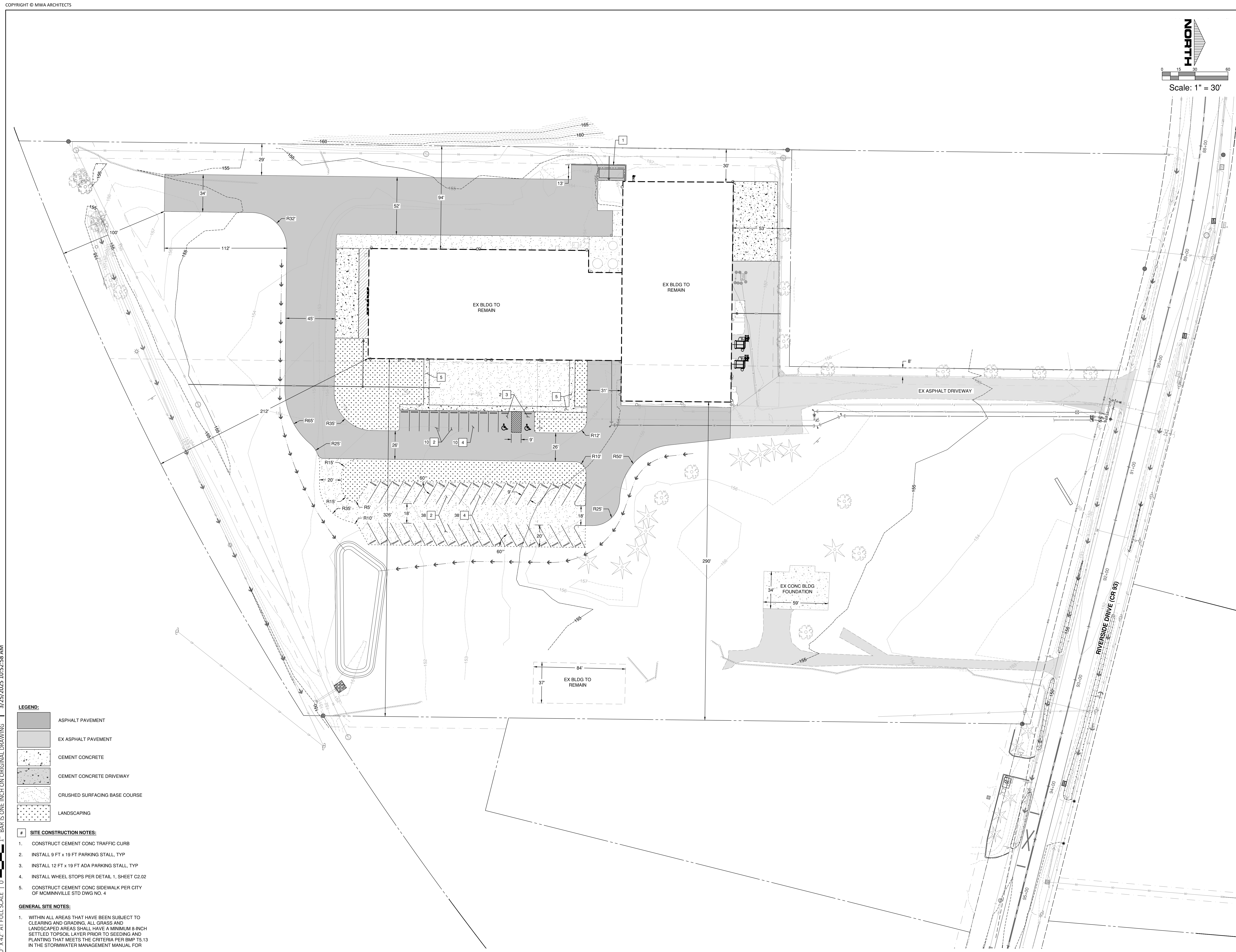
Per Appendix E of the Storm Drainage Master Plan, stormwater quality treatment facilities are required for industrial developments that create more than 5 acres of impervious area. The total area for both new and replaced impervious surface after site improvements is 3.07 acres, which is less than the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

CHAPUL FARMS
4150 RIVERSIDE DRIVE
MCMINNVILLE, OREGON

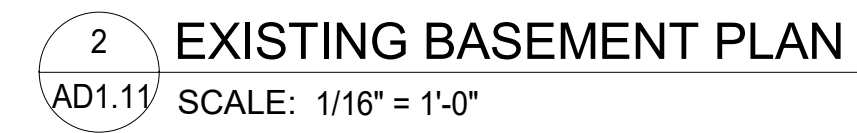
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ISSUANCE	
DESIGN DEVELOPMENT	
DATE	
07-11-2025	
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As indicated	
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DRAWN BY	HSS
CHECKED BY	CJG
APPROVED BY	CLR
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SITE PLAN	

SHEET NUMBER
C2.00

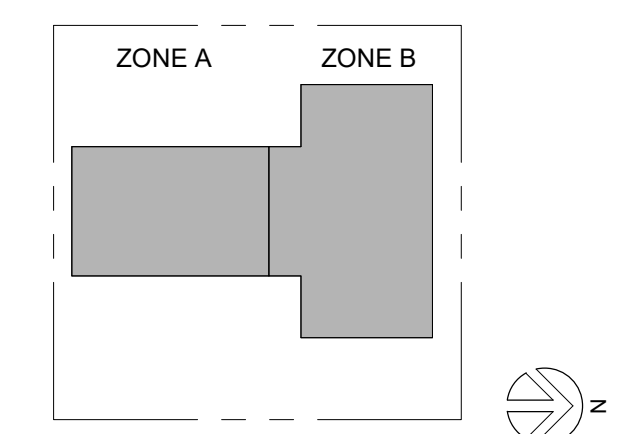


1. DIMENSIONS ARE TO GRIDLINE,



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

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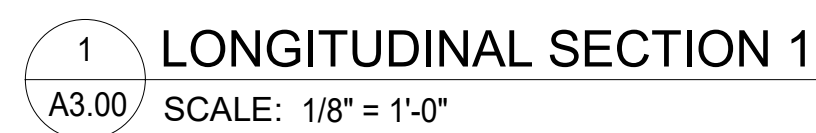
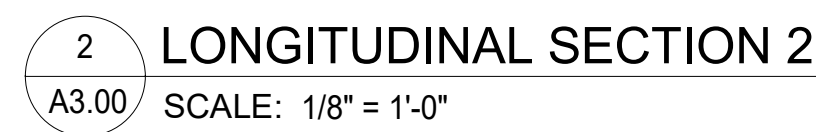
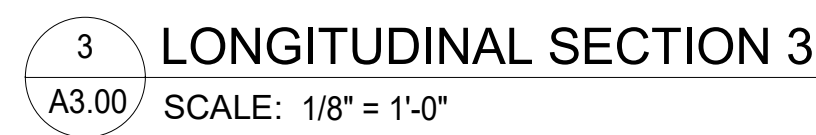
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021001.22	
DRAWN BY	Author
CHECKED BY	Checker
APPROVED BY	Approver
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EXISTING OVERALL FLOOR PLAN	

SHEET NUMBER
AD1.11

KEYNOTES

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LEGEND

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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

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

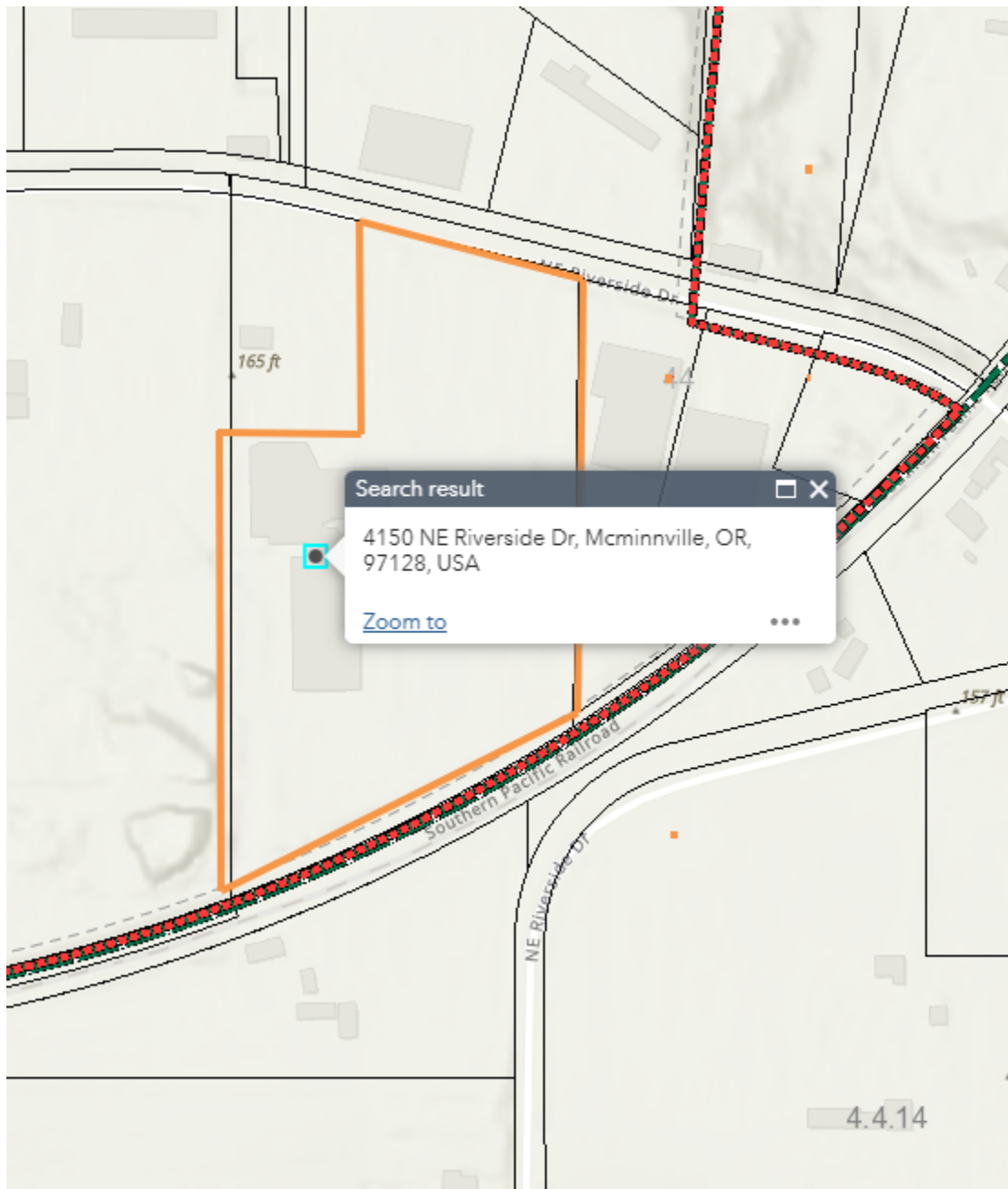
We look forward to hearing from you.

Sincerely,

The Chapul Farms Team

Tax Map / GIS Map

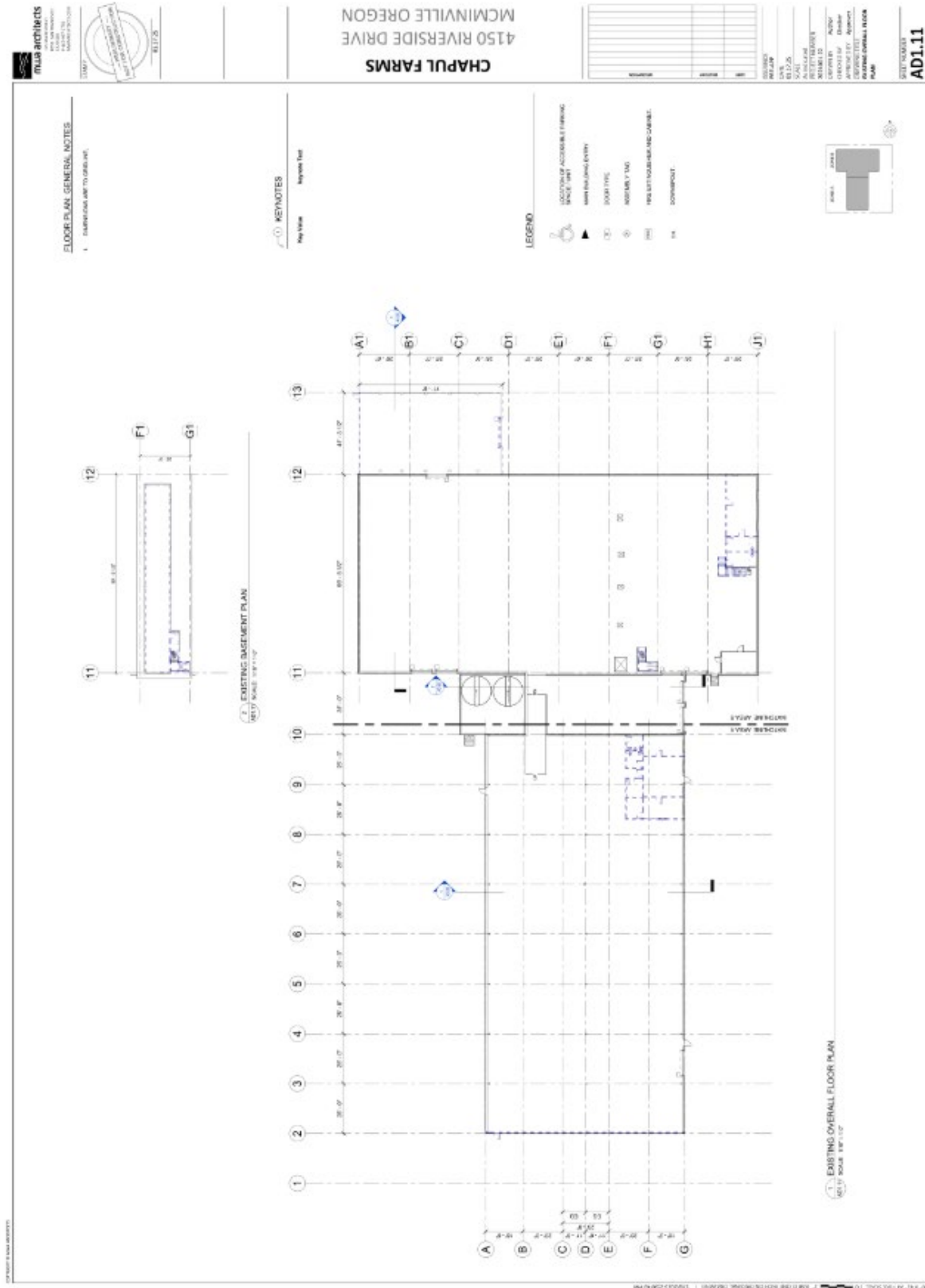
Source: <https://www.yamhillcountymaps.com/>



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

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SPARTECH

NO TRESPASSING
AUTHORIZED PERSONNEL ONLY

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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 join us and provide feedback on our proposed changes.

This meeting is being held in accordance with the City of McMinnville's land use application requirements.

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





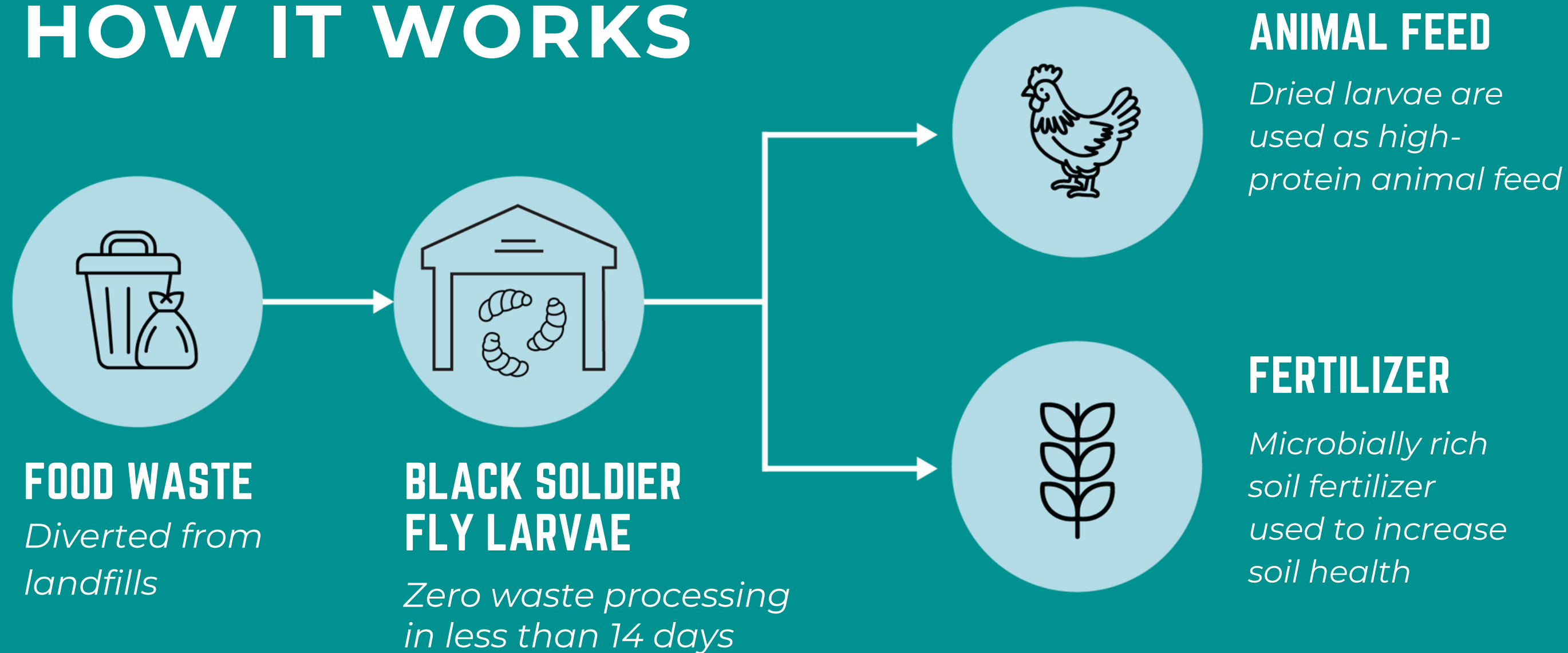
**CHAPUL
FARMS**

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.

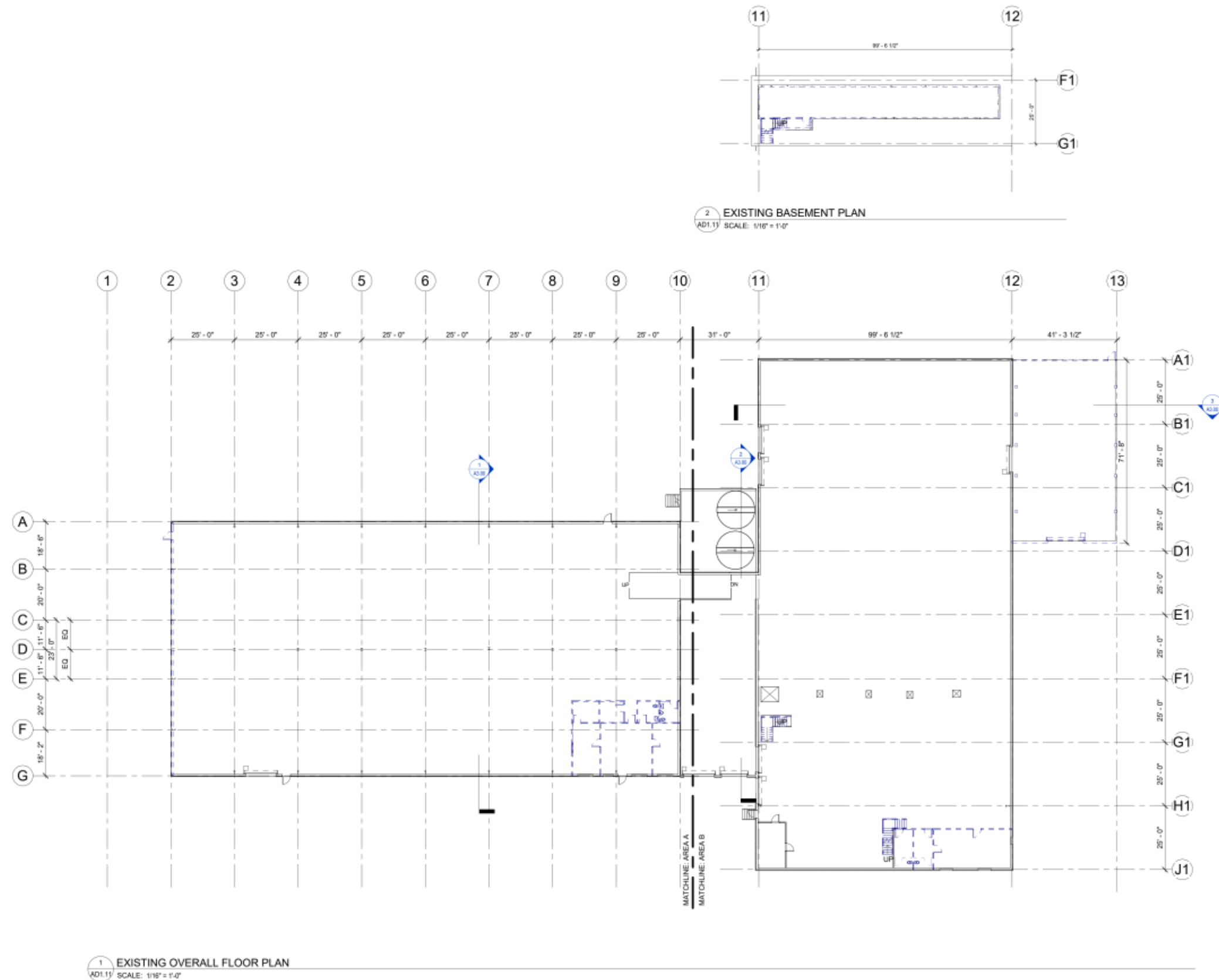


CHAPUL FARMS
4150 RIVERSIDE DRIVE
MCMINVILLE OREGON

[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



chapulfarms.com



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						