

HL 1-26 and DDR 1-26 Public Testimony Summary Sheet

Updated - May 12, 2026

Prepared by Evan Hietpas, Interim Planning Manager

| Inventory of Testimony Received | | |
|--|----------------------|--------------------------------|
| Name | Date Received | Method of Communication |
| Bryce McClain | March 12 | Verbal |
| Alexa McClain | March 12 | Verbal |
| Artimus A Johnson | March 12 | Verbal |
| Alexa McClain | March 19 | E-mail |
| Jamie Medina | March 19 | E-mail |
| Melissa Davis | March 19 | E-mail |
| Brooke Meadows | March 20 | E-mail |
| Marie Taylor | March 20 | E-mail |
| Dane Campbell | March 25 | E-mail |
| Eleanor Gunn | April 9 | Petition, with signatures |
| JW Millegan | April 14 | E-mail |
| Julia Bandy | April 20 | E-mail |
| Kevin Chambers | April 21 | E-mail |
| Benjamin Smetana, on behalf of McMinnville Cooperative Ministries) | April 21 | Petition, with signatures |
| Ty and Patricia Koenig | April 22 | E-mail |
| Steve and Cathy Long | April 22 | E-mail |
| Nancy Mahi | April 22 | E-mail |
| James Dayton | April 23 | Verbal |
| Steve Long | April 23 | Verbal |
| Bernadette Hansen | April 23 | Verbal |
| Phyllice Bradner | April 23 | Verbal |
| Drew Millegan | April 23 | Verbal |
| Quinn Millegan | April 23 | Verbal |
| Miriam Vargas Corona, on behalf of Unidos | April 23 | E-mail |
| Quinn Millegan | April 24 | E-mail |
| Ty and Patricia Koenig | May 5 | E-mail |
| Mary Anne Turner | May 6 | E-mail |
| Brennen Guillory | May 7 | E-mail |
| James (Jim) Dayton | May 7 | E-mail |
| Stephen Long | May 10 | E-mail |

| Summary Table | |
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| Topic | Staff Response |
| Vehicular Traffic Increases | -The proposed apartment development is a permitted use in the C-3 (General Commercial) zoning district. The City has accounted for the transportation system impacts of this use in this area through the City's Adopted Transportation System Plan (TSP) ¹ . |
| On-Street Parking Supply and Demand | <p><u>City-Initiated Downtown Parking Management</u> -The City completed a Downtown Parking Study in 2017, published on the City's website - mcminnvilleoregon.gov/cd/page/downtown-parking-study. Summary of Findings provided on page 7 of the "Parking Inventory" document. <i>(It is worth noting that the City-owned garage located on 5th Street has 222 free-to-use and non-time-restricted public parking spaces)</i></p> <p><u>Public Parking Lot Agreement for the Project Site</u> - In 1978, the City of McMinnville and the United Methodist Church entered into a parking lease agreement. The City funded the construction of the parking lot improvements in exchange for the right to use the parking spaces for public parking, outside of conflicts on Sundays during peak congregation times. After 10 years (1988), the property owner (Church) reserved the right to terminate the lease agreement. - In 2025, the City and the current property owner agreed to a lease amendment. The amendment states that the parking lease agreement will continue on a month-to-month basis until such a time as either party terminates the Lease by written notice provided to the other party 60 days in advance of termination.</p> <p>-The applicant is not proposing to retain public parking as a part of this redevelopment, as it will be used for shared parking for McMinnville Cooperative Ministries and residents.</p> <p><u>Code Requirements, and Mandatory Adjustments for Housing</u> -Chapter 17.60.060 of the Zoning Ordinance sets the standard parking requirements for different land uses. However, the applicant has submitted a Mandatory Adjustment application, as allowed under Oregon SB 1537, and this includes a full exemption of parking requirements for the proposed housing development.</p> <p>-This mixed-use development (Church and Apartments) requires a minimum of 38 total parking spaces on-site, considering the mandatory adjustment for parking for housing. The applicant is proposing 59 parking spaces, which <u>exceeds the minimum requirements by 20 spaces</u>. Considering this is a mixed-use development, the parking spaces may be shared between the uses. <i>(For context, the standard requirement for this 72-unit apartment would be 37 spaces, so the proposal is 16 spaces short of what would be the minimum local code</i></p> |

¹ https://www.mcminnvilleoregon.gov/sites/default/files/fileattachments/planning/page/1305/mcminnville_tsp_2010.pdf

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| | <i>requirement for both uses, if not for the Mandatory Adjustment application.)</i> |
| Pedestrian Safety | -The applicant is required to meet all requirements of the Downtown Design Standards and Residential Design and Development Standards for apartments, which touch on issues like pedestrian connectivity throughout the development, and adjacent to the public right-of-way. |
| Acknowledgement and advocacy of the need for increased housing availability and affordability in McMinnville | -The applicant has provided more in-depth responses on local housing needs and how this project intends to address those needs. -The City's decision documents and staff findings have been updated to reflect the Applicant's responses and concurs with their conclusions. |
| Concerns about density | -This property is located within the City Center Housing Overlay Zone, as outlined in Chapter 17.66 of the Zoning Ordinance. -This property is located within the C-3 (General Commercial Zone). Apartments are an outright permitted use in this zone, subject to the provisions of 17.33.010(6), "Apartments, Multiple dwellings subject to the provisions of the R-4 zone, except that within the City Center Housing Overlay Zone designated in Chapter 17.66, density limitations of the R-4 zone shall not apply, and any special development standards of the Overlay Zone shall supersede those of the R-4 zone. " |
| Concerns about building height | -Per 17.33.040, in the C-3 zone, buildings shall not exceed a height of eighty (80) feet . The applicant is proposing an approximately <u>fifty-two (52)</u> foot building. |
| Character/value of Church Building | -This issue is considered as part of the Demolition review criteria in 17.65.050. |
| Design of the Proposed Apartment Building (not compatible with historic downtown) | -This application is subject to all applicable Downtown Design Standards and Guidelines (17.59) and Residential Design Standards (17.11). These are being reviewed under docket DDR 1-26. -The applicant has submitted a Mandatory Adjustment application, as allowed under Oregon SB 1537. The applicant is allowed <u>up to ten (10) adjustments</u> , but is requesting five (5): <ol style="list-style-type: none"> 1. Common area, open space, landscaping 2. Parking minimums 3. Façade articulation 4. Total window area 5. Requirements for balconies and porches -The applicant is requesting a Waiver related to glazing requirements in 17.59.050(B)(3)(c). |
| Public Noticing | - Testimony submitted felt that those noticing requirements should be broader than what is currently required per code. -The required public notice was provided for these application types. |

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| <p>Petition submitted with an alternative development proposal to be considered: Two-story building with 20 units.</p> | <p>-This alternate proposal is not under consideration at this time.</p> |
| <p>Lack of evidence of financial hardship</p> | <p>-The applicant's resubmittal on April 9, 2026 provided substantially more in-depth information regarding necessary improvements and the associated costs.</p> <p>-This issue is considered as part of the Demolition review criteria in 17.65.050.</p> |
| <p>Limited applicability of SB 1537 (Mandatory Adjustments)</p> | <p>-The testimony points out that there is no requirement to demolish historic resources or override local historic preservation standards. City staff concurs with this fact, and the applicant is not proposing to utilize required mandatory adjustments to avoid any of those Historic Resource requirements.</p> <p>-The testimony suggests that the applicant could take better advantage of the flexibility/latitude provided through the mandatory adjustment process to propose an alternative design that retains the historic structure</p> <p>-At the March 12th meeting, the applicant presented a contemplation of this approach and shared that they found it infeasible to move forward with retaining a portion of the historic structure, and integrating it into the site design/redevelopment.</p> |

Evan Hietpas

From: Bryce&Lexi McClain
Sent: Thursday, March 19, 2026 12:43 PM
To: Planning
Cc: Katie Land; Evan Hietpas; Heather Richards; James Howe; Jody Christensen; Matthew Deppe; Taylor Graybehl; Tom Schauer
Subject: Request for Clarification on Impacts of Proposed Second Street Development

This message originated outside of the City of McMinnville.

Dear City Planning Commission,

My name is Alexa McClain and I have lived in downtown McMinnville for the past nine years in a historic home directly across the street from the Methodist church property located on 2nd Street in McMinnville. My husband and I attended the Historical Preservation Committee meeting last Thursday regarding the proposed demolition of the church and redevelopment of the property for a high-density affordable housing project, and I am writing to express several concerns regarding the transportation, parking, and infrastructure impacts this development could have on the downtown district.

As someone who lives directly adjacent to this site, I can say firsthand that **parking in this area is already limited**. Residents, renters, downtown employees, and visitors already compete for a small number of spaces. The parking lot currently associated with the church is one of the few available off-street parking areas serving this part of downtown, and it plays an important role in supporting nearby businesses, events, and tourism. I worked at La Rambla for 6 years, and as many downtown employees can attest, finding parking during a typical work shift can already be difficult. Downtown employees consistently park several blocks away simply to avoid taking up customer parking near businesses. And downtown is only growing.

Removing this parking lot while simultaneously adding a residential development that could house “up to 100 residents” **raises significant infrastructure concerns**. Even if the development attempts to maximize parking on site, the reality is that residents will still own vehicles, receive visitors, and require access to parking. The surrounding streets simply do not have the capacity to absorb this increase.

Downtown McMinnville regularly hosts community events, parades, festivals, the farmers market, and seasonal tourism that place additional strain on parking availability throughout the district. The loss of this lot, combined with increased residential density of this scale, will push parking demand even further into the surrounding residential streets and create additional pressure on an already limited parking system.

Beyond parking availability, the addition of this many residents will also undoubtedly **increase daily vehicle traffic** within a dense and walkable downtown environment. Streets in this area were originally designed to support smaller-scale historic development patterns and pedestrian activity. And as you all know, walkability is essential to protect for the new update planned for 3rd Street as well. Introducing significantly higher residential density without fully understanding the transportation impacts will irreversibly affect traffic circulation, pedestrian safety, and the overall functionality of the downtown core.

I am also concerned that the broader community has not yet had adequate opportunity to participate in this discussion. While adjacent properties (like mine) received notification, the impacts of this project extend far beyond a single block. Downtown businesses, employees, and visitors rely heavily on accessible parking and functional infrastructure, and they deserve the opportunity to understand the proposal and provide input.

I want to acknowledge that affordable housing is an important and legitimate need within our community. It is encouraging to see multiple housing developments currently being built or recently completed throughout McMinnville to help address this issue. **At the same time, downtown serves a unique role within the city’s economy**. Much of the employment in this district is tied directly to tourism, hospitality, restaurants, and small retail businesses that depend on accessible parking, walkability, and a welcoming historic environment for visitors. **Supporting those businesses and the economic activity they generate is essential to the health of the community as a whole**. For that reason, it is important to

carefully consider whether placing a large residential development directly within the most constrained part of the downtown core is the most appropriate location when other areas of the city may be better suited to accommodate this type of housing while still preserving the functionality and character of downtown.

Finally, I hope the city will join the historic preservation committee in **carefully considering the historic value of the existing church structure**. The building contributes to the character and architectural fabric of this part of downtown. Once demolished, that piece of our community's history cannot be replaced. Exploring options such as adaptive reuse, preservation incentives, or partnership with the co-op could potentially allow the city to address the properties needs while still preserving an important historic resource.

At a minimum, I respectfully ask that the city **conduct a thorough evaluation of the transportation and parking impacts associated with this proposal and provide additional opportunities for public input before any final decisions are made.**

Downtown McMinnville is the most unique and vibrant part of our city, and plays a central role in our local economy and identity. Decisions that fundamentally alter its infrastructure, development pattern, and historic character deserve careful and transparent consideration.

In conclusion, there is clear and growing concern among residents and business owners downtown regarding this development. As proposed, the project will inevitably disrupt business access, alter the function of already constrained downtown streets, and erode the historic character that defines downtown McMinnville. While state policy may allow reduced parking for developments of this type, it does not eliminate the real and immediate impacts of vehicle spillover into an already overburdened district. The burden of that impact will fall directly on existing residents, local businesses, and the overall functionality of our downtown core.

As the Planning Commission, you have a responsibility to ensure that these impacts are fully considered and addressed. The public deserves clear, evidence-based answers to the following:

- **Where will excess tenant vehicles be accommodated?**
- **How much parking will be required to be provided onsite?**
- **What is the City's plan for managing the inevitable resulting spillover parking and its impact on surrounding streets?**
- **How will this development affect existing residents, small businesses, and access to downtown services?**

Without clear answers to these questions, it is difficult to see how this proposal can be found consistent with the City's obligations to protect both the functionality and historic character of downtown McMinnville.

Thank you for your time and attention to this matter.

Sincerely,
Alexa McClain

Evan Hietpas

From: Planning
Sent: Friday, March 20, 2026 8:41 AM
To: Evan Hietpas; Heather Richards
Subject: FW: Opposition to demolish historic Methodist Church building



James Howe (she/her)
Interim Planning Analyst
Office: (503) 474-5102
Cell: (971) 387-1803
231 NE Fifth Street
McMinnville, OR 97128
www.mcminnvilleoregon.gov

*****New Lobby Hours*****

***Community Development Center lobby hours:
Monday – Thursday, 7:30 AM to 5:30 PM.
On Fridays, staff will be available by appointment
and will still provide inspections and plan review.***

From: Jamie Medina
Sent: Thursday, March 19, 2026 6:23 PM
To: Planning <planning@mcminnvilleoregon.gov>
Subject: Opposition to demolish historic Methodist Church building

This message originated outside of the City of McMinnville.

Dear Members of the City Planning Committee,

I am writing to express my strong opposition to the proposed demolition of the historic Methodist Church building in downtown McMinnville that currently provides free, all-day parking for local employees, business owners, and clients.

This parking lot plays a vital role in supporting the functionality and accessibility of our downtown businesses. As someone who works locally in the service industry, I rely on this lot daily, as do many of

my clients. Hair services, in particular, often exceed two hours, making the limited-duration parking available elsewhere in the area impractical. Without access to all-day parking nearby, clients may be discouraged from booking appointments, directly impacting small businesses like mine.

Additionally, safety is a significant concern. I often work later hours, and this lot provides a nearby, well-lit option that allows me and my clients to feel safer walking to our vehicles after dark. I have personally experienced unsafe situations in other areas downtown, and the proximity of this parking lot to my workplace has been an important factor in maintaining a sense of security. Losing this option would place both myself and my clients at greater risk.

If this proposal moves forward, the nearest all-day parking would be several blocks away. This distance is not only inconvenient but also raises serious concerns about safety and accessibility, especially during evening hours. It would likely result in a loss of clientele and could ultimately force me to consider relocating my business away from downtown McMinnville.

Beyond the practical concerns, I am also deeply invested in preserving the character of our town. I grew up in McMinnville, and like many residents, I value the historic charm that defines our downtown. These buildings are part of what makes our community unique, and once they are gone, they cannot be replaced.

I urge the committee to carefully consider the impact this decision will have on local businesses, employees, clients, and the overall character of our downtown. Preserving both the historic building and the essential parking it provides is critical to maintaining a thriving, safe, and accessible community.

Thank you for your time and consideration.

Sincerely,
Jamie Medina

On Fri, Mar 20, 2026, 12:33 PM Tom Schauer <tom.schauer@mcminnvilleoregon.gov> wrote:

Hi Melissa,

Thank you for your e-mail. I am forwarding your e-mail to the planner who is assigned to this application, Evan Hietpas, who is copied on this e-mail. Please direct all correspondence regarding this application to Evan.

Thank you,

Tom



Tom Schauer, AICP
Senior Planner
231 NE 5th Street
McMinnville, OR 97128
(503) 474-5108

From: Melissa Davis
Sent: Thursday, March 19, 2026 6:46 PM
To: Tom Schauer <tom.schauer@mcminnvilleoregon.gov>

Cc: Planning <planning@mcminnvilleoregon.gov>

Subject: New housing proposal being considered

This message originated outside of the City of McMinnville.

Dear Mr. Schauer,

There is currently a plan being put in place to demolish the historic Methodist church on 2nd street (built in the 1940s) and replace it with a large affordable housing complex that will house up to 100 residents.

I am very concerned about not only the loss of historic character for our downtown, but the infrastructure and parking challenges this housing structure will inevitably create for our downtown area.

I disagree that growth is inevitable. The population of the United States has decreased significantly over the past 25 years and population growth in Oregon has slowed over the past 5 years. Considering the number of people with significant medical conditions post-covid, this trend is very likely to continue.

'Affordable housing' in Oregon is a scam. Those are just buzzwords that people use to get approval to build their expensive new apartment buildings. As people have recently learned from the apartments by the airport, they're not very affordable.

If we stop allowing new high density housing to be built, then the people will go elsewhere to live. In a city that struggles to afford maintenance on the infrastructure that we already have it would be wise to discourage population growth at this time.

The city of McMinnville hasn't increased income from corporate or residential taxes recently and therefore should not encourage population growth.

A significant portion of McMinnville's businesses rely on tourism dollars from the charming, historic downtown area. It's obvious that this building would destroy what's left of that charm.

Several other larger developments are already currently being built to help address this problem in McMinnville...and I think in the case of this particular proposal, the cons heavily outway the pros. Downtown's unique economic role in our economy and job field—tourism, restaurants, retail, and events—depends on accessible parking and infrastructure. Placing a high-density housing project in the heart of downtown is shortsighted. It will undermine not only those who own downtown businesses, but who live, work, and spend time downtown, as well as raising concerns about the potential impacts on our local economy.

The project would:

- Demolish a beautiful historic building that contributes to the character of our historic district
- Remove one of the few downtown parking lots currently used by visitors, employees, and residents (the co-op parking lot)
- Add the traffic and parking demand of up to 100 residents, plus their visitors, placing additional strains on already limited downtown resources.

Downtown McMinnville is the heart of our community, and our culture. Our local businesses, tourism, events, and walkable historic character are a big part of what makes this area so special. Decisions that impact this district affect not only nearby residents, but also business owners, employees, and the visitors who support our local economy.

Another major concern is that very few people were notified about this project, and there has only been one meeting for the public.

Lastly, I think it's important to note that none of the people who are building this complex are from our community. None of them understand our downtown or care about McMinnville the way the long term residents do. What I see is a big money company who building this complex and taking advantage of the affordable housing bills that override zoning restrictions, density restrictions, aesthetic requirements, and other building guidelines our area tries to protect so that they can build these apartments without taking into consideration how this will effect the established part of our community.

The Planning Commission has a responsibility to ensure that these impacts are fully considered and addressed for us. The public deserves clear, evidence-based answers to the following:

Where will excess tenant vehicles, and their visitors cars be accommodated?

How much parking will be required to be provided onsite? (there is no legal requirement for parking for affordable housing developments)

What is the City's plan for managing the inevitable traffic, and spillover parking, and its impact on surrounding streets?

How will this development affect existing residents, small businesses, and access to downtown services?

Without clear answers to these questions, it is difficult to see how this proposal can be found consistent with the City's obligations to protect both the functionality and historic character of downtown McMinnville.

Sincerely,

Melissa Davis,

McMinnville resident

Evan Hietpas

From: Brooke Meadows
Sent: Friday, March 20, 2026 1:26 PM
To: Planning; Katie Land; Evan Hietpas; Heather Richards; James Howe; Jody Christensen; Matthew Deppe; Taylor Graybehl; Tom Schauer
Subject: Concerns about housing development on 2nd street

This message originated outside of the City of McMinnville.

Dear Planning Committee,

My name is Brooke Meadows, and I own Radical Rubies Salon and I live on 1st Street in downtown McMinnville. I'm writing to express concerns about the proposed demolition of the historic Methodist church and the new affordable housing project on Second Street.

Parking and traffic in this area are already very limited, and the church lot is one of the few off-street spaces supporting businesses, residents, and visitors. Removing it while adding a high-density residential building will create significant spillover parking and strain downtown streets, including to my home.

I respectfully ask that the Committee carefully evaluate the project's impacts on parking, pedestrian safety, business access, and the historic character of our downtown. The public deserves a plan of action to protect our beautiful downtown. Clear plans to address these issues are essential before moving forward.

Thank you for your time and consideration.

Sincerely,

Brooke and Johnathan Meadows

Evan Hietpas

From: Marie Taylor
Sent: Friday, March 20, 2026 4:23 PM
To: Evan Hietpas
Subject: McMinnville downtown businesses over out of town developer profits

This message originated outside of the City of McMinnville.

Please do not allow a developer to ruin our downtown!

I understand a local property owner wants to develop their property for something on some levels could be viewed as beneficial. I don't believe the benefits outweigh the costs.

I agree adding affordable housing is important but the lacking resource of parking is going to cost our downtown economy too much.

Our downtown businesses need to survive! I understand parking isn't a justification to deny the application that's been submitted. Speaking as a downtown patron and building owner, please find a way to make this project not happen!

McMinnville downtown business owners need their customers to find parking nearby!

Adding a 72 unit apartment building could easily add the necessity of 144 parking spaces . That will create a serious hardship to our current downtown businesses.

Downtown Salem business are struggling because parking. The downtown Salem parking situation may be for a different reason but either way, the Salem downtown business owners believe their business are hurting because of parking.

The City of McMinnville needs to support our downtown in a way that will continue the growth of our community. A downtown massive apartment building isn't a way to support downtown!

McMinnville has plenty affordable housing developments in progress just miles from downtown. It doesn't need to happen in our downtown too. Tourists and locals need to park downtown in order to support our downtown businesses.

Evan Hietpas

From: Planning
Sent: Wednesday, March 25, 2026 8:44 AM
To: Evan Hietpas
Subject: FW: Attn Historic Landmarks Committee - 2nd Street Methodist Church Space



James Howe (she/her)
Interim Planning Analyst
Office: (503) 474-5102
Cell: (971) 387-1803
231 NE Fifth Street
McMinnville, OR 97128
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From: Dane Campbell
Sent: Tuesday, March 24, 2026 3:34 PM
To: Planning <planning@mcminnvilleoregon.gov>
Subject: Attn Historic Landmarks Committee - 2nd Street Methodist Church Space

This message originated outside of the City of McMinnville.

Hello –

My name is Dane Campbell, and I am the Director of Retail Sales for Pike Road Wines on Third Street in downtown McMinnville. I was recently made aware of the development proposal to build a four-story affordable housing apartment project with around 100 low-income tenants on the Second Street lot of the old Methodist Church location. My understanding is that there would be no planned parking lot for the tenants, and the building would take up most of the available lot.

I'm concerned about this project's size and how it could negatively affect our historic downtown community on many fronts. I believe that the downtown area from Second Street through Fourth Street, within the main downtown corridor, needs to be carefully protected with an eye toward curating an amazing experience for our community, the downtown business community, and the customers who come from all over the world to visit our special downtown.

I believe that a project like this creates a myriad of problems that will directly impact the downtown McMinnville environment. Here are two that greatly concern me and my business:

1. The **issue of parking** is at the forefront of a project like this, with the assumption that because it's low-income, the tenants will not have many vehicles, is an illogical assumption. We already have a major deficit when it comes to parking available to both our customers and those who work in the downtown area. I hear frequent complaints from my customers about the lack of available parking in and around the downtown corridor. In fact, **I believe the city should take over this available Methodist Church space** to help alleviate our parking deficiency and create an area that could be used by the community for things like Farmer's Markets and parking during the weekdays/ weekends – we desperately need to plan for continued parking growth downtown and this seems like a missed opportunity and misguided use of the space in our downtown corridor.
2. The **aesthetic impact** is my next major cause for concern. While I am not against affordable housing, I do not think that the downtown corridor is an appropriate location for placing a large affordable housing complex. I believe that the housing complexes found along Hwy 18 and near Westside Road were appropriate areas for this type of building. We need to protect the look and the feel of the downtown corridor, with an eye on the future. The further expansion of downtown businesses onto Second Street and Fourth Street is inevitable. We need to plan for the right type of growth in these areas.

To be clear, I do not oppose housing, but I do not believe this is the right location for an affordable housing complex and do not believe that it will have a positive impact on our historic downtown and the surrounding downtown residences. We need to protect this valuable area, as it is the major tourist draw that drives tourist dollars to the region and our local businesses.

Thank you for your attention to this matter. Please do not hesitate to contact me if you need any additional input.

Cheers,

Dane L. Campbell

Director of Retail Sales

Certified Sommelier | Certified Specialist of Wine

Cell: 530.828.1597

Tasting Room: 503.852.3185

To the City of McMinnville

If the Historic Landmarks Committee and/or the McMinnville Planning Commission agree to the demolition of the Methodist Church on 2nd Street, the enclosed petitions represent objections from the neighbors and businesses in the area to the construction of the proposed four story, 72 unit apartment complex.

The neighbors who signed this petition ask that you consider the impact of a project of that size in the heart of historic downtown McMinnville. We urge you to only agree to a lower profile building with a much smaller number of apartments.

Downtown McMinnville Neighbors!

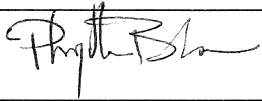

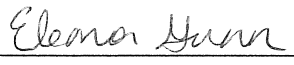

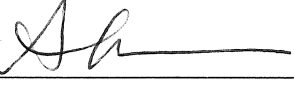
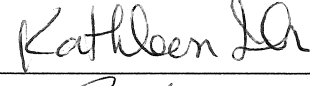

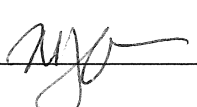
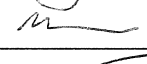



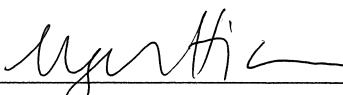
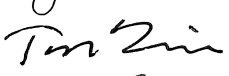



Many of the neighbors and business people in the area of the Co-op Ministries strongly object to the large number of apartments that are planned to replace the Methodist Church. This historic neighborhood could comfortably accommodate a low profile structure with 10, 12, or even up to 20 new apartments. 70 apartments with potentially 140 or more tenants is way too many.

There is a lot of traffic on 2nd, Ford, and Evans Streets. It is already difficult to cross the street safely. A four story apartment building would block the view of incoming cars and pedestrians in addition to adding at least 50 more cars, creating much more congestion.

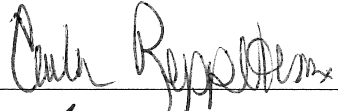
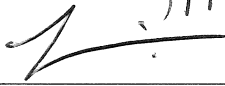
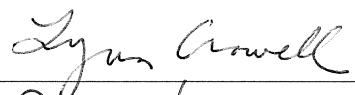
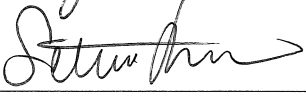


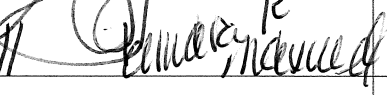
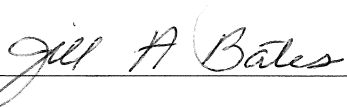
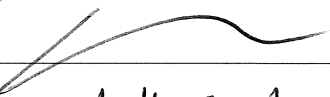
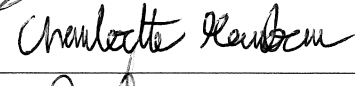

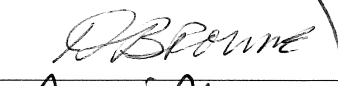
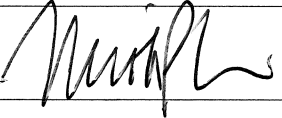
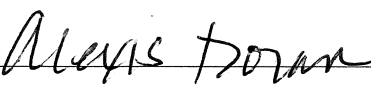

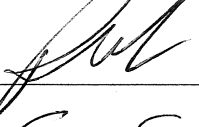
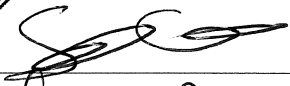

Our historic neighborhood, with mostly single family homes has an average of 20 residents in each block. Seventy, or possibly as many as 140 more residents, in the previous church location would bring too many cars, too much noise and a lot more people trying to safely drive or walk in the area. Available parking spaces for downtown visitors would be hard to find.

Please lower the number of planned apartments and adjust the height to be more compatible with the surrounding neighborhood before you continue with this project.

We, the undersigned are concerned members of the downtown McMinnville community who are opposed to the construction of a four story, 72 unit apartment building in the heart of our historic residential and business neighborhood. We urge the project planners to modify their plans to a two story building with no more than 20 units.

| Printed Name | Signature | Address and Contact email / phone | Date |
|---------------------|---|--|----------|
| Phyllis Bradner |  | 203 SE DAVIS ST, Mac. pbradner@gmail.com | 3/25/26 |
| JANET HICKOK |  | 3839 Pacific Ave. Forest Grove, OR jchr77@aol.com | 3/25/26 |
| Eleanor Gunn |  | 652 SE Washington St McMinnville | 3/26/26 |
| Dianne Gluskoter |  | 640 SE Washington St. McMinnville | 3/26/26 |
| Andrea Carpenter |  | 1221 SW GILDER ST McM OR 97128 | 3/27/26 |
| Kathleen Tier |  | 906 E 12th St Newberg OR 97132 | 3/27/26 |
| John Stromme |  | McMinnville OR | 3/27/26 |
| Marydore Beeler |  | 506 SE First street | 3/28/26 |
| Raymond Nolan |  | 506 SE First street | 3/28/26 |
| Zach Lee |  | McMinnville, OR, | 03/28/26 |
| Chelsie Sanders |  | 825 SE Sheridan rd. D9 Chelsieinbloom@gmail.com | 03-28-26 |
| Sierra Wolfenbarger |  | McMinnville OR 97128 | 3/27/26 |
| Megan Hixson |  | 512 NE 3rd St. McMinnville, 97128 | 3/28/26 |
| Tim McDaniel |  | 326 NE 6th St. McMinnville 97128 | 3/28/26 |
| Steve BerkenA |  | 140 SE EVANS ST McMinnville OR. 97128 | 3/29/26 |
| Piper Gladwill |  | 140 SE Evans St McMinnville OR 97128 | 3/29/26 |
| RICHARD ALLEN |  | 434 SE 1st St McMinnville OR 97128 | 3/29/26 |

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| Printed Name | Signature | Address | Date |
|----------------------------|---|--------------------------------------|---------|
| Carla Reppeteaux |  | 214 NE. Evans St | 3/29/26 |
| Paul Johnson |  | 546 NE 3rd St | 3/29/26 |
| Lynn Crowell |  | 652 SE Washington St. | 4/2/26 |
| Stephanie Johnson |  | 520 NE 3rd St | 4/2/26 |
| AWN MESSINA |  | 206 SE Ford St, McMinnville | 4/2/26 |
| Grace Schroeder |  | 519 SE Washington St, McM | 4/2/26 |
| Tamara Maxwell |  | 124 SE Evans McMinnville | 4/2/26 |
| Till BATES |  | 838 SE Washington St. mcminnville | 4/2/26 |
| Down Wyrzy |  | 444 SE 1st St McMinnville | 4/2/26 |
| Charlotte Herber |  | 1414 SE Villard St. McMinnville | 4/3/26 |
| Robert D. Crawford |  | 222 SE Ford St McMinnville, OR | 4.3.26 |
| Daniel BROWNE |  | 222 SE Ford St McMinnville | 4/3/26 |
| Nicole Winnen |  | 225 NE Third St Mac | 4/3/26 |
| Alexis Dolan |  | 611 NE 3rd St, Mac | 4/3/26 |
| Erin Erin Morse |  | 2049 SW Alanda St Mac | 4/4/26 |
| Reth W... .. |  | 448 NE 3rd St Mac. | 4/4/26 |
| Serafina Garnett |  | 125 SE Baker St, McMinnville | 4/4/26 |
| Laura Deis |  | 511 NE 2nd St McMinnville | 4/7/26 |

JW Millegan

April 14th, 2026

Historic Landmarks Committee
City of McMinnville
Community Development Department
231 NE Fifth Street
McMinnville, OR 97128

Re: HL 1-26 / DDR 1-26 — Opposition to Demolition of the Historic Methodist Church (B852)
Hearing Date: April 23, 2026

VIA Email: evan.hietpas@mcminnvilleoregon.gov

Dear Chair and Members of the Historic Landmarks Committee:

I strongly support redevelopment of the block and I strongly support new affordable housing downtown, especially in light of McMinnville's severe rent burden and the clear direction in the Comprehensive Plan to focus higher-density housing in the downtown core near services and transit. **My objection is not to housing; my objection is to the unnecessary destruction of the historic 1941 brick portion of the church when a preservation-based alternative exists that can deliver equal or greater housing benefits to both the City and the Developers.** The better result is a mixed-use redevelopment that retains the historic church, removes the more modern addition, and builds more housing around the historic structure.

The City's own staff report confirms that the original 1941 brick church remains the historic resource and that, if the later addition were removed, the older building could qualify for National Register treatment. That is decisive evidence that the historic value lies in the original church, not in the newer addition. Approving demolition of the historic core while preserving the later, less significant portion would invert preservation logic, defeat the purpose of the city code, Oregon's historic-resource protection rules, and is not supported by the recently enacted state housing law, Oregon Laws 2024, chapter 110(SB 1537).

Personal Statement

My opposition is also deeply personal and rooted in long-standing connection to the property. I grew up in this church, and my family was deeply involved in its life. My parents were active in

the congregation, and my father served as a diaconal minister at the church in the past, including on the committee that decided to keep the church downtown.

I also bring substantial professional experience in land use planning. I have worked for the Land Conservation and Development Commission (LCDC) helping develop land use plans across Oregon, including work with the City of McMinnville. I have also helped protect more than 1,000 historic structures across the state, and I have extensive experience in commercial land use development. That background gives me a practical and legal understanding of how redevelopment and preservation can and should coexist.

This is not an abstract historic resource to me. It is part of my family's history, my professional experience, and McMinnville's civic history. The preservation code exists precisely to protect resources like this one—places that anchor memory, identity, continuity, and community character.

The Record Shows the 1941 Brick Church Is the Historic Resource

The staff report acknowledges that the older church building is the historically significant element and that the later addition reduces integrity rather than creating it. The report further states that if the addition were removed, the 1941 building could qualify for National Register consideration. That concession is critical.

The legally and logically appropriate response is to remove the later addition and preserve the original historic building. It is not to demolish the historic core and retain the newer portion. The applicant's proposal therefore seeks to eliminate the very part of the site that the record shows has the historic value.

SB 1537 / Oregon Laws 2024, Chapter 110 Does Not Require Demolition

The Legislature enacted Oregon Laws 2024, chapter 110 (SB 1537), which includes new state tools to support housing production. Section 38 of SB 1537 requires cities, under specified circumstances, to grant up to 10 distinct "adjustments" to certain development standards—such as height, setbacks, lot coverage, open space, and parking—when those adjustments are necessary to enable "development of housing that is not otherwise feasible due to cost or delay resulting from the unadjusted land use regulations."

Nothing in SB 1537 or chapter 110 creates a right to demolish historic resources or overrides McMinnville's historic preservation standards in MMC 17.65.050. The statute is framed as an adjustment mechanism for development standards, not as an exemption from local demolition review, and it does not repeal or supersede Oregon's existing Goal 5 historic resource protections.

In fact, SB 1537 provides the tools to achieve both goals here:

- The City can use the new adjustment authority (for setbacks, lot coverage, height, open space, parking, etc.) to make an affordable housing project financially feasible on this site.
- Those adjustments can be applied in a way that retains the 1941 brick church, removes the later addition, and allows dense affordable housing to be constructed around and behind the historic structure.

In other words, the new state law makes it easier—not harder—to design a project that both meets McMinnville’s acute affordable housing needs and preserves its most important downtown historic resources. Using SB 1537 as a justification for demolition of the historic core would misread the law and miss its core purpose of removing regulatory barriers, not heritage.

The Application Does Not Satisfy MMC 17.65.050

McMinnville’s demolition criteria require a real evidentiary showing, not a general preference for redevelopment or an abstract reference to state housing policy. The Committee must consider the economic use of the resource, its value and significance, whether it is a deterrent to an improvement program of substantial benefit, whether retention would cause hardship, and whether retention is in the best interests of the citizens of the City. The applicant has not carried that burden.

Economic use and reasonableness

The record does not show that the historic church is incapable of continued use or adaptive reuse. On the contrary, the applicant’s own materials and the staff report suggest that the historic portion can be retained if the addition is removed, and that redevelopment can still proceed. That means demolition of the historic core is not the only reasonable path. Under SB 1537, the City can further adjust development standards to improve feasibility without sacrificing the church.

Value and significance

The staff report confirms the 1941 building remains historically important and potentially eligible for National Register treatment once the addition is removed. That is evidence of significance, not insignificance. The code does not permit the City to discount the historic core simply because a newer addition reduced integrity, especially where the addition can be removed and the original building’s integrity enhanced.

Substantial benefit to the City

The applicant’s housing proposal is an important public benefit, and I support the goal of creating deeply affordable units on this block. But MMC 17.65.050 does not create a housing exception to historic preservation, and SB 1537 does not erase the requirement to apply the City’s demolition criteria. **If redevelopment alone were sufficient, any historic structure**

could be removed whenever a denser project became available, which would make the preservation code meaningless.

SB 1537 points toward a different solution: using its adjustment provisions to increase height, coverage, or reduce parking and open space where appropriate, thereby supporting an even more efficient and affordable housing project while keeping the historic core in place. That approach strengthens, rather than weakens, McMinnville's ability to meet both its housing and preservation goals.

Financial hardship

The record does not establish that retaining the historic church would impose hardship sufficient to overcome the public interest in preservation. A project may be less convenient, less efficient, or less profitable while still being feasible. That is not the legal standard. The applicant must prove actual hardship, not just a preference for a cleaner development footprint. With the new flexibility provided by SB 1537, the argument that the project is not feasible unless the historic core is demolished is even less convincing.

Best interests of the citizens

The best interests of the citizens are served by preserving the landmark and allowing redevelopment to work around it, especially when state law has given cities new tools to make affordable housing feasible without erasing significant historic fabric. The church is a visible, meaningful, and irreplaceable piece of McMinnville's character. Demolishing the historic core would erase a community asset that can still contribute to downtown vitality as part of a new mixed-income neighborhood.

The Applicant's Rationale Is Backwards

The City's staff report effectively acknowledges that the historic value is in the older building, but the application asks for the opposite result: demolish the older historic building and keep the newer addition. That is backwards from a preservation standpoint.

If the newer addition is the less significant element, then it should be the element removed. If the original 1941 brick church is the significant historic resource, then it should be retained. Anything else turns preservation policy on its head and allows the least historic part of the property to become the basis for destroying the most historic part.

SB 1537 underscores this point: its adjustment tools are meant to solve exactly the kind of design and feasibility challenges the applicant cites (setbacks, lot coverage, height, parking), so that projects do not have to choose between housing and heritage. The law points toward a more creative solution, not toward demolition of what the record identifies as the historic resource.

A Superior Alternative Exists

A preservation-based alternative is plainly available: remove the later addition, retain the original 1941 brick church, and design new housing around the historic core. That alternative would preserve the site's historic character while still allowing substantial redevelopment and additional housing.

By applying SB 1537's adjustment authority to increase height and lot coverage and to reduce certain open space or parking requirements where appropriate, the City can help the applicant achieve a financially viable project that delivers much-needed affordable homes without sacrificing the church. This is exactly the kind of integrated solution the Legislature contemplated when it created the Housing Accountability and Production Office and expanded local flexibility for housing production.

This is not a sentimental preference. It is the best planning outcome. It preserves the landmark, supports housing production, takes full advantage of new state housing tools, and avoids setting a damaging precedent that historic significance can be erased whenever a redevelopment proposal is more profitable or easier to build.

Parking and Transit

I also support a reduced parking requirement for this project. The site is downtown and is only two blocks from the McMinnville Transit Center, which Yamhill County Transit identifies as the county's transit hub. A compact, dense downtown with less surface parking is more walkable, more functional, and more sustainable.

We live at 624 NE 2nd Street, only one-half block from the site, so we are directly affected by the project's impacts. From that local perspective, parking is not the core issue. In fact, a more compact downtown with fewer parking lots would make the area better and more viable. That is a reason to support smart redevelopment, not a reason to destroy the historic church.

Public Policy Supports Preservation

McMinnville's historic preservation materials state that the City adopted regulations and procedures for alteration and demolition because the Historic Resources Inventory is intended to protect structures and sites significant to the city's history, architecture, or setting. The City also states that changes to most structures on the inventory typically require formal review before exterior alteration or demolition. Those policies exist to prevent exactly this type of irreversible loss.

Oregon Laws 2024, chapter 110 adds to this framework by providing new state-level tools to facilitate housing, not by undoing local historic protection. **The HLC should not create a precedent that a historic core may be demolished simply because a later addition exists and a redevelopment plan is more attractive, particularly when state law now offers a clear path to adjust development standards instead.** If the church can be retained through a redesign, the Code, public policy, and SB 1537's intent all favor retention.

Conclusion

For the foregoing reasons, I respectfully request that the Historic Landmarks Committee:

1. Deny HL 1-26 and refuse approval of demolition of the historic 1941 brick church.
2. Require a preservation-based redesign that retains the historic church and removes the later addition, taking full advantage of SB 1537's adjustment tools to maintain project feasibility and housing yield.
3. Support a reduced parking framework consistent with downtown conditions and transit access.
4. Direct the applicant to return with a revised proposal that preserves the historic core while still allowing meaningful—and potentially greater—affordable housing development consistent with Oregon Laws 2024, chapter 110.

Respectfully submitted,

JW Millegan



Evan Hietpas

From: Julia Bandy
Sent: Monday, April 20, 2026 11:02 AM
To: Evan Hietpas
Subject: Public Hearing Comments - HL 126 and DDR 126

Follow Up Flag: Follow up
Flag Status: Flagged

This message originated outside of the City of McMinnville.

Hello,

My name is Jules Bandy, and I have lived directly across the street from this proposed project for the last ten years. I'm here in strong support. (Clarifying the project is for the proposed demolition and construction of a multi-use housing project in part of the existing McMinnville Ministries space in between 1st and 2nd in downtown McMinnville).

This property has been a part of our neighborhood for a long time, and it's clear that the current owners, the local church, are making a thoughtful and realistic decision about its future. A full renovation simply isn't feasible, and this proposal offers a meaningful path forward that serves the broader community.

As someone who works in the hospitality industry, I see every day how urgent the need is for more affordable housing in our town. These are the people who keep our local economy running - who show up, take care of guests, and contribute to the character of this place. They deserve the opportunity to live here, not just work here.

A close colleague of mine, who previously led Visit Napa Valley, often spoke about the long-term consequences of failing to plan for workforce housing. In Napa, the cost of living pushed out many hospitality and blue-collar workers. The result has been increased traffic, longer commutes, and a loss of connection between the community and the people who support it day to day.

We have an opportunity here to make a different choice—to support housing that allows people to live and work in the same place, and to strengthen the fabric of our town in a real, lasting way.

Thank you,

Julia Bandy

From: Kevin Chambers
Sent: Tuesday, April 21, 2026 12:27 PM
To: Planning <planning@mcminnvilleoregon.gov>
Subject: Support for Armonia Apartments

This message originated outside of the City of McMinnville.

Dear Planning Commission,

I'm a McMinnville kid turned business owner on Davis Street, and a board member of an affordable housing non-profit. I'm writing in support of the Armonia Apartments project proposed by Bienestar in Downtown McMinnville and I'd encourage the Commission to approve it.

McMinnville has a real affordability problem. The people who teach our kids, staff our restaurants, care for our elderly, and run our small businesses are increasingly unable to afford to live in the community they serve. Armonia represents a concrete step toward fixing that. Downtown infill housing, close to jobs and services, is exactly where this type of development belongs.

I've heard the concerns about parking, and I don't dismiss them. But I'd ask the Commission to weigh those concerns proportionally. Parking inconvenience is a real but manageable problem. A shortage of affordable housing has consequences that ripple through families, schools, and the broader community for years.

A walkable downtown location also naturally reduces car dependency. Residents living steps from employers, transit, and daily services simply drive less.

I urge you to approve this project. McMinnville's future depends on being a place where people of all income levels can put down roots, and developments like Armonia make that possible.

Respectfully,

Kevin Chambers

Dear Landmark Review Committee Members,

We, the undersigned, write to share our strong support for the proposed affordable housing development in downtown McMinnville.

This project reflects a powerful and intentional choice by the church to use its land in service of the community. Through a land lease, the church is creating an opportunity to provide homes for individuals and families who might otherwise struggle to remain in McMinnville. At its core, this effort is rooted in a simple but meaningful goal: to use what we have to care for others.

Affordable housing is a critical need in our community. By placing housing in the heart of downtown, this project allows residents to live close to jobs, services, and daily necessities. It also strengthens our local economy by supporting nearby businesses and helping ensure that the people who work in McMinnville can also afford to live here.

We understand that there are questions and concerns, including around parking. At the same time, we believe this project represents a thoughtful and balanced approach; one that prioritizes community well-being, access, and long-term stability.

We are proud to support a project that reflects compassion, stewardship, and a commitment to meeting real needs in our community. We respectfully ask for your support and approval.

Sincerely,

Name: Dale Dehm
Signature: Dale Dehm
Address (optional): _____

Name: Tana Kelly
Signature: Tana Kelly
Address (optional): _____

Name: Boek Kelly
Signature: Boek Kelly
Address (optional): _____

Name: Linda Cruikshank
Signature: Linda Cruikshank
Address (optional): _____

Name: Dorothy Girard
Signature: Dorothy Girard
Address (optional): 660 NW Jason Ct

Dear Historic Landmarks Committee,

I am writing to share my strong support for the proposed affordable housing development in downtown McMinnville.

This project is an important investment in the long-term health of our downtown area. By providing housing close to jobs, services, and transit, it allows residents to live near where they work. This not only reduces the need for driving and parking but also helps support local businesses by creating a reliable, nearby customer base and workforce.

Downtown McMinnville thrives when the people who contribute to it every day can also afford to live there. Projects like this help strengthen the local economy while creating a more accessible and connected community.

I encourage your support for this development.

Thank you for your time and consideration.

Sincerely,

Kath A Campbell

KATHA A. CAMPBELL

M Campbell

MICHAEL F. CAMPBELL

20

Name: Don Anderson

Signature: Don Anderson

Address (optional): 210 NE King road St MAC 97128

Name: Kyle Holberg

Signature: Kyle Holberg

Address (optional): 4155 NE THREE MILE LN #43
McMINNVILLE OR 97128

Name: Litha Isbell

Signature: Litha M. Isbell

Address (optional): 568 SW Westlake

Name: Josh Allen

Signature: Josh Allen

Address (optional): _____

Name: Patsy Dye

Signature: Patsy Dye

Address (optional): _____

Name: Patricia Koening

Signature: Patricia Koening

Address (optional): 2092 NW Gregory Dr
McMinnville OR 97128

Name: Ben Stein

Signature: Benjamin P. Stein

Address (optional): _____

Name: Donna Fisher

Signature: Donna Fisher

Address (optional): _____

Name: Peggy Dayton

Signature: Peggy Dayton

Address (optional): _____

Name: Jan Amerson

Signature: Jan Amerson

Address (optional): _____

Name: Rosalie McKenney
Signature: Rosalie McKenney
Address (optional): 345 SW 1st Ave Rd #205

McKenney Ave 9728
Name: Douglas C. G. Hank
Signature: Douglas Hank
Address (optional): _____

Name: Margaret Shields
Signature: Margaret Shields
Address (optional): Hillside Retirement Center

Name: Linda Nordman Kolbin
Signature: Linda Nordman Kolbin
Address (optional): # - McMinville

Name: Bill Wood
Signature: Bill Wood
Address (optional): _____

Name: Christine Pritts
Signature: Christine Pritts
Address (optional): _____

Name: Michelle Guillory
Signature: M. Guillory
Address (optional): _____

Name: Benjamin Smelana
Signature: B. Smelana
Address (optional): _____

Name: _____
Signature: _____
Address (optional): _____

Name: _____
Signature: _____
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Name: _____
Signature: _____
Address (optional): _____

Name: Ginga Amersou
Signature: Ginga Amersou
Address (optional): _____

Name: Alan Amersou
Signature: Alan Amersou
Address (optional): _____

Name: Susan Dehm
Signature: Susan E Dehm
Address (optional): 325 SE Booth Bend Rd, Mac!

Name: ANDY VELEBIK
Signature: Andy Velebik
Address (optional): _____

Name: Susan Mean SUSAN MEAN
Signature: Susan Mean
Address (optional): _____

Name: Mary Anne K. Turner
Signature: Mary Anne K. Turner
Address (optional): ~~2027 NE 3~~
2023 NE Lucy Belle St. McMinn. 97128

Name: _____
Signature: _____
Address (optional): _____

Name: _____
Signature: _____
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Name: _____
Signature: _____
Address (optional): _____

Name: _____
Signature: _____
Address (optional): _____

Dear Planning Commission,

I am writing to express my support for the proposed Bienestar's Armonia Apartments affordable housing development in Downtown McMinnville.

This project represents an important opportunity to provide much-needed housing for individuals and families in our community. As housing costs continue to rise, developments like this help ensure that people who live and work here; teachers, service workers, seniors, and local businesses have access to safe, stable, and affordable homes.


I understand that some neighbors have concerns regarding parking. Thoughtful planning around parking is important, and it's clear that this project has taken those considerations seriously. At the same time, it is equally important to recognize that not all residents rely on personal vehicles in the same way, particularly in communities where access to transit, walkability, and proximity to services are part of the design. Providing housing near jobs, services, and transportation can help reduce overall parking demand.


Balancing these needs is always a challenge, but it should not come at the expense of providing housing opportunities for those who need them most. A lack of affordable housing has far-reaching impacts on the stability and health of our community, and projects like this are part of the solution.

I respectfully urge you to support the Armonia Apartments development. It is a meaningful investment in the future of our community and will help create a more inclusive, stable, and vibrant place for all.

Thank you for your time and consideration.

Sincerely,


Stan Primovich


Janice P. Norval

Dear Planning Commission,

I am writing to express my support for the proposed Bienestar's Armonia Apartments affordable housing development in Downtown McMinnville.

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Thank you for your time and consideration.

Sincerely,


Ty Koenig

Patricia Koenig
Patricia Koenig

2692 NW Gregory DR.
McMinnville OR 97128

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Thank you for your time and consideration.

Sincerely,

Steve & Cathy Long

From: Nancy Mahi
Sent: Thursday, April 23, 2026 12:34 AM
To: Planning <planning@mcminnvilleoregon.gov>
Subject: Destruction of Methodist Church

This message originated outside of the City of McMinnville.

Dear Ms Richards:

I was horrified to learn that the city was even *considering* demolishing the Methodist Church, now Co-Op Ministries. Adding to the horror was the idea of building a 72 to 100 affordable housing units in that space, without even one parking space for each apartment. What is happening here?

Our family attended that church all the while we were growing up. I remember how much my brother and I loved Sunday school, and sometimes being invited to the adult service. As we got older, we transitioned to MYF (Methodist Youth Fellowship). I went to Methodist Church Camp several times, and I still have lasting memories from those wonderful days. We have friends here in Mac who have those same memories from the fifties and sixties. That church is an institution here in Mac, and should *not* be destroyed. It's a co-op now and serves the community in many ways. Even the thought of knocking it down hurts my heart. It fits our downtown, and is certainly part of that neighborhood.

And for what purpose? An apartment building with 72 to 100 units? That isn't going to fit into to that neighborhood at all! There aren't even enough parking spots planned for all the apartments. I go down Second Street quite often and there are normally lots of cars parked in that area now. I cringe at the idea of a big building with no available parking for the tenants, or for shoppers and visitors. An apartment building just does not belong in that area, and demolishing a beautiful church to build one seems like pure insanity. The loss of parking spaces would be a hard hit for the downtown

Please, please drop this idea. If Mac needs another apartment building, please find some other place to put it.

Thank you.

Sincerely,

Nancy Mahi

Evan Hietpas

From: Planning
Sent: Friday, April 24, 2026 8:38 AM
To: Evan Hietpas; Heather Richards; Matthew Deppe
Subject: FW: Historical Landmarks Committee Public Comment



James Howe (she/her)
Interim Planning Analyst
Office: (503) 474-5102
Cell: (971) 387-1803
231 NE Fifth Street
McMinnville, OR 97128
www.mcminnvilleoregon.gov

*****New Lobby Hours*****

***Community Development Center lobby hours:
Monday – Thursday, 7:30 AM to 5:30 PM.
On Fridays, staff will be available by appointment
and will still provide inspections and plan review.***

From: Miriam Vargas Corona <miriam@unidosyamhillcounty.org>
Sent: Thursday, April 23, 2026 5:09 PM
To: Planning <planning@mcminnvilleoregon.gov>
Subject: Historical Landmarks Committee Public Comment

This message originated outside of the City of McMinnville.

Good afternoon,

This email is intended to be shared with the membership of the Historical Landmarks Committee as a public comment. I could not stay for the remainder of the committee meeting on 4/23/26.

My name is Miriam Vargas Corona, Executive Director of Unidos Bridging Community. Based in McMinnville, Unidos serves the Spanish-speaking and immigrant communities of Yamhill County. I am submitting a public comment regarding the demolition of part of the McMinnville Cooperative Ministries property and the construction of an apartment building.

I strongly urge approval of these applications. The approvals will facilitate the swift development of the affordable housing project on the property owned by McMinnville Cooperative Ministries. My previous experience serving on the McMinnville Affordable Housing Committee reinforced my understanding of the need to expand housing options in the city. After meeting with Bienestar's leadership a couple of years ago to brainstorm how our organizations can partner in Yamhill County, I understand that the Armonia Apartments will directly advance the city's housing goals.

Unidos' programs consistently reveal that affordable housing is an urgent priority. Our recent partnership with the Housing Authority of Yamhill County focuses on filling vacant units at Stratus Village Apartments. Hosting an open house on March 12th, 2026, we aimed to fill 7 units and attracted nearly 100 attendees, demonstrating undeniable demand. Community members continue to contact Unidos seeking assistance in finding affordable housing.

I want to thank the leadership at McMinnville Cooperative Ministries for decisively partnering with Bienestar on this housing project. The church has steadfastly supported Unidos Bridging Community and other nonprofits for years, exemplifying its commitment to supporting our community's needs. The Co-op has made clear, intentional resource investments in this project and deliberately sought a developer aligned with the church's ministry goals, congregation needs, and community service. Their collaboration creatively addresses today's needs while planning for the future.

I urge the Historical Landmarks Committee to approve Bienestar's applications and take decisive action to advance this essential project.

Thank you,

Miriam Vargas Corona
Executive Director

207 NE 19th St., Suite 200

McMinnville, OR 97128

503-447-3408

Pronouns: She/Her/Hers

McMinnville, OR 97128

www.unidosyamhillcounty.org



To: McMinnville Historic Landmarks Committee
City of McMinnville
Community Development Department
231 NE Fifth Street
McMinnville, OR 97128

From: Quinn Millegan, PO Box 1610, McMinnville, Oregon 97128 (624 NE 2nd St, McMinnville, Oregon 97128)

Date: April 24th, 2026

Re: HL 1-26 / DDR 1-26 — Opposition to Demolition Permit Application for Historic Structure (B852) at 544 NE 2nd Street (McMinnville Cooperative Ministries) — Supplemental Financial & Code Testimony

Members of the Committee,

I recently testified before this committee in opposition to the demolition permit for the historic church structure at 544 NE 2nd Street. It truly kills me to have to take that position. I am a staunch advocate for dense urban development; frankly, I wish the proposed affordable housing project was eight stories tall with absolutely zero parking. There is no need for more parking in McMinnville - multiple studies have shown a gross excess of available parking. However, achieving necessary density in our downtown core does not require the destruction of our historic fabric.

Fundamentally, this proposed project is exactly the type of dense development that fits perfectly within the fabric of a dense downtown. However, it is critical to recognize that neither McMinnville Municipal Code nor Oregon state law requires this density to be heavily oriented on the 2nd Street frontage at the expense of our historic architecture. The proposed unit count and massing could easily be placed anywhere on this block—most notably on the expansive, underutilized surface parking lot. The premise that this development *must* occupy the exact footprint of the historic church is a developer's preference, not a legal, zoning, or structural necessity.

During the hearing, committee member Knapp specifically asked for realistic cost estimates regarding the preservation of the church. Because the record remains open, I am submitting this itemized financial analysis—along with an assessment of the municipal code criteria—to demonstrate that the applicant's narrative of "financial infeasibility" is fundamentally flawed.

Background & Qualifications

As a resident living directly next door to this proposed project, I want to reiterate that I wholeheartedly welcome new development to our neighborhood. However, my opposition to this demolition is rooted in deep practical and professional experience. My brother, Drew Millegan,

and I run the only hedge fund in McMinnville. Prior to my current role as a venture capitalist and fund manager, I worked for a commercial and residential construction firm where I dealt with these exact types of renovations on a regular basis. Beyond that, our family constantly explores restoration and adaptive reuse project feasibility, having personally undertaken numerous renovation projects ourselves.

Furthermore, Drew and I lead a venture capital project here in Oregon where we successfully secured a destination resort approval on 2,800 acres through extensive public hearings—arguably the most difficult intensification-of-use land-use entitlement to obtain in state history. Through these ventures, we possess a plethora of costing experience on a commercial scale, including the specific adaptive reuse of historic structures that we plan to incorporate and move on-site. It is from this vantage point of deep financial, land-use, and construction expertise that I evaluate the applicant's claims.

It is through this lens of professional experience that I evaluate the applicant's claims against the specific criteria for demolition outlined in McMinnville Municipal Code (MMC) Section 17.65.050(B). The applicant's case relies heavily on the assertion that preserving the building causes an undue "financial hardship" to the owner under MMC 17.65.050(B)(7). However, manufactured infeasibility does not equal a true hardship, especially when a structurally sound building can be affordably maintained. Furthermore, under MMC 17.65.050(B)(8), the Committee is legally obligated to evaluate whether the historic resource may be preserved by "alternative means." As the following financial breakdown proves, completely reasonable alternatives exist on this property that satisfy the applicant's development goals, eliminate any legitimate claim of financial hardship, and preserve this legally recognized historic asset.

1. Scrutinizing Inflated Claims & The Phased "Ship of Theseus" Reality

The applicant, Bienestar, claims it would cost **\$2.7 million** for deferred maintenance, plus **\$3.8 million to \$5.0 million** to adapt the building due to "change of occupancy" requirements.

Evaluating the financial viability of asset-heavy projects requires calling out when a scope of work is artificially inflated. The applicant has compiled estimates at the scale of essentially gutting and redoing everything to absurd, new-build standards simply because the building is old. Historic restoration does not necessitate a complete, single-phase, multi-million-dollar renovation. If the standard were to necessitate such an undertaking, all historic buildings in Downtown Mac would be demolished. Much like the Ship of Theseus, preservation is an iterative process where a building is responsibly maintained and updated component by component over its lifespan.

Furthermore, the inclusion of a multi-million-dollar seismic retrofit in their baseline is completely unnecessary for the building to simply continue its current operations. The fact that the structure is still standing—and that the building is actively used for meetings today—is

empirical proof that it is not a hazmat-level hazard or a mandated tear-down. Not every item needs to be addressed at once and builders overestimate these costs when asked by developers for biased, off-the-cuff estimates. There is also no clear itemized list to understand their rationale.

2. The "Usable Phase" Cost Breakdown (Immediate Occupancy)

When modeling the actual, necessary costs to bring the 7,739 sq. ft. exterior footprint and 16,489 sq. ft. low-intensity interior volume to a safe, compliant "Usable Phase," the numbers drop drastically. This phase covers the bare minimum life-safety, ADA compliance, and envelope stabilization required to occupy the space legally.

- **Roof Sealing & Maintenance (\$30,000 – \$70,000):** The building currently has a metal roof. Achieving a "usable phase" does not require a full tear-off. Costs are drastically minimized by tightening fasteners, repairing localized flashing, and applying commercial-grade sealants.
- **Targeted Window Sealing (\$40,000 – \$80,000):** Strictly sealing leaks, re-glazing critical panes, and weatherproofing to stop further degradation.
- **Single ADA Bathroom Core (\$50,000 – \$75,000):** Installing one gender-neutral, fully ADA-compliant commercial restroom to meet immediate occupancy codes.
- **Targeted Structural/Water Mitigation (\$75,000 – \$125,000):** Localized mold remediation and repairing rotted decking exclusively where active water intrusion has occurred.
- **Essential Electrical & HVAC Upgrades (\$150,000 – \$250,000):** Servicing existing boiler systems and replacing only critically outdated electrical panels and life-safety wiring.
- **Fire Alarms & Life Safety Egress (\$80,000 – \$120,000):** Installing necessary fire alarm networks, emergency egress lighting, and basic sprinkler runs.
- **Basic Exterior & Sewer Connection (\$50,000 – \$80,000):** Connecting to a commercial sewer main and implementing minor ADA exterior ramping.

Grand Total for "Usable Phase" Immediate Occupancy: \$475,000 – \$800,000

3. The "Full Restoration" Phase & Gap Financing

Even when looking beyond immediate occupancy to a complete, long-term "Full Restoration" phase, the applicant's \$6.5M+ estimates are mathematically detached from reality. A full, comprehensive "white-box" restoration of the entire 16,489 sq. ft. interior and 7,739 sq. ft. footprint involves:

- **Comprehensive Roof & Envelope Restoration:** \$100,000 – \$200,000 (Full metal roof refurbishment/recoating)
- **Complete Historic Window Restoration:** \$90,000 – \$180,000

- **Multiple ADA Bathroom Cores:** \$100,000 – \$150,000
- **Extensive Structural/Water Repair:** \$150,000 – \$300,000
- **Full Systems Overhaul (HVAC, Electrical, Fire for 16.4k sq. ft.):** \$460,000 – \$775,000
- **Site, Masonry, and Bell Tower Restoration:** \$60,000 – \$130,000

Grand Total for "Full Restoration": \$960,000 – \$1,735,000

Crucially, this long-term full restoration phase does not need to be funded out-of-pocket on day one, and it is easily financed. The affordable housing complex will be paying the church significant ground lease payments. This provides a massive, reliable, long-term revenue stream that would seamlessly service the debt on a traditional commercial loan to cover these full restoration costs.

4. Capital Allocation: Expanding the New vs. Preserving the Historic

The spatial and financial priorities of this site plan are entirely misaligned. The applicant proposes building a 935-square-foot addition to the newer 1990s church building on the southeast corner of the lot. However, the historic church boasts nearly double the interior space of the newer building (16,489 sq. ft. compared to roughly 7,000 sq. ft.).

Instead of undertaking expensive new construction to expand the 1990s footprint, the church's existing kitchen equipment can easily be moved into the massive, existing square footage of the historic structure.

At current standard commercial construction rates of roughly \$350 to \$400 per square foot, Bienestar will spend an estimated **\$327,250 to \$374,000** just to construct this non-historic addition. They are actively choosing to allocate nearly \$400,000 toward expanding a newer, smaller structure while claiming they cannot afford the \$475,000 Phase 1 stabilization required to save a recognized historic asset. If Bienestar simply reallocates the funds already allocated for this unnecessary addition directly to the restoration of the historic church, the financial gap to achieve immediate occupancy vanishes.

This voluntary misallocation of capital completely invalidates the applicant's argument of "financial hardship" under MMC 17.65.050(B)(7). An applicant cannot logically or legally claim that preserving a historic resource is an insurmountable financial burden while simultaneously choosing to spend roughly \$400,000 on brand-new, non-essential construction just a few feet away. Moreover, simply reallocating those exact funds to the historic church perfectly satisfies the requirement of MMC 17.65.050(B)(8) to preserve the resource by "alternative means." Utilizing existing, allocated capital to restore the historic footprint instead of expanding the 1990s building is a direct, fully funded alternative that achieves immediate occupancy and strictly prevents the demolition from meeting the city's approval criteria.

5. The Acknowledgement of Historic Value & The Hypocrisy of Salvage It is also critical to

point out the glaring hypocrisy in the applicant's treatment of this historic resource. The city has already definitively identified this building as a historic asset. Even the applicant implicitly acknowledges this value: the architect for the proposed new addition has stated their intention to salvage and incorporate the "historic windows" and other architectural elements from the historic church into their new building.

If these windows and materials are structurally sound and culturally significant enough to serve as aesthetic centerpieces for a new development, then the building itself is inherently worthy—and capable—of preservation. Stripping a recognized historic landmark for parts to artificially "historicize" a new build is not preservation; it is architectural vandalism. The historic status of the building is an established fact, not a debate for this hearing.

6. Institutional Solvency & Alternative Asset Utilization It is imperative to address the holistic financial reality of the applicant's partner, the McMinnville Cooperative Ministries. The narrative that the church is a cash-strapped organization backed into a financial corner is highly misleading. The church owns additional land within the city, providing multiple viable avenues that do not require destroying a historic landmark:

- **Selling the Entire Downtown Lot:** The church holds prime downtown real estate. If they wish to build a new, modern facility, they could easily sell this entire lot to an alternative private developer for a significant premium and utilize those funds to develop a brand-new facility on their other parcel. They could still sell or lease the block for exclusively affordable housing.
- **Selling the Developable Footprint:** If the congregation wishes to remain in their historic downtown home, they can simply partition and sell the highly developable portions of their current lot (the parking lot and the 1990s building footprint). The proceeds from selling this prime land to a housing developer would effortlessly fund payments to finance the historic church's renovations.
- **Adaptive Reuse as Community Space:** If the church opts to vacate the property entirely, the historic structure does not need to be structurally gutted or partitioned into apartments. Its wide-open, low-intensity layout is perfectly suited for immediate adaptive reuse as a community center or resident gathering space for the affordable housing complex itself, requiring virtually no major interior alterations to effectively serve the new community. As part of the affordable housing complex it would still qualify for adjustment waivers.

7. Historic Designation and Federal Grants

By removing the non-historic addition from the historic church, the property qualifies as a listed historic asset. This opens up entirely new capital stacks that the current proposal ignores:

- **Federal Funding & Tax Incentives:** National Register listing opens the door to the Federal Historic Preservation Tax Incentives program, which provides a **20% tax credit** for rehabilitation. The project could also pursue Federal Historic Preservation Fund (HPF) grants.
- **State and Heritage Grants:** The property becomes eligible for capital from the Oregon State Historic Preservation Office (SHPO), including Preserving Oregon Grants and Oregon Heritage Grants.

8. Failure to Meet Demolition Criteria: The Existence of Reasonable Alternatives

Under McMinnville Municipal Code Section 17.65.050(B), the Historic Landmarks Committee is required to evaluate the "reasonableness of the proposed action" and whether the resource can be preserved by "alternative means." The applicant's current proposal fails this fundamental test because a completely reasonable, legally sound alternative exists right on the property.

Because the city has already identified this as a historic asset, the only question before this Committee is whether there is an ability to use the existing building and if reasonable alternatives to demolition exist. The answer to both is an unequivocal yes.

Demolishing the historic church is not a structural or financial necessity; it is simply being treated as the path of perceived least resistance. The developers can achieve their exact unit-count and density goals or more by utilizing the surface parking lot or demolishing the non-historic 1990s building instead. Alternatively, under Oregon state law, the developers can request a waiver for zero parking minimums for the new apartments, building entirely on the existing parking lot. The Church is replete with options and has been blessed with both an entire city block and the flexible zoning.

Approving a demolition permit when a viable, undeveloped footprint sits adjacent to the building sets a highly dangerous precedent. **If this Committee accepts the applicant's logic, it signals to future developers that they can purchase any historic property, generate inflated estimates to feign financial hardship, and bulldoze our cultural heritage simply because it is easier than reconfiguring a site plan.** There are multiple alternatives for the Church to preserve the building and achieve their goals without an undue financial burden.

9. Strategic Risk: Handing a Discretionary Lever to Bad-Faith or Reactionary Opposition

It is also critical to look at the broader strategic reality of this land-use application. Pursuing the demolition of a recognized historic asset is a massive, unforced error that jeopardizes the entire affordable housing project. Historic demolition is a highly discretionary land-use action, which inherently invites prolonged appeals to the City Council and the state Land Use Board of Appeals (LUBA). Even if the applicant succeeds in these initial hearings, they are handing a massive legal lever to hostile and unrepresentative local opposition. Neighbors who are

possessed by misguided parking concerns, a general resistance to change, or quiet prejudices against living next to affordable housing will not hesitate to weaponize historic preservation statutes to stall, bleed out, and ultimately kill this otherwise highly beneficial and needed development. By pivoting to the reasonable alternatives—such as building on the existing parking lot or replacing the non-historic 1990s building—the developer completely removes this discretionary lever, outmaneuvers bad-faith opposition, and guarantees that this critical affordable housing actually gets built.

This is reminiscent of the failure of the Gwendolyn Hotel (3rd & Ford Historic O’Dell Building), which only failed because they chose (partly at the necessity of an unreasonable seller) to attempt to demolish a historic structure when reasonable alternatives existed. While the development there was also much needed, the precedent of demolishing a key part of our historic downtown was too great to allow. Had they approached the development differently from the beginning, that too would have been developed (call us first next time).

Concluding recommendation:

I urge the Committee to reconsider the applicant's inflated financial claims, deny the demolition request based on the failure to meet Section 17.65.050(B) criteria, and require a site plan that delivers the housing McMinnville needs without sacrificing the historic assets that anchor our downtown.

Sincerely,

Quinn Millegan

Evan Hietpas

From: TY KOENIG <tyandpat@msn.com>
Sent: Tuesday, May 5, 2026 4:46 PM
To: Evan Hietpas
Subject: Redesign of Armonia project

This message originated outside of the City of McMinnville.

Greetings,

We are writing to express our support for the redesign of the Armonia project proposed for the property at McMinnville Cooperative Ministries. We believe this will enhance both the project property and the downtown area to maintain the historical character. This project should be allowed to go forward.

Sincerely,

Patricia and Ty Koenig
2692 NW Gregory Dr.
McMinnville

Evan Hietpas

From: Mary Anne Turner <jmturner30@gmail.com>
Sent: Wednesday, May 6, 2026 1:18 PM
To: Evan Hietpas
Cc: Mary Anne Turner
Subject: HL 1-26 & DDR 1-26 Waiver

This message originated outside of the City of McMinnville.

Today I am writing to say I highly recommend the new redesigned section of the Affordable Housing Project that is being proposed on McMinnville Cooperative Church's property. I was very pleased with the changes and the additional design features that are proposed. The greenery adds a friendliness to the otherwise plain sidewalk more in keeping with the friendliness of downtown McMinnville. The parking below is covered in a way that is more natural. I especially liked the screens that reflect the style of the stained glass windows in the Chapel. All in all these changes give the effect of big windows in keeping with the request, while at the same time hiding the parking lot below. I feel these changes fit the mandate that has been required.

The touch of the screens are also a reminder of what has been the history of the church and chapel of the past. The screens will also tie in nicely to the new addition to the current Coop building which is planning to utilize and reuse some of the current stained glass windows for the new addition. This feels good to my heart as well as fitting the esthetic and requirements of our town. I feel this change is much more in keeping with our town's style especially as compared to the plain wall across the street from the west side of this proposed Project.

I sincerely hope you accept these changes and allow the Affordable Housing Project to move forward.
Yours truly,
Mary Anne K. Turner

From: [Brennen Guillory](#)
To: [Heather Richards](#)
Subject: HL 1-26/DDR 1-26 (Bienestar Housing Project)
Date: Thursday, May 7, 2026 2:08:02 PM

This message originated outside of the City of McMinnville.

I am writing in support of the Historic Landmark Committee approving the re-design offered by FFA and Bienestar for the DDR 1-26 waiver.

I looked over the new design and there are few things that jumped out at me immediately. First I really appreciate the added plants along the wall. Right now the block is about half parking lot and half building. The design switches the place of these but the added plants enhance the feeling of the block and keep some of the feeling of the landscape in front of the current building.

Second, the screen design that echoes the current stained glass windows are an appreciated nod to the sanctuary. While the windows themselves will be preserved in the new chapel, having the design in the screens is an added honoring of the history there.

Third I appreciate the effort the designers have taken in the new design to preserve some of the design elements of downtown. The building is not a store front, and the parking was a necessity, but I believe the new design keeps some of the feeling of downtown, frankly in a way that the current parking lot does not.

For these reasons, at least, I believe the committee should accept and approve the redesign, and I want to thank the committee for their time and attention.

Peace,
Pastor Brennen Guillory

--

Pastor Brennen Guillory
McMinnville Cooperative Ministries
mac-coop.org

Inspired by Christ, our mission is to love and serve with all people to restore all of creation to God's loving embrace

May 7, 2026

Evan Hietepas
Planning Manager
City of McMinnville
231 NE 5th St.
McMinnville, OR 97128

RE: HL 1-26 & DDR 1-26 Waiver

Dear Sir:

I am a member of the McMinnville Cooperative Ministries and I serve as Treasurer of the MCM. My wife, Peggy, and I started attending church at this location in 2002 when it was the McMinnville United Methodist Church. Peggy and I are personally in favor of the Armonia Project and the benefit it will provide to our community of faith at the McMinnville Cooperative Ministries, to the needs of the citizens of our community for affordable housing and to our community at large as it addresses this critical need.

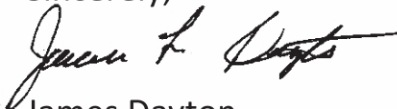
I am writing in favor of the proposed revised waiver to the glazing requirements of 17.59.50.B.3(c) using the provisions of 17.59.030.D.1 of the Downtown Design Review Criteria under date of May 1, 2026.

The proposal will actually improve the view that is currently present for those who are driving or walking east on 2nd Street. Currently, half of the block is occupied by a parking lot and it is often occupied by parked cars. In any case, the view is either of an empty or occupied parking lot. The original proposal also offered a view of a parking lot that was on the street level of the apartment building.

The proposed revised waiver will replace the current view of a parking lot with the planters and perforated screens that are reminiscent of the current windows in the old Methodist Sanctuary Building that will be torn down to provide space for the apartment building.

I find that the proposal is acceptable and request that the McMinnville Historical Landmark Committee approve it and the Armonia Project.

Sincerely,

A handwritten signature in black ink, appearing to read "James Dayton", written in a cursive style.

James Dayton
Treasurer and Church Member
McMinnville Cooperative Ministries

Evan Hietpas

From: Stephen Long <stephen.w.long0110@gmail.com>
Sent: Sunday, May 10, 2026 11:42 AM
To: Evan Hietpas
Subject: HL- 1-26 & DDR 1-26 Waiver

Follow Up Flag: Follow up
Flag Status: Flagged

This message originated outside of the City of McMinnville.

Dear Mr. Hietpas,
I'll admit I'm better with pictures than text, but I did eventually make my way through both when reviewing the DDR-Waiver and Glazing standard – 4-30-26 draft. In my opinion the proposed changes are both visually appealing and preserve the intent of the project. I believe the community will quickly come to appreciate the aesthetics and the benefits of Armonia, and I strongly urge acceptance of the revised plan.

Sincerely,

Stephen Long
1320 SW 2nd Street,
McMinnville, OR
951-347-8126



Virus-free. www.avg.com