

Tom Schauer

From: Pattie Holder <pattieholder@msn.com>
Sent: Wednesday, September 9, 2026 10:33 AM
To: Tom Schauer
Subject: Comments to City Council, Docket Number ZC 1-26
Attachments: We sent you safe versions of your files; Letter to City Council.pdf

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Good morning Tom,

I would like to submit the attached letter to the McMinnville City Council for the review of Application for a Zone Change (Docket ZC 1-26, Ordinance No. 5182). Thank you all so much for giving this issue the consideration it deserves!

Sincerely,

Pattie Holder

Patricia (Pattie) Holder
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September 9, 2026

City of McMinnville City Council

Citizen comment Public Hearing for
 City Council review of an Application for a Zone Change
 (Docket ZC 1-26, Ordinance No. 5182)
 Wednesday, September 16, 2026

Dear Members,

I would like to comment with perspective as an adult McMinnville resident for 50 years, and a resident of the Chegwyn neighborhood whose property backs up to the neighborhood park and a few lots down from the proposal for R-4 zoning of tax lot R4409CD 00100.

We have seen many changes and development in McMinnville these 50 years! I worked for Yamhill County Title and Escrow/Western Title from 2001-2004, and the addition of subdivisions was booming. The subdivisions that go out Baker Creek Road, North of 27th Street (behind what was Payless/Safeway now 24 Hour Fitness/Goodwill and Walmart), Creekside to the South, and down Fellows Street/2nd Street/Hill Road. At the title company, we would see a stream of local contractors purchasing the lots in these developments. Of course they were in business to make money, but they had an interest in community quality of life. The density proposed in this zone change that ignore local residents' quality of life is coming from a company only focused on maximum profit. I know you have heard about the valid traffic, safety for students, and parking deficiencies. Why would we let this neighborhood have all the undesirable qualities of a big city??

Having been the 6th house completed in this development, we are also very aware of how disruptive and intrusive construction traffic and noise is, particularly for a project of this size. I would think that Grandhaven Elementary School would be concerned about this as well as the other issues raised. I also wonder, with all the other apartments and trailer park in this area, is this density necessary??

Local contractor Alan Ruden conceived of and built an exemplary neighborhood with Chegwyn Village. I was surprised to see that it is zoned R-4 on the plat map I received, but it is **nowhere** near that density. If what I read in the News Register is true, recent State land use laws will allow a contractor/company to make adjustments (such as setbacks and parking spaces) as they see fit regardless of what was originally proposed. Wow, that is crazy! This desire only for maximum profit and this density should be denied. Put in something that is an asset to the Chegwyn neighborhood and McMinnville. I urge in strongest terms that you vote "NO" on R-4 for tax lot R4409CD 00100!!

Thank you very much for your time and attention.

Sincerely,

Pattie Holder