

September 15, 2026

McMinnville City Council
City of McMinnville

Attention: Tom Schauer, Planning Commission & City Council members
RE: Docket ZC 1-26, ordinance No. 5182, Tax Lot R4409CD 00100 and the proposed R-4 zone change.

I would like to share my concerns regarding development of the 3 acre lot next to me.

As a homeowner & tax payer for the past 14 years at 3237 NE McDonald Lane in McMinnville, I believe the proposed high-density R-4 development would be detrimental to our lovely, quiet, safe, family & homeowner based neighborhood.

All development near my home, has created a lovely area by maintaining a tree line level building policy. R-2 & 3 zoning has created an desirable lovely neighborhood. Even the R-4 zone north of my property kept to R-3 zoning building code in accordance with the surrounding neighborhood.

The proposed R-4 zone change & development of the 3 acres next to me has a developer who doesn't care about this neighborhood and is developing to the maximum capacity & requirements of R-4 zoning for this small area in the middle of a nice neighborhood. At our meeting with the developer, he said that he couldn't reduce the buildings height from tall 3 story to 2 stories, or any other changes, as it would cut into his profit. It was obvious at the zoning commission meeting that he regards us as obstacles to his profit, calling us "whiny". In the zoning meeting Mr. Rux also stated that he has jumped through many hoops in the past year to get to this point, so the commission should ignore us and simply give him the R-4 zoning. In that meeting we weren't allowed to use the massive building proposal to fight the R-4 zoning.

Now we (surrounding property owners) are given an opportunity to weigh in on the actual project and I am so grateful to the council for giving us that opportunity.

It seems it is not the right development for the area as it is inconsistent with our neighborhood. I've seen the plans and it appears the builder has not given enough space for adequate parking. It would allow for 6, very high three storied units that would severely impact privacy to my bedrooms and living room. I would have no privacy in my back yard & my neighbors would also loose their privacy for most of the surrounding homes here. I do night photography in my back yard and half of the skyline would be severely obstructed. On the north side of this property the homes would also loose sunlight to their yard due to the extreme height of the buildings. Impacting their right to solar power. I have maintained my landscaping and created a lovely space for those walking by. I am a good neighbor and resident. I believe we deserve our right to privacy, access to sun and sky, in accordance with the Great Neighborhood Policy.

This property is located between a child oriented neighborhood park and an elementary school. It seems inconsistent to put high density living development in between the two. It has to be noted that the city went ahead and elected to put a 20' easement in place between the park & school in attempts to protect the existing public access trail that has been used for decades. It happened before the zoning change was voted on, which tells me that the city wanted to protect this preexisting trail. I am very appreciative of that.

We, as a good neighbors expect the city to grow and invited the builder to amend his project to fit into this community. When we did, he told us no, he wouldn't be making any changes. Saying it would, impact his profit margin. This is why we have been so vocal about the Zoning change!! It is the only way to cut back the scale of the proposed project. We are only asking for a housing development project consistent with this neighborhood and this one doesn't not seem to comply.

As I understood it, the Chegwyn Family donated this land to Yamhill County Soil & Water for agriculture. They wanted to keep their donated land free of major developments not consistent with this area. These stipulations were in an article in the News Register to preserve & protect it from development and wanted it for the future generations of McMinnville children for teaching about the land. But the city says nothing was put in writing. It doesn't seem in the best interest of our community to rezone Agriculture land to an out of state developer who does not have local residents best interest at heart.

I live across from Grandhaven Elementary School, and even with existing significant traffic impacting McDonald Lane, the school has been a good neighbor. They maintained a streamlined, set back, landscaped building that blends with housing in this neighborhood and R-3 development. The R-4 zone change submitted a building proposal that would more than double the traffic in this area by adding 75 families and up to 150 more cars. The proposed building does not have adequate parking and there would be overflow parking on McDonald Lane that is already being used by parents during pickup & drop-off.

I was disappointed to hear that a traffic study was done for the hours between 4-7pm which does not cover the effect of the traffic at Grandhaven Elementary School from 8am drop off & 2:30pm pick hours. The school traffic already lines up taking access to the street, parks on both sides of McDonald Lane entirely for an hour, and fills to capacity both school parking lots and sometimes my driveway. I already have to schedule my life & appointments around the existing traffic issues & parking. The additional traffic that would happen by allowing this builder a R-4 zone change without allowing for more parking in the development area, would increase the traffic significantly and the issues I already have with school traffic would be much worse.

If this zoning change goes thru, please require a traffic study during these heavy traffic hours. Also it should also require a crosswalk to ensure the safety of the busy foot traffic between Chegwyn Park & Gandhaven Elementary.

The builder who has proposed the filed plan has met with our community, and has rejected all of our concerns and refused to change the plans, and appears unconcerned by these matters and the neighborhood. We do not want to be victims of a developer who has a profit motive at the forefront rather than the interests of our community and neighborhood. As a person who will be greatly impacted by the noise of construction, the increased traffic, the privacy issues, safety issues, parking issues and probable devaluation of my property, I have to ask that you do not approve the R-4 zone for this builder.

I am aware that housing does need to be built, however, does more housing have to destroy the quality of life in an exciting lovely

neighborhood. This particular R-4 development is not consistent with the surrounding park, elementary school and 'Good Neighborhood City Policy' and this neighborhood should not be sacrificed for an R-4 development model when other options, like R-3 level options, could be considered. Perhaps making it an ownership development (condos) would help by having dedicated owners living near me and would off-set concerns about the safety, deterioration and devaluation of my property & neighborhood.

There are various concerns at play, including traffic and pedestrian safety, the McMinnville City's neighborhood principles, as laid out by the "Great Neighborhood Policy", personal safety, quality of life for myself and existing residents, and privacy concerns, all of which require attention toward maintaining current community housing types, and neighborhood standards. Please do not vote to change this property to R-4!

Thank you for your consideration of this important issue facing the residents of my Great and Lovely family oriented Grandhaven/Chegwyn neighborhood.

Sincerely,

Kathleen Gibson
Owner
3237 NE McDonald Lane
McMinnville, OR 97128

kdgibson29@comcast.net