



COMMUNITY DEVELOPMENT, 231 NE Fifth Street, McMinnville, Oregon 97128
www.mcminnvilleoregon.gov

PUBLIC HEARING NOTICE:
**PLANNING COMMISSION REVIEW OF AN APPLICATION FOR
A ZONE CHANGE (ZC 1-26)**

**TAX LOT R4409CD 00100
NE MCDONALD LN.**

NOTICE IS HEREBY GIVEN that an application for a Zone Change (ZC 1-26) has been submitted to the McMinnville Planning Division. The purpose of this notice is to provide an opportunity for surrounding property owners to submit comments regarding the application or to attend the public meeting of the Planning Commission where this request will be reviewed, and a public hearing will be held. Please contact Tom Schauer with any questions at 503-474-5108 or Tom.Schauer@mcminnvilleoregon.gov.

DOCKET NUMBER: ZC 1-26

REQUEST: This is an application for a Zone Change from County EF-80 zoning to City R-4 zoning for the remaining easterly portion Tax Lot R4409CD 00100 which hasn't been annexed into City limits, approximately 3.17 acres including abutting right-of-way. The vacant property on NE McDonald Ln. hasn't been assigned a street address. It is located on the west side of NE McDonald Ln., generally between Chegwyn Farms Neighborhood Park and Grandhaven Elementary School.

The subject property is an unincorporated island surrounded by City limits on all sides, within the Urban Growth Boundary (UGB) but outside City limits. The subject property is currently subject to County EF-80 zoning. The applicant has previously applied for annexation, (Docket ANX 1-25). An annexation agreement was authorized by City Council and approved by the City Manager. Final annexation approval is subject to completion of the land use decision for the zone change. The zone change would become effective upon annexation of the subject property into the City.

Note: This is an application for a zone change only. The application materials submitted for the zone change also included a development plan for the property. No decision regarding the development plan will be made as part of the zone change application. An application for development of apartments would require a landscape plan application and a building permit application. The annexation agreement for ANX 1-25 adopted by Resolution 2025-51 and amended by Resolution 2026-19 includes conditions relating to both the zone change and the development.

APPLICANT: Doug Rux, AICP, applicant's representative, on behalf of applicant MAC MULTI LLC c/o Cory Redding and property owner Yamhill Soil and Water Conservation District c/o Andy Bleckinger

MAP & TAX LOTS: Tax Lot R4409CD 00100
(see attached map)

CURRENT ZONING: County EF-80

MMC REQUIREMENTS: McMinnville Municipal Code (MMC) Section 17.74.020. Comprehensive Plan Map Amendment and Zone Change - Review Criteria; Comprehensive Plan Goals and Policies; Statewide Planning Goals (See reverse side for specific review criteria)

NOTICE DATE: June 17, 2026

PUBLIC HEARING DATE: July 16, 2026, at 6:30 P.M.

HEARING LOCATION: This will be a hybrid meeting with the opportunity to join an in-person meeting at Civic Hall or virtually on a zoom meeting.

Meeting Location:

McMinnville Civic Hall, 200 NE 2nd Street, McMinnville, OR 97128

Zoom Online Meeting:

<https://mcminnvilleoregon.zoom.us/j/83120905124?pwd=TEUuGCfaHhyVKVvm2UtsbZ79aGrpU1.1>

Meeting ID: 831 2090 5124, Passcode: 288880

Proceedings: A staff report will be provided at least seven days before the public hearing. The Planning Commission will conduct a public hearing, take testimony, and then make a decision to either recommend approval of the application to the McMinnville City Council or deny the application.

Persons are hereby invited to attend the McMinnville Planning Commission hearing in person or via Zoom to observe the proceedings, and to register any statements in person or via Zoom, by attorney, or by mail to assist the McMinnville Planning Commission in making a decision. Should you wish to submit comments or testimony on this application prior to the public meeting, please call the Planning Division office at (503) 434-7311, forward them by mail to 231 NE 5th Street, McMinnville, OR 97128, or by email to Tom.Schauer@mcminnvilleoregon.gov.

The decision-making criteria, application, and records concerning this matter are available on the Planning Division's portion of the City of McMinnville webpage at www.mcminnvilleoregon.gov. A webpage with information regarding this application has been created at <https://www.mcminnvilleoregon.gov/cd/page/zone-change-zc-1-26>. The materials can also be made available at the McMinnville Planning Division office at 231 NE 5th Street, McMinnville, Oregon. The lobby is open to the public, 7:30am-5:30pm, Monday-Thursday.

Appeal: Failure to raise an issue in person (or on Zoom) or by written testimony prior to the close of the public hearing with sufficient specificity precludes appeal to the Land Use Board of Appeals (LUBA) on that issue. The failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval with sufficient specificity to allow the Commission to respond to the issue precludes an action for damages in circuit court.

The meeting site is accessible to handicapped individuals. Assistance with communications (visual, hearing) must be requested 24 hours in advance by contacting the City Manager (503) 434-7405 – 1-800-735-1232 for voice, or TDY 1-800-735-2900.

REVIEW CRITERIA:

Statewide Planning Goals

All applicable goals apply to this request.

Comprehensive Plan Goals and Policies:

All applicable goals and policies apply to this request.

McMinnville Municipal Code Title 17 (McMinnville Zoning Ordinance)

Chapter 17.74. Review Criteria

17.74.020. Comprehensive Plan Map Amendment and Zone Change - Review Criteria:

An amendment to the official zoning map may be authorized, provided that the proposal satisfies all relevant requirements of this ordinance, and also provided that the applicant demonstrates the following:

- A. The proposed amendment is consistent with the goals and policies of the Comprehensive Plan;
- B. The proposed amendment is orderly and timely, considering the pattern of development in the area, surrounding land uses, and any changes which may have occurred in the neighborhood or community to warrant the proposed amendment;
- C. Utilities and services can be efficiently provided to serve the proposed uses or other potential uses in the proposed zoning district.

When the proposed amendment concerns needed housing (as defined in the McMinnville Comprehensive Plan and state statute), criterion "B" shall not apply to the rezoning of land designated for residential use on the plan map.

In addition, the housing policies of the McMinnville Comprehensive Plan shall be given added emphasis and the other policies contained in the plan shall not be used to: (1) exclude needed housing; (2) unnecessarily decrease densities; or (3) allow special conditions to be attached which would have the effect of discouraging needed housing through unreasonable cost or delay.

