

Planning Commission
Thursday, November 6, 2025
6:30 PM Regular Meeting

HYBRID Meeting

IN PERSON – McMinnville Civic Hall, 200 NE Second Street, or ZOOM Online Meeting

Please note that this is a hybrid meeting that you can join in person at 200 NE Second Street or online via Zoom

ZOOM Meeting: You may join online via the following link:

<https://mcminnvilleoregon.zoom.us/j/89147712153?pwd=yp9Mil0GMn4seKMxhOdYd7cQhMune1.1>

Meeting ID: 891 4771 2153

Meeting Password: 562233

Public Participation:

Citizen Comments: If you wish to address the Planning Commission on any item not on the agenda, you may respond as the Planning Commission Chair calls for "Citizen Comments."

Public Hearing: To participate in the public hearings, please choose one of the following.

- 1) **Written testimony in advance of the meeting** – Email written testimony at any time up to 12 p.m. the day before the meeting to heather.richards@mcminnvilleoregon.gov, that email will be provided to the planning commissioners, lead planning staff and entered into the record at the meeting.
- 2) **In person at the meeting** – Sign up in advance to provide testimony at the meeting by emailing heather.richards@mcminnvilleoregon.gov, or sign up at the meeting by filling out a testimony form found at the entry to the hearing chambers.
- 3) **By ZOOM at the meeting** - Join the zoom meeting and send a chat directly to Planning Director, Heather Richards, to request to speak indicating which public hearing, and/or use the raise hand feature in zoom to request to speak once called upon by the Planning Commission chairperson. Once your turn is up, we will announce your name and unmute your mic.
- 4) **By telephone at the meeting** – If appearing via telephone only please sign up prior to the meeting by emailing the Planning Director, Heather.Richards@mcminnvilleoregon.gov as the chat function is not available when calling in zoom.

----- MEETING AGENDA ON NEXT PAGE -----

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.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.

Commission Members	Agenda Items
Sidonie Winfield, Chair Elena Mudrak, Vice Chair Brian Everest Rachel Flores Matt Jones Sylla McClellan Meg Murray Brian Randall Vacant	6:30 PM – REGULAR MEETING 1. Call to Order 2. Citizen Comments 3. Public Hearings A. <u>Legislative Hearing: Comprehensive Plan Amendment (G 7-24) Water System Element of Public Facility Plan</u> - (Exhibit 1) <i>Continued from October 2, 2025</i> <i>Staff recommends an indefinite continuance and will place this item on a future agenda when a revised draft is ready for public hearing.</i> Proposal: THE CITY OF MCMINNVILLE IS PROPOSING AN AMENDMENT TO THE MCMINNVILLE COMPREHENSIVE PLAN AS FOLLOWS: (1) adopt portions of the 2011 Water Master Plan as amended by the 2024 Water Master Plan Addendum as part of the Public Facility Plan, a supporting document to the McMinnville Comprehensive Plan; (2) amend Volume I of the Comprehensive Plan to update data consistent with the updated Water System element of the Public Facility Plan; and (3) amend Volume II of the Comprehensive Plan to update policies consistent with the updated Water System element of the Public Facility Plan. Applicant: City of McMinnville B. <u>Quasi-Judicial Hearing: Zone Change (ZC 1-25) and Conditional Use Permit (CU 1-25), 4150 NE Riverside Dr., Tax Lot R4414 01000</u> - (Exhibit 2) Request: Request for concurrent review and approval of a Zone Change from M-1 (Light Industrial) to M-2 (General Industrial) and a Conditional Use Permit for a proposed composting facility (organic matter) subject to ORS 227.600. Applicant: Chapul LLC c/o Sayla Grom 4. Commissioner Comments 5. Staff Comments 6. Adjournment

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.

*Please note that these documents are also on the City's website, www.mcminnvilleoregon.gov. You may also request a copy from the Planning Department.