



City of McMinnville

PLANNING

City of McMinnville
Community Development
231 NE Fifth Street
McMinnville, OR 97128
(503) 434-7311
www.mcminnvilleoregon.gov

Planning Commission Thursday, December 18, 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/83120905124?pwd=TEUuGCfaHhyVKVvm2UtsbZ79aGrpU1.1>

Meeting ID: 831 2090 5124

Meeting Password: 288880

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
<p>Sidonie Winfield, Chair</p> <p>Elena Mudrak, Vice Chair</p> <p>Brian Everest</p> <p>Rachel Flores</p> <p>Matt Jones</p> <p>Sylla McClellan</p> <p>Meg Murray</p> <p>Abigail Neilan</p> <p>Brian Randall</p>	<p>6:30 PM – REGULAR MEETING</p> <ol style="list-style-type: none"> 1. Call to Order 2. Swearing In of New Planning Commissioner Abigail Neilan 3. Citizen Comments 4. Minutes – November 6, 2025 - (Exhibit 1) 5. Public Hearings <p>A. <u>Legislative Hearing: McMinnville Landing Planned Development (G 1-25)</u> - (Exhibit 2)</p> <p>Proposal: THE CITY OF MCMINNVILLE IS PROPOSING A PLANNED DEVELOPMENT OVERLAY AS FOLLOWS: This is a proposed legislative amendment, initiated by the City of McMinnville, to adopt a planned development overlay for approximately 190 acres of industrially zoned land. The planned development overlay includes a Master Plan meeting the requirements of the McMinnville Municipal Code, proposed design and development standards, transportation and infrastructure assessments, a public engagement summary and a branding proposal for the overlay. The overlay is entitled the McMinnville Landing overlay and is a master plan to support a future high-density employment innovation campus. This district is intended to support the next generation of industrial and entrepreneurial jobs, where research and product development is nurtured in a thoughtful and intentional campus design.</p> <p>This overlay will impact tax lots R4426 00600, R4426 00700, and R4427 00100 on SE Three Mile Lane.</p> <p>Applicant: City of McMinnville</p> <p>B. <u>Legislative Hearing: Airport Master Plan Update (G 2-25)</u> - (Exhibit 3)</p> <p>Proposal: THE CITY OF MCMINNVILLE IS PROPOSING AN AMENDMENT TO THE MCMINNVILLE COMPREHENSIVE PLAN AND MCMINNVILLE MUNICIPAL CODE AS FOLLOWS: This is a proposed legislative amendment, initiated by the City of McMinnville, to adopt the August 2025 McMinnville Municipal Airport Master Plan as a supplemental document to the McMinnville Comprehensive Plan and proposed amendments to the McMinnville Comprehensive Plan, Volume II, Chapter VI (Transportation System), and the McMinnville Municipal Code, Chapter 17.06 (Airport Related Definitions), and Chapter 17.52, Airport Overlay Zone.</p> <p>Applicant: City of McMinnville</p>

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C. Legislative Hearing: Land Use Efficiency Measures (G 3-25, G 4-25, and G 5-25) - (Exhibit 4)

Proposal: THE CITY OF MCMINNVILLE IS PROPOSING AMENDMENTS TO THE MCMINNVILLE COMPREHENSIVE PLAN AS FOLLOWS:

G 3-25. Land use Efficiency Measures – Employment. This is a proposed legislative amendment, initiated by the City of McMinnville, to adopt an addendum to the November 2023 Economic Opportunities Analysis, identifying land-use efficiency measures to meet the industrial land need deficit for the planning horizon of 2021-2041 and to reduce the commercial land need deficit for the same planning horizon.

G 4-25. Land Use Efficiency Measures – Residential. This is a proposed legislative amendment, initiated by the City of McMinnville, to adopt an addendum to the November 2023 Housing Needs Analysis, identifying land-use efficiency measures to meet the residential land need deficit for the planning horizon of 2021-2041.

G 5-25. Land Use Efficiency Measures – Framework Plan. This is a proposed legislative amendment, initiated by the City of McMinnville, to adopt amendments to the McMinnville Growth Management and Urbanization Plan, Framework Plan, of Volume III of the McMinnville Comprehensive Plan incorporating the planned land use efficiency measures into the Urban Holding (UH) comprehensive plan map designated areas of the city's urban growth boundary expansion areas for housing needs.

Applicant: City of McMinnville

6. Commissioner Comments

7. Staff Comments

8. Adjournment

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