

**Planning Commission**  
**Thursday, February 19, 2026**  
**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**

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*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](mailto: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](mailto: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](mailto: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.

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Commission Members	Agenda Items
Sidonie Winfield, Chair	<b>6:30 PM – REGULAR MEETING</b>
Elena Mudrak, Vice Chair	<b>1. Call to Order</b>
Brian Everest	<b>2. Citizen Comments</b>
Rachel Flores	<b>3. Public Hearings</b>
Matt Jones	<b>A. <u>Legislative Hearing: Natural Hazards Planning (G 3-22), (Exhibit 1)</u></b>
Sylla McClellan	<b>Proposal:</b> Proposed Natural Hazards planning program including the adoption of the following:
Meg Murray	1. The 2021 Natural Hazards Inventory and Management Program Options and Recommendations Plan
Abigail Neilan	2. Comprehensive Plan text amendments (Chapter X1, Natural Features)
Brian Randall	3. Zoning Ordinance text amendments (Chapter 17.49, Natural Hazard Overlay Subdistricts, and amendments to Chapter 17.48, Flood Plain Area Zone))
	4. Zoning Map Natural Hazard Mitigation and Protection Overlays
	<b>Applicant:</b> City of McMinnville
	<b>B. <u>Quasi-Judicial Hearing: Comprehensive Plan Map amendment (CPA 1-25) and Zone Change (ZC 2-25), 2325 NE Three Mile Lane, 160 NE Atlantic St., 2205, 2215, 2225, 2245, and 2305 NE Cumulus Ave., and property with no address (Tax Lot R4422CC 1102), Tax Lots R4422CC 100, 400, 500, 600, 601, 700, 800, 1100, 1102, (Exhibit 2)</u></b>
	<b>Request:</b> Request for approval of concurrent applications for a Comprehensive Plan Map Amendment and Zone Change. The subject properties are currently designated as Industrial, Residential, Commercial, and Floodplain on the McMinnville Comprehensive Plan and M-2 General Industrial (15.1 AC), C-3 General Commercial (2.49 AC), R-4 Medium, High-Density Residential (2.06 AC), R-1 Low-Density Residential (1.79 AC), and F-P Flood Plan (4.63 AC) on the Zoning Map.
	The request, if approved, would designate the properties as Residential, Commercial, and Floodplain on the McMinnville Comprehensive Plan Map and C-3 General Commercial (3.62 AC), R-4 Medium, High-Density Residential (17.83 AC), and F-P Flood Area Zone (4.63 AC) on the Zoning Map.
	<b>Applicant:</b> Ken Sandblast, Westlake Consultants, Inc.
	<b>C. <u>Quasi-Judicial Hearing: Conditional Use Permit (CU 2-25), 1430 NE Alpha Dr., Tax Lot R4415C 02600, (Exhibit 3)</u></b>

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**Request:** Request for approval of an application for a conditional use permit to allow for the operation of Alpine Fitness fitness/gym within an existing building in the General Industrial Zone (M-2) on property located at 1430 NE Alpha Drive, Tax Lot R4415C 02600.

**Applicant:** Olivia Jade Huehn, Alpine Fitness

**4. Action Items**

**A. Land Use Extension Request, Tentative Partition Plan (MP 3-22), Tax Lot R4524 00904, (Exhibit 4)**

**5. Commissioner Comments**

**6. Staff Comments**

**7. Adjournment**

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