

**Planning Commission**  
**Thursday, March 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. Minutes – February 19, 2026, - (Exhibit 1)</b>
Matt Jones	<b>4. Public Hearings</b>
Sylla McClellan	<b>A. <u>Quasi-Judicial Hearing: Appeal (AP 1-26). Property east of the easterly terminus of NW Orchard Avenue, Tax Lot R4415 03100, - (Exhibit 2).</u></b>
Meg Murray	<b>Request:</b> Appeal of a Planning Director's decision which approved an application for a tentative partition plan (MP 6-25) with conditions. The applicant is appealing condition of approval #5.
Abigail Neilan	<b>Applicant/ Appellant:</b> Doug Hurl, McMinnville Industrial Promotions, Inc.
Brian Randall	<b>B. <u>Quasi-Judicial Hearing: Zone Change (ZC 2-24) and Subdivision Tentative Plan (S 2-24), 1465 &amp; 1525 SW Cypress Ln., Tax Lot R4430AD 00100 &amp; 00201, (Exhibit 3)</u></b>
	<b>Request:</b> Request for approval of concurrent applications for a Zone Change (ZC 2-24) and Subdivision Tentative Plan (S 2-24).
	The property includes two tax lots, R4430AD 100 and 201, totaling 2.7 acres. Tax Lot 100 (0.9 acres) is within the UGB but outside City limits, with County EF-80 zoning. Tax Lot 201 (1.8 acres) is within the UGB and within City limits, with R-1 zoning.
	The applicant has previously applied for annexation, ANX 1-24. 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 decisions. The decisions would become effective upon annexation of Tax Lot 100 into the City.
	<ul style="list-style-type: none"> <li>• <b>ZC 2-24.</b> Rezone of Tax Lot 100 from EF-80 to R-3, and rezone of Tax Lot 201 from R-1 to R-3, so both properties would be zoned R-3.</li> </ul>
	<ul style="list-style-type: none"> <li>• <b>S 2-24.</b> Tentative plan for a 2-phase subdivision to subdivide Tax Lots 100 and 201 into 9 lots (4 lots in Phase 1 and 5 lots in Phase 2). Note: The tentative plan application also indicates a future development plan that would result in a future “middle housing land divisions” of</li> </ul>

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Lots 2 and 5 each into two lots, and a future division of Lot 7 into 2 lots. Those would require separate applications.

**Applicant:** Bruce Cook

**5. Action Items:**

**A. Deliberations: Natural Hazards Planning (G 3-22), - (Exhibit 4)**

The Planning Commission will conduct deliberations on Docket G 3-22, Natural Hazards Planning. The Planning Commission makes a recommendation to the City Council on this docket. The Planning Commission held a public hearing on February 19, 2026 and then closed the public hearing and record. They continued their deliberations to a future meeting, which has now been placed on the March 19, 2026 agenda. This is not a public hearing, and no new testimony will be taken.

**Proposal:** Proposed Natural Hazards planning program including the adoption of the following:

1. The 2021 Natural Hazards Inventory and Management Program Options and Recommendations Plan
2. Comprehensive Plan text amendments (Chapter X1, Natural Features)
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

**Applicant:** City of McMinnville

**6. Commissioner Comments**

**7. Staff Comments**

**8. Adjournment**

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