

**Planning Commission
Thursday, April 2, 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/84756006380?pwd=Rf8NNCXllwMI45OOkMvreb6MqbBI6T.1>

Meeting ID: 847 5600 6380 Meeting Password: 455691

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	6:30 PM – REGULAR MEETING
Elena Mudrak, Vice Chair	1. Call to Order
Brian Everest	2. Citizen Comments
Rachel Flores	3. Public Hearings
Matt Jones	A. <u>Quasi-Judicial Hearing: Zone Change (ZC 2-24) and Subdivision Tentative Plan (S 2-24), 1465 & 1525 SW Cypress Ln., Tax Lot R4430AD 00100 & 00201, (Exhibit 1)</u>
Sylla McClellan	<i>This hearing was continued from March 19, 2026.</i>
Meg Murray	Request: Request for approval of concurrent applications for a Zone Change (ZC 2-24) and Subdivision Tentative Plan (S 2-24).
Abigail Neilan	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.
Brian Randall	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"> • ZC 2-24. 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.
	<ul style="list-style-type: none"> • S 2-24. 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 Lots 2 and 5 each into two lots, and a future land division of Lot 7 into 2 lots. Those would require separate applications.
	Applicant: Bruce Cook
	B. <u>Legislative Hearing: Natural Resources Overlay and Management Program (Docket G 2-23), (Exhibit 2)</u>
	Proposal: The City of McMinnville is proposing adoption of amendments to the McMinnville Comprehensive Plan and Zoning

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Ordinance, adopting standards for Natural Features within the City of McMinnville.

Goal 5 of the Oregon Land Use system requires cities to conduct natural resource planning to protect the most important natural resources within city limits. The City started this planning effort in 2020.

The proposal would adopt new standards for areas identified as tree groves, riparian corridors, and scenic viewpoints and viewsheds by adopting the following:

1. The McMinnville Riparian Corridor Inventory
2. The McMinnville Tree Grove Inventory
3. The McMinnville Scenic Viewpoints and Viewshed Inventory
2. Comprehensive Plan text amendments (Chapter IX Urbanization and Chapter VII Community Facilities)
3. Zoning Ordinance text amendments (Chapter 17.47, Natural Resources Protection Overlay Zones)
4. Zoning Map Natural Features and Protection Overlays

Applicant: City of McMinnville

4. Commissioner Comments

5. Staff Comments

6. Adjournment

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