

Planning Commission
Thursday, July 16, 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

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 Abigail Neilan Brian Randall	6:30 PM – REGULAR MEETING 1. Call to Order 2. Citizen Comments 3. Minutes – June 18, 2026 - (Exhibit 1) 4. Public Hearings A. <u>Quasi-Judicial Hearing: Zone Change (ZC 1-26), NE McDonald Ln., Tax Lot R4409CD 00100 - (Exhibit 2)</u> Request: Application for a Zone Change from County EF-80 zoning to City R-4 zoning for the remaining easterly portion Tax Lot R4409CD 00100 which hasn't been annexed into City limits, approximately 3.17 acres including abutting right-of-way. The vacant property on NE McDonald Ln. hasn't been assigned a street address. It is located on the west side of NE McDonald Ln., generally between Chegwyn Farms Neighborhood Park and Grandhaven Elementary School. The subject property is an unincorporated island surrounded by City limits on all sides, within the Urban Growth Boundary (UGB) but outside City limits. The subject property is currently subject to County EF-80 zoning. The applicant has previously applied for annexation, (Docket ANX 1-25). 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 decision for the zone change. The zone change would become effective upon annexation of the subject property into the City. Note: <i>This is an application for a zone change only. The application materials submitted for the zone change also included a development plan for the property. No decision regarding the development plan will be made as part of the zone change application. An application for development of apartments would require a landscape plan application and a building permit application. The annexation agreement for ANX 1-25 adopted by Resolution 2025-51 includes conditions relating to both the zone change and the development.</i> Applicant: Doug Rux, AICP, applicant's representative, on behalf of applicant MAC MULTI LLC c/o Cory Redding and property owner Yamhill Soil and Water Conservation District c/o Andy Bleckinger

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.

B. Quasi-Judicial Hearing: Appeal (AP 4-26), 544 NE 2nd St., Tax Lot R4421BC 11500 - (Exhibit 3)

Request: Appeal of the Historic Landmark Committee's decision for Docket DDR 1-26, which approved, with conditions, an application for Downtown Design Review submitted by applicant Bienestar for development of a mixed-use development including 4-stories, with 72-units of affordable housing with associated parking, landscaping, and site improvements, including associated design adjustments and waivers, for property located at 544 NE 2nd St., Tax Lot R4421BC 11500.

Appellant: Alexa McClain

5. Commissioner Comments

6. Staff Comments

7. 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.