

Planning Commission
Thursday, August 6, 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=Rf8NNCXIlwMI45OOKMvreb6MgbBI6T.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 Elena Mudrak, Vice Chair Brian Everest (vacant) Matt Jones Sylla McClellan Meg Murray Abigail Neilan Brian Randall	6:30 PM – REGULAR MEETING 1. Call to Order 2. Citizen Comments 3. Minutes – September 18, 2025 - (Exhibit 1) 4. Public Hearings A. <u>Quasi-Judicial Hearing: Comprehensive Plan Map Amendment (CPA 1-26), Zone Change (ZC 2-26) and Planned Development (PD 1-26), 2300, 2320 & 2330 SE Stratus Ave., Tax Lots R4427 00601, 00602, and 00604 - (Exhibit 2)</u> Request: Request for approval of concurrent applications for a Comprehensive Plan Map Amendment (CPA 1-26), Zone Change (ZC 2-26), and Planned Development (PD 1-26). • CPA 1-26 & ZC 2-26. An application for a Comprehensive Plan Map Amendment and Zone Change from Industrial/M-1 to Commercial/C-3 PD for Tax Lot 602 (27,691 sf) and Tax Lot 601 (15,725 sf), and a Comprehensive Plan Map Amendment and Zone Change from Residential/R-4 to Commercial/C-3 PD for the westerly portion of Tax Lot 604 (11,957 sf of 17,276 sf). <i>Note: The applicant has also applied for a property line adjustment to adjust the common property line between Tax Lots 601 and 604, with adjusted Tax Lot 601 proposed to be 27,691 sf and adjusted Tax Lot 604 proposed to be 5,319 sf. The proposed map designations would correspond with the new property lines, with adjusted TL 601 being fully Commercial/C-3 PD and adjusted TL 604 being fully Residential/R-4.</i> <i>After the proposed adjustments and proposed map designations, Tax Lot 602 and adjusted Tax Lot 601 would have a combined 53,827 sf (1.24 acres) of C-3 PD zoning, and adjusted Tax Lot 604 would have 5,319 sf (0.12 acres) of R-4 zoning.</i> • PD 1-26. An application for a Planned Development Overlay designation and a Planned Development Master Plan for the proposed Commercial/C-3 PD properties (Tax Lots 601, 602, and the westerly portion of Tax Lot 604 which would become part of the adjusted Tax Lot 601).

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Applicant: Steve Kay, Cascadia Planning & Development Services, on behalf of applicant AAB Properties LLC and property owners AAB Properties LLC (Tax Lots 601 & 602) and Valley Vista Apartments LLC (Tax Lot 604).

5. Commissioner Comments

6. Staff Comments

7. Adjournment

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