

# Yamhill County

## DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET • McMinnville, OREGON 97128

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### NOTICE OF PUBLIC HEARING

Thursday, October 30, 2025, 10:00 AM

Yamhill County Courthouse, Room 32

535 NE 5th Street

McMinnville, Oregon

And virtually via Zoom at the following URL:

<https://us06web.zoom.us/j/85660072323> Webinar ID: 856 6007 2323

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YAMHILL COUNTY  
PLANNING DEPARTMENT

The Yamhill County Board of Commissioners will hold a public hearing at the above time and place to consider the request described below. The request may be heard later than the time indicated, depending on the agenda schedule. Interested parties are invited to send written comment or may appear and testify at the hearing. Failure to raise an issue, either in person or in writing, or failure to provide statements or evidence sufficient to allow the Board of Commissioners an opportunity to respond to the issue precludes an affected party's appeal of the decision to the Land Use Board of Appeals (LUBA) on that issue.

A staff report will be available for inspection at no cost seven days prior to the hearing, and copies will be available for purchase at a reasonable cost. All materials submitted by the applicant are also available for inspection, and copies may be purchased at a reasonable cost. For further information, contact Lance Woods ([woods@yamhillcounty.gov](mailto:woods@yamhillcounty.gov)) at the Yamhill County Department of Planning and Development, 400 NE Baker Street, McMinnville, 97128, or at (503) 434-7516.

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**DOCKET NO.:** C-01-25

**REQUEST:** An appeal of the Planning Director's approval of a request for the operation of a loss mitigation business as a home occupation. The proposed business would provide support and assistance to property owners in managing and reducing damage that may occur due to water or fire damage, or other emergencies.

**APPLICANT:** M & H Oregon Construction, LLC & Javier Ceja

**OWNER:** Javier Ceja

**TAX LOT:** 4401-02300

**LOCATION:** 10431 NE Equestrian Drive, McMinnville

**ZONE:** EF-40, Exclusive Farm Use District

**CRITERIA:** Sections 402.04(I), 402.07(A), 1004.01, and 1202.02 of the *Yamhill County Zoning Ordinance*. Comprehensive Plan policies may also be applicable.

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**NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLERS:** ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

Nov. 4, 2025

TO: Yamhill County Planning Dept. and Commissioners  
FROM: Vernon & Penny Bruck - 10331 N.E. Equestrian Dr. McMinnville, OR. 503 919 9868

RE: Comment on the pending status to operate a loss mitigation business as a home occupation at 10431 N.E. Equestrian Dr. - MR Ceja residence; we could not attend the October 30th, as public hearing due to a pre scheduled medical appointment.

Hello, we are Vernon & Penny Bruck, married 43 years, recently retired after 40+ years of full time farming in Clackamas County on our family century farm - now operated by the next generation - our sons. We moved to McMinnville last nov/dec '24 - at that time Mr Ceja's house was empty (10431 N.E. Equestrian Dr.) and unoccupied.

When we first learned of Mr Ceja's plans of a commercial home occupation variance, I (Vernon) spoke to him and told him my conviction that property zoned EFU should not be allowed to have commercial use unless it is related to his farm crop. I told him we (Oregon) are loosing valuable farmland at an alarming rate and that we felt his construction business and loss mitigation business which treats smoke/fire/water/mold damaged goods which requires chemical treatments were not good for the neighborhood and we did not want to see this rural neighborhood developed. His response was "its all going to be developed anyway in the future"

Equestrian Drive is 3+ miles east of McMinnville city limits. It is a narrow (8-10' wide) single lane, dead end, gravel road. All property owners since the early 1970s and prior have agriculture crops and want it to stay rural; which was one big reason we purchased our house and 5 acres here last year - Equestrian Drive IS NOT maintained by Yamhill county; it is up to the neighbors to pay for materials and do all the maintenance work - pot hole repair - yearly gravel as needed - mow and fix ruts on the shoulders - as well as clean up after windstorms.

Mr Ceja is a hard worker, a smart and successful (20 years experience) businessman. He has all the training and licenses and credentials to grow his company and he fully intends to grow bigger. His company JRS <sup>Restoration and</sup> Reconstruction LLC is already at the maximum of 5 Full/part time employees. What happens, if he gets full approval by the county, when he wants to expand and grow the company? There will be more confrontational situations in the future and Equestrian Drive will have even more traffic, where does it end? Mr. Ceja is not a new fledgling business. His ambitions to grow the company make him the perfect candidate to lease or purchase a commercially zoned site in town like other established notably good McMinnville Contractors (ABC Anon Baber construction on Riverside Dr <sup>NE</sup> My Plumber now on Booth Bend Rd both McMinnville). Equestrian Drive residents also worry about an accidental chemical spill since we all have private domestic wells, and fear the future expansion of the loss mitigation treatments (chemicals in ground water). Please put limits or cancel Thank you