



Stepping ahead

Mac cross country clubs combine for three team victories at Grant Robison Invitational **B1**

INSIDE

Fun Halloween activities planned around county **A8**

Yamhill County's News-Register

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KEEPING YOU CONNECTED SINCE 1866

McMinnville, Oregon 160th year, No. 124

Carlton gas station denied

Planning commissioners swayed by potential impacts to neighboring winery, traffic

By OSSIE BLADINE
Of the News-Register

After about two hours of deliberation Wednesday evening, the Carlton Planning Commission determined there was legal ground to deny all three aspects of a con-

troversial application to site a convenience store and gas station on the east end of the city, on a lot surrounded by Carlo & Julian Vineyard and Winery, Hawn Creek and its wetlands and housing.

A wide range of concerns, expressed in both public testimony and by the commissioners themselves, was discussed, including impacts to neighboring properties, changes to the character of the surrounding area and potential hazardous leaks

into Hawn Creek and the water basin. But the commission's utmost argument against approval of the application revolved around traffic safety concerns.

JIPR LLC, owned by local businessman Birpal "Paul" Johal, applied to construct an eight-pump retail fuel station and 4,264-square-foot convenience store on East Main Street between South Seventh

See **GAS STATION**, A7

EYES ON THE SIZE

'Big box' square footage capped in McMinnville Landing plan

By SCOTT UNGER
Of the News-Register

Planned big box retail stores at McMinnville Landing will be capped at 150,000 square feet under design guidelines, city council and the planning commission agreed at a work session Wednesday.

The decision was one of three proposed changes to design and development guidelines for the 190-acre area, following a lengthy review of a draft master plan and other documents as a year-long planning project wraps up. The panel failed to reach consensus other proposed changes to limit the number of drive-through restaurants and change staff approval authority for private green spaces.

The city has eyed development for the three privately-owned parcels since it began work on Three Mile Lane planning in 2018. It is concluding a year-long project funded through two Business Oregon grants to craft a master plan, conduct an infrastructure feasibility analysis and develop design standards, code and a marketing campaign.

The master plan provides a rough outline for the 101 acres of industrial, 44 acres of commercial and 36 acres of open space at the site. The goal is to spur a retail and employment campus on land that has sat undeveloped within city limits for 40 years, according to Community Development Director Heather Richards.

The three parcels are split between landowners Kimco Realty (90.45 acres), DRS Land LLC (89.9 acres, owned by Daniel Bansen) and 3330 TML LLC (9.6 acres, owned by Fee Stubblefield of The Springs Living).

See **DEVELOPMENT**, A6



Sense of calm

New room gives students a comfortable place to reset

Rachel Thompson/News-Register

Rachel Godfrey, who started the Traveling Light Foundation in honor of her late son, Ronan, shows off the Sensory Room to Elizabeth Hinchcliff of Cruising McMinnville, left. The room is equipped with low lighting, comfortable seating and a canoe that hugs a child. All can be removed and replaced with other sensory equipment, as needed.

By STARLA POINTER
Of the News-Register

Students at Willamette Elementary can spend time in a "Sensory Room" to calm down or center themselves.

The small room, equipped with special toys and items to help with the calming, is a project of the Traveling Light Foundation. The local nonprofit works to "empower individuals by providing inspiring educational opportunities that nurture their passions."

Having the Sensory Room room will help students become prepared to learn, said Rachel and Nick Godfrey, who founded Traveling Light with friends following the death of their son, Ronan.

The Sensory Room is a three-year pilot project that may lead to similar rooms in other schools.

"I've done a lot of research and reading, and learned a lot" while creating the Sensory Room, Rachel Godfrey said.

The foundation gathered information from

teachers and students when planning how to equip the Willamette Sensory Room, and will continue doing so over the years. Godfrey said TLF wants to see what works and what doesn't, and provide equipment that will improve the room's effectiveness.

For instance, teachers said they expect the calming space to benefit students with special needs, autism and sensory processing disorders, as well as the entire student

See **CALM**, A5

MW&L seeks solution to hydrant question

Who pays for equipment upkeep and how are costs distributed?

By SCOTT UNGER
Of the News-Register

The McMinnville Water & Light Commission discussed hydrants and who should pay for them at a work session Monday. The meeting followed complaints

from McMinnville Fire District that it's being charged an unfair rate for hydrant usage.

The commission set aside a 5% increase to hydrant fees for MFD last month after Chief Reed Godfrey said the district wasn't aware of a previous agreement with the city that costs MFD approximately \$70,000 per year.

Since 1961, MW&L and the city have had an agreement in place for a monthly

hydrant charge. When fire broke away from the city and formed its own district, that charge carried over, unbeknownst to Godfrey.

"The city may have known about it before, the city may have budgeted it before ... but I can tell you when we took over fiscal responsibility Jan 1, 2024, when I became

See **HYDRANTS**, A11

COMMUNITY EVENTS

ADVENTURES IN LEARNING presented by the Hillside Foundation. "An Inside Look at Creating the Oregon Wine Industry", Oct 28th, 2:00pm, in the Activity Room at Hillside. Susan Sokol Blosser to speak. Reservations required; call: 503-472-9534. \$5 Admission.

YAMHILL COMMUNITY LIBRARY new hours; Saturdays & Wednesdays 11am-2pm. 185 S. Laurel St. Yamhill. Selection of books including early readers, junior, youth, adult, fiction, large-print, non-fiction, and more!

BAZAAR at First Presbyterian Church (390 NE 2nd St. McMinnville) Fri. Nov. 7th, 10-4pm & Sat. Nov. 8th 10-1pm. Homemade items, Fall & Holiday decor, Garden & Wood creations, soup, pie & cinnamon rolls, Raffle Baskets, Vintage Treasures & more! Cash, check, & card accepted. Our 42nd year!

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