

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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AGENDA

YAMHILL COUNTY PLANNING COMMISSION

Thursday, February 2, 2023 - 7:00 p.m.

Yamhill County Courthouse, Room 32

535 NE Fifth Street

McMinnville, Oregon 97128

Attend via Zoom: <https://us06web.zoom.us/j/97354678574> Webinar ID: 97354678574

Welcome! Thank you for attending today's meeting. Public participation is encouraged. If you desire to speak on any item, please fill out a public comment card to indicate your intent to speak and provide to the secretary. Public participation also includes the ability to attend the hearing via Zoom. For attendees that are attending the meeting via Zoom, the Chair will ask if any Zoom attendees wish to provide public comment. At that time, attendees will be asked to use the "raise hand" function in Zoom and staff will unmute the participant. Participants wishing to speak will be asked to give their name and address for the record.

1. Roll Call
2. Approval of the minutes from January 5, 2023
3. **DOCKET G-01-22**, a proposal to update Sections of the Yamhill County Zoning Ordinance to add "*Roads, highways and other transportation facilities and improvements*" as a permitted use to the following zoning districts.

Parks, Recreation, Open Space District – Section 405 (PRO)
Rural Residential Districts – 502 (VLDR), and 503 (LDR)
Public Assembly Institutional District – Sections 801 (PAI)

And adding "*Roads, highways and other transportation facilities and improvements*" as a conditional use to the following zoning districts:

Mineral Resource District – Section 404 (MR)
Rural Residential District – Section 501 (AF-10)
Commercial Districts – Sections 601 (RC), 602 (NC) and 603 (HC)
Industrial Districts – Sections 701 (RI), 702 (LI) and 703 (HI)
Public Works/ Safety District – Section 802 (PWS)
Public Airports/ Landing Fields District – Section 803 (PALF)

The Board of Commissioners has sent this issue back to the Planning Commission to consider the following:

Directives to the Planning Commission:

B.O. 22-353 - Motion 1:

1. Modify bypass overlay district to allow for roads, highways, and expressways. (YCZO 908)
2. Make sure the underlying zoning conforms to the overlay district (i.e. ensure ordinances allow as necessary.) [Motion passed 2:1]

B.O. 22-354 – Motion 2:

1. Provide justification as to why amendments are needed in each zone for roads and highways
2. Clarification as to why it's conditional and why it's permitted
3. Define "other transportation facility and improvements". [Motion passed 2:1]

These amendments are being reviewed based on Section 1207.01 of the Yamhill County Zoning Ordinance.

4. **DOCKET NO.:** C-26-22/SDR-35-22
REQUEST: Conditional use and site design review request for a commercial activity in conjunction with farm use for the operation of a by-appointment-only wine tasting room.
APPLICANT: Daniel Diephouse for Corollary Farm, LLC
OWNER: Corollary Farm, LLC
TAX LOT(S): 5434-02100, 5434-02200, and 5434-02800
LOCATION: The tract directly west of the parcel addressed as 6930 SE Sartore Rd., Amity.
CRITERIA: The request is subject to Sections 403.04(G), 403.07(A), 1101.02, and 1202.02 of the *Yamhill County Zoning Ordinance*. Comprehensive Plan policies may also be applicable.
ZONE: AF-40, Agriculture/Forestry Large Holding District, and AF-10, Agriculture/Forestry Small Holding District
EXHIBITS:
 - I. Request for Hearing
 - II. Application
 - III. Agriculture/ Forestry Large Holding (AF-20, 40, 80) Zoning Ordinance
 - IV. Site Design Review Ordinance
 - V. Conditional Use Ordinance
 - VI. Public Notice
 - VII. Public Agency Reports
 - VIII. Comments Received
5. **DOCKET NO.:** Z-01-22
REQUEST: Approval of a zone change from Resource Industrial (RI) to the Light/General Industrial District (LI).
APPLICANT: Roy Spry
OWNER: Roy Spry
TAX LOT(S): 2402DD-00400 & 2402DD-00500
LOCATION: 27225 Highway 47, Gaston
CRITERIA: The request is subject to Sections 701, 702, and 1208.02 of the *Yamhill County Zoning Ordinance*. Section 904 of the *Yamhill County Zoning Ordinance*, Limited Use Overlay may also be applied. Comprehensive Plan policies may be applicable. OAR 660-12-0060 Transportation Planning Rule.
ZONE: Resource Industrial (RI)
EXHIBITS:
 - I. Application
 - a. Letter of Incompleteness
 - b. Response to Letter of Incompleteness

- II. Light Industrial (LI) and Resource Industrial (RI) Zoning Ordinances
- III. Public Notice
- IV. Public Agency Reports
- V. Comments Received

6. Other business

7. Adjourn

Public Testimony

The Commission places great value on testimony from the public and thanks those who take the time to present their views. People who want to testify are encouraged to:

1. Provide written summaries for the record.
2. Recognize that substance, not length, determines the value of testimony.
3. Recognize that testimony is most helpful when it addresses the criteria.
4. Endorse rather than repeat testimony of other witnesses.