

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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AGENDA

YAMHILL COUNTY PLANNING COMMISSION

Thursday, February 3, 2022 - 7:00 p.m.

Yamhill County Courthouse, Room 32

535 NE Fifth Street

McMinnville, Oregon 97128

Interested parties are invited to send written comment or may appear and testify at the hearing. Please note that due to COVID-19, there will be a limitation on the number of people that will be allowed into the hearing room at one time.

1. Roll Call
2. Approval of the minutes from January 6, 2022

QUASI-JUDICIAL PUBLIC HEARING:

3. **DOCKET NO.:** P-09-21

REQUEST: Approval to partition a 7.5-acre property into three (3) parcels of approximately 2, 3.5, and 2-acres to be created through parcel size averaging

APPLICANT: Brent Lam

TAX LOT: 3209-1200

LOCATION: 28300 NE Bell Rd., Newberg

CRITERIA: Section 502 of the Yamhill County Zoning Ordinance and the Yamhill County Land Division Ordinance

4. **DOCKET NO.:** S-01-21/V-06-21/RN-02-21

REQUEST: This request includes the replat of an existing ten (10) lot subdivision, identified as "Fallview Estates", which was originally platted in 1968. This subdivision is located in the Very Low Density Residential District, the VLDR-2.5 zone. The proposed replat of this subdivision will result in a five (5) lot subdivision to be re-named as "Walker Estates". The applicant is also seeking a variance to the minimum right-of-way width for the existing platted roadway that serves the subdivision, the new right-of-way will measure 50-feet rather than the present 60-foot right-of-way width for the platted roadway. The applicant is also asking to re-name this existing roadway from "Fallview Lane" to "NE Howell Lane".

APPLICANT: JDF Properties, LLC

TAX LOT: 3209AD-00300, 3209AD-00400, 3209AD-00500, 3209AD-00600, 3209AD-00700, 3209AD-00800, 3209AD-00900, 3209AD-01300, and 3209AD-01400

LOCATION: This subdivision is located just north of 29555 (Tax Lot 3209AD-01000) and 29655 NE Benjamin Road (Tax Lot 3209AD-01100), Newberg

5. Other Business

6. 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.