

# Yamhill County

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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### AGENDA

#### YAMHILL COUNTY PLANNING COMMISSION

Thursday, February 4, 2021 - 7:00 p.m.

Yamhill County Courthouse, Room 32

535 NE Fifth Street

McMinnville, Oregon 97128

*Due to the COVID-19 public health emergency and in accordance with the Governor's Executive Order, hearings are being held virtually through Zoom to allow for social distancing. To attend the hearing virtually through Zoom: **Link to join via Zoom** <https://zoom.us/j/97354678574> 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 7, 2021.

#### CONTINUED QUASI-JUDICIAL PUBLIC HEARING:

*Docket PAZ-02-20 and Docket C-22-20/SDR-26-20 were continued at the point of Staff Recommendation. No additional public testimony is scheduled to be taken on those Docket items.*

3. **DOCKET NO.:** C-22-20/SDR-26-20  
**REQUEST:** Conditional use and site design review application to construct and operate a winery and by appointment tasting room.  
**APPLICANT:** Jared Etzel  
**TAX LOT:** 3321-913  
**LOCATION:** 10275 NE Worden Hill Rd., Dundee  
**ZONE:** EF-20, Exclusive Farm Use District  
**CRITERIA:** Sections 402.04(G), 402.07(A), 1101.02, and 1202.02 of the Yamhill County Zoning Ordinance. Comprehensive Plan policies may also be applicable.
4. **DOCKET NO.:** PAZ-02-20  
**REQUEST:** Approval of a Comprehensive Plan amendment from Agriculture/Forestry Large Holding to Forestry Large Holding and a zone change from EF-20, Exclusive Farm Use to F-80, Forestry Large Holding.  
**APPLICANT:** Craig Fanshier  
**TAX LOT:** 5611-500  
**LOCATION:** 15710 SW Gopher Valley Rd., Sheridan  
**CRITERIA:** Sections 401, 402, and 1208.03 of the Yamhill County Zoning Ordinance. Comprehensive Plan policies may be applicable.

## QUASI-JUDICIAL PUBLIC HEARING:

5. **DOCKET NO.:** PAZ-01-20  
**REQUEST:** Approval of a Comprehensive Plan amendment from Very Low Density Residential to Industrial and a zone change from VLDR-2.5, Very Low Density Residential to LI, Light Industrial.  
**APPLICANT:** AAA Group LLC  
**TAX LOTS:** 4411-1000 and 1001  
**LOCATION:** 3100 Lone Oak Road, McMinnville  
**CRITERIA:** Sections 502, 702, and 1208.02 of the Yamhill County Zoning Ordinance. Section 904, Limited Use Overlay may also be applied. Comprehensive Plan policies may be applicable. OAR 660-12-0060 Transportation Planning Rule.
6. **DOCKET NO.:** C-23-19/RN-03-20  
**REQUEST:** A conditional use request for the construction of a new public road in the Exclusive Farm use zone, with a 50-foot right-of-way. The proposed road name is NW Jahnke Drive.  
**APPLICANTS:** Paul & Martha Jahnke (Trustees of the Jahnke Trust), Charles & Scotty Dolence, and Cyclops Properties, LLC  
**OWNERS:** Charles & Scotty Dolence and Cyclops Properties, LLC  
**APPELLANT:** Kathryn Jernstedt, representing Friends of Yamhill County  
**TAX LOTS:** 4501-01290 and 4501-1293  
**LOCATION:** 13799 NW Willis Road, McMinnville  
**ZONE:** EF-40, Exclusive Farm use District  
**CRITERIA:** Sections 402.04(N), 402.07(A), and 1202.02 of the *Yamhill County Zoning Ordinance*. Oregon Administrative Rule (OAR) 660-012-0065. Comprehensive Plan policies may also be applicable. Road naming standards are provided by County Ordinance #381.
7. Other Business
8. Adjourn

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### 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.