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YAMHILL COUNTY PLANNING COMMISSION

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

Yamhill County Courthouse, Room 32

535 NE Fifth Street

McMinnville, Oregon 97128

Roll Call: Matt Dunckel, Kit Johnston, Mark Gaibler, Alan Halstead, Dan Armstrong, John Abrams, Marjorie Ehry (came after vote on C-22-20/SDR-26-20) **Absent:** Marla Robison, Brett Veatch **Staff:** Ken Friday, Stephanie Armstrong, Desiree Lundeen, Stephanie Curran, Lance Woods.

Approval of minutes from January 7, 2021 hearing. Halstead motioned to approve; Armstrong seconded; approved 6 to 0.

Chair Dan Armstrong opened the public hearing.

CONTINUED QUASI-JUDICIAL PUBLIC HEARINGS:

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.

QUASI-JUDICIAL PUBLIC HEARING:

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.

Staff Recommendation:

Recommends approval with conditions, Desiree read the conditions.

Deliberation:

Kit Johnson: No concerns

Mark Gaibler: No concerns

Matt Dunckel: In favor of approving

John Abrams: I missed last month's meeting, but the cat is out of the bag with the wine industry so I wouldn't start denying wineries at this point.

Alan: I'm fine with this.

Dan Armstrong: I'm fine.

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Matt Dunckel made motion to approve, Alan Halstead seconded.

Motion approved 6-0.

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.

Marjory Ehry joined zoom meeting.

Ken Friday: Applicant asked for a continuance for 30 days to provide soils data. The opponents, Friends of Yamhill County requested 30 days to rebut. And remember the applicant gets a final 7 days for rebuttal.

Andrew Stamp, lawyer of applicant: We asked for 30 days because we didn't know how long it would take to get a soil scientist out to the property. We located someone and he thinks he can get to the site in a week and will need another week for the report. I want to be fair to the opponents, so if we submit a lengthy report, we will give them more time, if it is a smaller report, they will need less time. We might have this in two weeks, then if Friends of Yamhill County feel like they have enough time to review, we could potentially resume this at our next month's meeting. I would like to play it by ear. I will not oppose any reasonable requests by Friends of Yamhill County to look at the data.

Sid Friedman, Friends of Yamhill County: I think we are pretty much on the same page; we want to make sure we have adequate time to assess the data the applicant submits. Is the Commission reopening the hearing on the 4th will it be for testimony for all parties?

Ken Friday: That was my idea.

Sid Friedman: So, the record is open until March 4 for new material?

KF: Correct; he made motion to continue the hearing to March 4th.

Matt Dunckel agreed, Alan Halstead seconded.

Motion passed 7-0.

QUASI-JUDICIAL PUBLIC HEARING:

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.

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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.

Applicant asked for a continuance to March 4, 2021.

Dan Armstrong motioned to continue; John Abrams seconded.

Motion passed 7-0.

DOCKET NO.: C-23-20/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.

Abstentions or objections:

Matt Dunckel: I have done work for the Jahnkes in the past, surveys. About a year and a half ago I was on the ground where this road meets to show them what I knew about where the boundaries were and the easement with relation to the road. I've also worked for Joyce Morrow and many of the surrounding neighbors. I feel my judgment is impartial on this matter.

John Abrams: I went to school with Janke through 12th grade but haven't been in the same room with him since then probably. I can be impartial.

Stephanie Armstrong read the raise it or waive it statement.

Lance Woods read the staff report.

Proponent's case:

Andrew Stamp, lawyer for applicant: today we got an evidentiary submittal by the opponents that makes us want to take a step back and look at the evidence. It has not been appealed; this is the first evidentiary hearing. I would like to propose a continuance. The opponents are afraid this road will

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open up to more houses than is stated in the application. We did not extend the road to the property line so we would not have to consider that piece of the picture in this hearing. If there are opponents that want to testify tonight who cannot be here next week, I would be alright with that.

Dan Armstrong: So, you want a continuance until next month that will continue with the proponent's case?

Andrew Stamp: yes

Matt Dunckel made a motion to continue; John Abrams seconded.

Motion passed unanimously, 7-0.

Other Business:

Dan reminded two new Planning Commissioners that they need to submit an ethics report to the clerk's office by April 15, 2021.

Hearing Adjourned: 7:49 pm

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