

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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AGENDA

YAMHILL COUNTY PLANNING COMMISSION

Thursday, March 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 February 4, 2021.

CONTINUED QUASI-JUDICIAL PUBLIC HEARING:

Docket PAZ-02-20 and Docket C-23-20/RN-03-20 were continued at the point of Proponents Case.

3. **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.
4. **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
REQUEST FOR HEARING: 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.

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.:** PAZ-01-21
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: Thomas Henry Stewart
TAX LOT: 3325BD-200
LOCATION: 209 Highway 99W, Dundee
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.
7. Other Business
8. 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. #