

YAMHILL COUNTY PLANNING COMMISSION

Thursday, March 5, 2015 ≅ 7:00 p.m.
Yamhill County Courthouse Room 32
McMinnville, Oregon 97128

Roll Call: Matt Dunckel, Marjorie Ehry, Michael Sherwood, Daryl Garrettson, Alan Halstead, Dan Armstrong, Marla Robison, John Abrams **Staff:** Mike Brandt, Stephanie Armstrong

Approval of the Planning Commission minutes of February 5, 2015. Approved unanimously.

QUASI-JUDICIAL PUBLIC HEARING:

DOCKET: PAZ-01-15
APPLICANT: Michael Kelley
REQUEST: Approval of a Comprehensive Plan amendment from Agriculture/Forestry Large Holding to Agriculture/Forestry Small Holding and a zone change from EF-40, Exclusive Farm use to AF-10, Agriculture/Forestry Small Holding on a 10.1 acre portion of Tax Lot 3315-3800. The request includes an exception to Goal 3
TAX LOT: 3315-3800
LOCATION: 18840 NE Williamson Road, Newberg
CRITERIA: Sections 402, 501, 904, 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 660-04, Exception process for Goal 3. OAR 660-12-0060 Transportation Planning Rule.

Chair Garrettson opened the public hearing. There were no abstentions or objections to jurisdiction. Stephanie Armstrong read the statement required by ORS 197.763.

Staff Report: Stephanie Armstrong presented the staff report.

Proponent's case: Mike Kelley, 18840 Williamson Road, Newberg – Applicant and property owner. Testified in favor of the application; providing background information on why he was making the application and addressed some questions that were raised by DLCD. Submitted a letter into the record.

Michael Gelardi, 1300 SW Fifth Ave, Ste 2400, Portland OR 97201 – Representing the buyer of the 27.5 acre parcel. Testified in favor of the application. Addressed the comments that were submitted by DLCD and submitted a letter into the record regarding those comments.

Opponent's case: None.

Public Agency Reports: Stephanie Armstrong gave the public agency reports.

Rebuttal: No rebuttal.

Staff Recommendation: Stephanie Armstrong recommended approval of the application.

Chair Garrettson closed the public hearing.

Deliberation and Motion: Commissioner Halstead moved to approve PAZ-01-15 and Commissioner Dunckel seconded. Motion passed 8-0.

Other business: None.

Hearing adjourned.