

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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AGENDA

YAMHILL COUNTY PLANNING COMMISSION

Thursday, March 7, 2019 - 7:00 p.m.
Yamhill County Courthouse, Room 32
535 NE Fifth Street
McMinnville, Oregon 97128

1. Roll Call
2. Approval of the minutes from December 6, 2018 and from February 21, 2019.

QUASI-JUDICIAL PUBLIC HEARING:

Docket C-34-18 was continued at the point of Staff Recommendation.

No additional public testimony is scheduled to be taken on this issue.

3. **DOCKET NO.:** C-34-18
REQUEST: A conditional use request to increase the number of guestrooms offered at an existing bed and breakfast from four (4) guestrooms to nine (9), the use was previously approved under Docket C-06-03 and C-19-17.
APPLICANT: Abbey Road Farm
APPELLANT: Kathryn Jernstedt for Friends of Yamhill County
OWNER: Sandan, LLC
TAX LOT: 3319-300
LOCATION: 12080 NE Oak Springs Farm Road, Carlton
ZONE: EF-80, Exclusive Farm Use
CRITERIA: Section 402.04(I), 402.07(A), 1004.01, 1012 and 1202.02 of the *Yamhill County Zoning Ordinance*.
4. **DOCKET NO.:** R-01-18
REQUEST: To replat Lots 1 and 2 of the Woodland Heights Subdivision into residential parcels of approximately 2.77, 3.18, 2.71 and 2.52 acres. The request involves the use of parcel size averaging.
APPLICANT: Beck's Landing LLC
OWNER: Beck's Landing LLC
TAX LOT: 5411-2500 and 5412-900
LOCATION: The parcels are located on SE Woodland Heights Road adjacent to the intersection with SE Starr Quarry Road, Amity
ZONE: VLDR-5, Very Low Density Residential
CRITERIA: Section 502 of the *Yamhill County Zoning Ordinance*, Chapter 92 of the Oregon Revised Statutes and the *Yamhill County Land Division Ordinance*.

5. **DOCKET NO.:** R-02-18
 REQUEST: To replat Lots 26 and 27 of the Woodland Heights Subdivision into residential parcels of approximately 2.5, 2.5, 2.5 and 3.74 acres. The request involves the use of parcel size averaging.
- APPLICANT:** Beck’s Landing LLC
 OWNER: Beck’s Landing LLC
 TAX LOT: 5414-800 and 5414-900
 LOCATION: The parcels are located on SE Woodland Heights Road approximately 1/2 mile southeast of the intersection with SE Starr Quarry Road, Amity
 ZONE: VLDR-5, Very Low Density Residential
 CRITERIA: Section 502 of the *Yamhill County Zoning Ordinance*, Chapter 92 of the Oregon Revised Statutes and the *Yamhill County Land Division Ordinance*.

6. Other Business

7. 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.