

**YAMHILL COUNTY PLANNING COMMISSION**

Thursday, May 2, 2013 ≈ 7:00 p.m.  
Yamhill County Courthouse, Room 32  
535 NE 5th St.  
McMinnville, Oregon 97128

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

**QUASI-JUDICIAL PUBLIC HEARINGS:**

**DOCKET:** LOR-01-13  
**REQUEST:** Approval of a lot-of-record dwelling on a parcel that is predominantly Class II, high-value farmland.  
**APPLICANT:** Stanley Hutchens  
**TAX LOTS:** 3335-3700  
**LOCATION:** Approximately 325 feet southeast of the intersection of Highway 99W and SE Parks Drive, Dundee  
**ZONE:** EF-40, Exclusive Farm Use District  
**CRITERIA:** Section 402.03 (L) of the Yamhill County Zoning Ordinance

Commissioner Garrettson opened the public hearing.

**Abstentions, Objections to Jurisdiction, Ex Parte Contact:** None.

Michael Brandt read the “raise it, or waive it” statement required by ORS 197.763 and gave the staff report. Mike noted that the condition of approval which limits it to two years should be changed to four years. Michael Sherwood asked if there a structure on the property. Mike Brandt said no. Daryl Garrettson asked how it will be accessed. Mike suggested asking the applicant.

**Proponent’s case:**

Mark and Stanley Hutchins. Stanley Hutchins - Here to discuss the lot of record. We are concerned because we are going to have a loss of farm-ground due to the bypass. Mark is there for moral support. Bottom line, what was marginal farmland is going to be even less suitable so we are looking for ways to maximize the value in the future. The Planning Commission questioned the location of the bypass on-site. Stanley said they were raising grass seed and wheat. Marjorie Ehry asked if they were concerned at all about noise? Yes. We **thought** the city of Dundee would take this in and designate it as industrial property.

**Opponent’s case:** No green cards in opposition.

**Public Agency Reports:**

None

**Rebuttal:** None

**Staff Recommendation:** Mike Brandt gave the staff recommendation of approval with the conditions listed in the staff report.

**Deliberation:** All members agreed with the proposal and staff recommendation.

**Motion:** Alan Halstead moved to approve the application with the noted modification to condition #2. Michael Sherwood seconded the motion. Motion passed unanimously.

**DOCKET NO.:** G-01-13

**REQUEST:** To add the agri-tourism uses to the VLDR and AF-10 zones.

**APPLICANT:** Yamhill County

**ZONE:** VLDR-2.5, Very Low Density Residential and AF-10 Ag/Forestry Small Holding

**CRITERIA:** Section 1207.01 of the Yamhill County Zoning Ordinance

Mike Brandt explained the process and the request.

Daryl concerned about horse events in these zones

Michael Sherwood I am having a hard time with this – why can't we table something like this?

Daryl traffic really concerns me in the VLDR zone.

Alan – I am on the city limits border – I don't see how the five acres next to me has enough room to hold an event.

In the VLDR zone – I just don't see it happening.

Daryl Garrettson said, "Do we have some sort of deadline? We could continue it."

Mike Brandt - one of the reasons for the passage of SB 960, was that so many counties limited what you could do as far as events in the farm zone.

Dan Armstrong - so the commissioners are asking for this? The zone title is residential.

Marjorie Ehry noted there was a Bee Fair in Dundee back in 1985. She said she would really hate to put a lot of restrictions on that type of use.

John Abrams said this would be reasonable with a sunset. My preference would be if this were done that it would only be the AF-10 zone.

The Commission discussed continuing this item to July to get the maps and average lot sizes.

Alan Halstead moved to continue this docket item to July 11, 2013, 7:00 PM, room 32 to allow staff to get maps and average lot sizes for the VLDR and AF-10 zones. Michael Sherwood seconded the motion. Motion approved unanimously.

**Other business** – Mike Brandt gave an update on Stoller, Baker Rock and Riverbend Landfill.

Adjourned at 8:09PM