

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE 4TH STREET • McMinnville, OREGON 97128

Phone: 503-434-7516 • Fax: 503-434-7544 • TTY: 800-735-2900 • Internet Address: <http://www.co.yamhill.or.us/planning>

AGENDA

YAMHILL COUNTY PLANNING COMMISSION

Thursday, December 1, 2022 - 7:00 p.m.

Yamhill County Courthouse, Room 32

535 NE Fifth Street

McMinnville, Oregon 97128

Attend via Zoom: <https://us06web.zoom.us/j/97354678574>

Webinar ID: 97354678574

1. Roll Call
2. Approval of the minutes from November 3, 2022
3. **DOCKET NO.:** P-10-22—At the point of Staff Recommendation
REQUEST: To partition an approximately 27-acre property into three (3) parcels, two of which will measure approximately 2.4-acres and the third will be approximately 22.44-acres. The Applicant is applying for this partition using parcel size averaging.
APPLICANT: Jonathan Jahnke
OWNER: Cyclops Rising, LLC
OPPONENT: Friends of Yamhill County represented by Kathryn Jernstedt
TAX LOT(S): 4512-01600
LOCATION: The subject parcel does not have a situs address assigned but is located just north of the parcel with an address of 14100 NW Berry Creek Road, and just south of the parcel with an address of 13801 NW Willis Road.
CRITERIA: Section 502 of the *Yamhill County Zoning Ordinance* and the *Yamhill County Land Division Ordinance*.
ZONE: VLDR-2.5, the Very Low Density Residential District
EXHIBITS:
 - I. Staff Report
 - II. Application
 - III. Request for Hearing
 - IV. Public Notice
 - V. Public Agency Reports
 - VI. Comments Received
4. **DOCKET NO.:** PAZ-05-21
REQUEST: Approval of a Comprehensive Plan amendment from Agriculture/Forestry Large Holding (AFLH) to Commercial (C) and a zone change from EF-80, Exclusive Farm Use District to NC, Neighborhood Commercial District.
APPLICANT: John Abrams
OWNER: Maralynn Abrams Trust
TAX LOT(S): 4418B-01600
LOCATION: 2150 SW Homer Ross Loop, McMinnville
CRITERIA: Sections 402, 602, 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.
ZONE: Currently, the EF-80 zone, the Exclusive Farm Use District

- EXHIBITS:**
- I. Application
 - a. Letter of Incompleteness
 - b. Applicant's Response to Letter of Incompleteness
 - II. Neighborhood Commercial Zoning Ordinance
 - III. Public Notice
 - IV. Public Agency Reports
 - V. Comments Received

5. Other Business

6. 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.