

**YAMHILL COUNTY PLANNING COMMISSION**

Thursday, December 5, 2013 ≅ 7:00 p.m.

McMinnville Civic Hall Hearing Room

200 NE 2<sup>nd</sup> St.

McMinnville, Oregon 97128

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

**CONTINUATION OF QUASI-JUDICIAL PUBLIC HEARING:**

*The following hearing was continued at the point of Staff Recommendation. No additional public testimony will be taken at this hearing.*

**DOCKET NO.:** PAZ-02-13

**REQUEST:** An application to change the comprehensive plan designation from *Commercial and Public* to *Agriculture Forestry Large Holding*. The request is also to change the existing zoning from *RC Recreation Commercial* (approximately 25 acres) and *PWS Public Works, Safety* (approximately 227.5 acres) to *EF-80 Exclusive Farm Use*.

**APPLICANT:** Riverbend Landfill Company, Inc.

**ZONING:** *RC Recreation Commercial* (approximately 25 acres), *PWS Public Works, Safety and EF-80 Exclusive Farm Use*

**TAX LOTS:** 5501-101, 200, 400 and 401

**LOCATION:** 13465, 13469 and 14325 SW Highway 18, McMinnville

**CRITERIA:** Sections 402, 601, 802 and 1208.02 of the Yamhill County Zoning Ordinance. Comprehensive plan policies may be applicable. Section 904, Limited Use Overlay may be applied. The request is also subject to the Transportation Planning Rule, OAR 660-012-0060.

Chair Garrettson opened the public hearing.

Alan Halstead stated he was interviewed by Nathalie at the News Register to talk about how the Planning Commissioners and the Board of Commissioners worked together. He stated they did not discuss the landfill issue. Chair Garrettson stated he was also interviewed, however, they didn't discuss the merits of the application before them.

**Staff Recommendation:** Mike Brandt gave the staff recommendation.

Alan Halstead asked if Mike has a list of recommended conditions that would be included in an approval. Mike and Ken said they do.

Chair Garrettson asked about 1208.02 for clarification. Mike explained.

Closed public hearing.

**Deliberation:**

Abrams: Concurs with staff.

Armstrong: Does not approve of application.

Halstead: Surrounding land uses are all agricultural. Does not support the request.

Garrettson: Worried about DEQ requirement. Would probably vote in support.

Sherwood: Bothered about reclamation of the land. Does not support the application.

Dunckel: Supports the application.

Robison: We don't need Portland garbage in Yamhill County. Zoning says that we can have a landfill in farm zones. We have to have a landfill in Yamhill County. Doesn't know if she supports the application or not.

Ehry: Small businesses need a landfill. Would vote in favor.

Halstead asked staff to read conditions of the limited use (LU) overlay. Ken Friday read the proposed conditions.

Halstead recommended inclusion of those conditions in any approval. Armstrong stated he doesn't have a lot of faith in the Limited Use Overlay zone.

**Motion:** Halstead moved to recommend denial of the application to the Board of Commissioners based on the findings and conclusions in the staff recommendation. Michael Sherwood seconded. Motion passed 5-3 (with Abrams, Garrettson and Dunckel voting against the motion).

In the event of an approval by the Board of Commissioners, the Planning Commission recommends adoption of the LU Overlay conditions recommended by staff. Halstead moved, seconded by Dunckel.

**Other business:**

Ballots for officers for 2014. Chair: Daryl Garrettson, Vice Chair: Dan Armstrong

Approval of minutes of November 7<sup>th</sup>, 2013. Michael Sherwood moved, Matt Dunckel seconded. Approved unanimously.

Ken stated the PC will have a Jan 2 hearing.

Hearing adjourned 7:55pm.