

YAMHILL COUNTY PLANNING COMMISSION MINUTES

Thursday, February 6, 2003 @7:00 p.m.

Yamhill County Courthouse, Room 32

535 E 5th St.

McMinnville, Oregon 97128

Roll Call - Alan Halstead, Dean Brown, Bernie Diefenderfer, Daryl Garrettson, Gary Johnson, Robert Smiley, Brad Myers (7:12). Absent: Marjorie Ehry, Sid Friedman. Staff: Ken Friday, Rick Sanai, County Counsel

Gary Johnson moved to approve the **minutes** of the January 9, 2003 Planning Commission Hearing as submitted. Seconded by Robert Smiley. Approved unanimously.

DOCKET NO.: S-03-02/V-11-02
REQUEST: Approval of a six (6) lot subdivision and a variance to the county road standards. The variance to the road standards would allow the creation of an easement road rather than a dedicated right-of-way.
APPLICANT: Marc E. Willcuts
TAX LOTS: 3324-5700
LOCATION: 22220 Fryer Hill Road, Dundee, Oregon
ZONE: VLDR-1, Very Low Density Residential
CRITERIA: Section 502 of the *Yamhill County Zoning Ordinance*; and the *Yamhill County Land Division Ordinance* including sections 14.000, 6.010 and 6.015(1)

Dean Brown noted that the Commission has received a letter requesting a continuance by both parties. Ken Friday explained that the parties are in negotiations and are ready to sign but could not do so before 5:00 p.m. so representatives from both sides signed the request for a continuance.

MOTION: Gary Johnson moved to continue Docket S-03-02/V-11-02 to the March 6, 2003 Planning Commission hearing. Seconded by Alan Halstead. Approved unanimously.

DOCKET NO.: P-17-02
REQUEST: To partition a 6.21-acre parcel into two lots of 3.5 and 2.71-acres. The applicant has reconfigured the parcels so that the request no longer requires a variance to the depth to width ratio limitation of 3:1.
APPLICANT: Raymond O. Schumacher
TAX LOT: 4106-700
LOCATION: 36290 NE Wilsonville Road, Newberg
ZONE: VLDR-2.5, Very Low Density Residential (The property is also within the WRG Willamette River Greenway Overlay zone and the southern 150 feet is in the FP Floodplain Overlay District)
CRITERIA: Section 502.06 (A and B) of the *Yamhill County Zoning Ordinance*; and the *Yamhill County Land Division Ordinance*.

Dean opened the Public Hearing for Docket P-17-02.

Abstentions, Objections of Jurisdiction, Ex parte contact: none

Rick Sanai read the “**raise it or waive it**” statement into the record.

Staff Report: Ken Friday gave a brief review of the Staff report.

Proponent's Case: John Pinkstaff, representing the proponent, requested a 5 minute recess to continue discussion with the opponent regarding settlement of this hearing. Ken Friday noted that since two attorneys are involved the recess should be 10 minutes. A 15 minute recess was granted by Chair Brown (Brad Myers 7:12). John Pinkstaff announced that they have reached a tentative settlement and requested a continuance to the next hearing date.

MOTION: Gary Johnson moved to continue P-17-02 to the March 6, 2003 Public Hearing, 7:00 p.m., Room 32, Yamhill County Courthouse. Seconded by Alan Halstead. Approved unanimously.

New Business:

Ken Friday gave a status on the applications involving Dayton Sand and Gravel and North Valley Friends Church.

Adjournment: The hearing was adjourned at 7: 25p.m.