

YAMHILL COUNTY PLANNING COMMISSION MINUTES

Thursday, September 1, 2005 @7:00 p.m.

Yamhill County Courthouse, Room 32

535 E 5th St.

McMinnville, Oregon 97128

Roll Call: Bernie Diefenderfer, Daryl Garrettson, Michael Sherwood, David Polite, Matt Dunckel, Marjorie Ehry, Robert Smiley, Alan Halstead, Brad Myers (7:03).

Alan Halstead moved to approve the July 21, 2005 **minutes** as submitted. Seconded by Bernie Diefenderfer. Approved unanimously.

QUASI-JUDICIAL PUBLIC HEARINGS:

DOCKET NO.: S-02-05/C-08-05
REQUEST: The applicant is requesting to develop a 39 lot subdivision (Note: An additional tract is to be created which is to be set aside for a future interchange). The majority of the parcels are two acres in size. The request includes a conditional use approval to develop a community water system to serve these lots.
APPLICANT: Ed Romanov
OWNER: Black Family Vineyard, LLC
TAX LOT: 3326AA-100, 3323-2900 and 3325-700
LOCATION: 905 NW Dogwood Street, Dundee, Oregon. The land is generally located northeast of the intersection of Viewmont Drive and Dogwood Street.
ZONE: VLDR-2.5 and VLDR-1, Very Low Density Residential
CRITERIA: *Yamhill County Land Division Ordinance* and Section 502.06 of the *Yamhill County Zoning Ordinance*. The community water system request is evaluated with the conditional use criteria listed in Section 1202.02 of the *Yamhill County Zoning Ordinance*.

Staff Recommendation: Staff recommends approval of the request with the recommended conditions. Ken Friday added that the conditional use request for the community water system is recommended for approval with 3 conditions. Ken informed the new members that they are not required to vote but can vote if they reviewed the material in its entirety.

Chair Smiley closed the public hearing.

Deliberation:

Daryl Garrettson: I sympathize with the City of Dundee's water concerns, but the application meets the criteria. We have no alternative but to approve.

Bernie Diefenderfer: I concur with Daryl.

Matt Dunckel: I also concur with Daryl.

Marjorie Ehry: I was not here at the last meeting, but I have read all the information and I concur with the staff recommendation.

Robert Smiley: I have concerns about the application, but I concur with the staff recommendation

David Polite: I concur, because the zoning rules allow this development.

Brad Myers: After reviewing it, I believe it will be a wonderful addition to Yamhill County. I concur with the staff recommendation.

Michael Sherwood: After reviewing the material, I concur with the staff recommendation.

Alan Halstead: I was not here at the last meeting, but I reviewed the material and I concur with the staff recommendation.

MOTION: Daryl Garrettson moved to approve docket S-02-05/C-09-05 based on the findings and conclusions and conditions recommended by staff. Seconded by Alan Halstead. Approved unanimously.

Ken explained the process and will send out a letter informing the applicant of the decision.

QUASI-JUDICIAL PUBLIC HEARINGS:

DOCKET: PAZ-05-04
REQUEST: Approval of a Comprehensive Plan amendment from Low Density Residential to Commercial; a zone change from LDR-12000 Low Density Residential to NC Neighborhood Commercial. The purpose of the zone change is to allow a motorcycle repair shop in conjunction with the existing motorcycle parts store.
APPLICANT: Jeff and Tammy Coffman
REPRESENTATIVE: Jessica Cain, Attorney at Law
TAX LOT: 3325-900
LOCATION: 270 North Highway 99W Dundee, OR 97115
CRITERIA: Sections 502, 602 and 1208.02 of the Yamhill County Zoning Ordinance; the Yamhill County Comprehensive Plan. OAR 660-12-0060 Transportation Planning Rule.

Staff Report: Ken Friday stated that a request had been received for a continuance to the October 6, 2005 hearing. Robert Smiley questioned those in attendance if they were unable to return for the October 6, 2005 hearing. All in attendance will be able to return for the next hearing.

MOTION: Daryl Garrettson moved to continue the hearing to the October 6, 2005 Planning Commission Meeting at 7:00 p.m., Room 32 at the Yamhill County Courthouse. Seconded by Brad Myers. Approved unanimously.

New Business: Ken received an email from the attorney on the Hester site and all parties are in agreement and will dismiss the LUBA appeal and come back to work out the conditions. Also, the Casas dog kennel has been pulled off the agenda and Mike issued a decision to deny the request. Mike also reminded the Planning Commission of the annual dinner.

Adjourn: The meeting adjourned at 7:35 p.m.

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