

**YAMHILL COUNTY PLANNING COMMISSION**

Thursday, January 6, 2011- 7:00 p.m.  
Yamhill County Courthouse, Room 32  
535 NE 5<sup>th</sup> St.  
McMinnville, Oregon 97128

**Roll Call:** Matt Dunckel, David Polite, Michael Sherwood, Daryl Garrettson, John Abrams, Alan Halstead, Marjorie Ehry, Bob White. **Staff:** Ken Friday, Michael Brandt, Stephanie Armstrong

The minutes from the Planning Commission Hearing of September 2, 2010 were unanimously approved. (Alan Halstead moved, Michael Sherwood seconded).

Chair Garrettson opened the public hearing.

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

Stephanie Armstrong read the "raise it, or waive it" statement required by ORS 197.763.

**QUASI-JUDICIAL PUBLIC HEARING:**

1. **DOCKET NO.:** PAZ-05-10  
**REQUEST:** Approval of a Comprehensive Plan amendment from Agriculture/Forestry Small Holding to Public; a zone change from AF-10, Agriculture/Forestry to PAI, Public Assembly Institutional for expansion of the existing cemetery by 1/2 of an acre.  
**APPLICANT:** Gibbs Cemetery  
**TAX LOT:** 3203-103  
**LOCATION:** Approximately 750 feet northeast of the intersection of Leander Drive and Canter Lane, Newberg  
**CRITERIA:** Sections 501, 801 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.

**Staff Report:** Stephanie Armstrong gave a review of the staff report.

**Questions of Staff:** There were no questions of staff.

**Proponent's Case:** Dennis Spath, 22330 NE Chapman Road, Sherwood: The applicant was available for any questions.

**Opponent's case:** There were no opponents.

**Public Agency Report:** Stephanie Armstrong gave the public agency report.

**Staff Recommendation:** Staff recommended approval of the request with the limited use overlay that would limit the use to a cemetery and related facilities.

**Deliberation:** All Commissioners agreed with staff recommendation to approve the request.

**Motion:** Alan Halstead moved to approve the request. Seconded by Michael Sherwood. Motion passed unanimously.

2. **DOCKET NO.:** Z-05-10  
**REQUEST:** Zone change from EF-80, Exclusive Farm use to AF-80, Forestry.  
**APPLICANTS:** Frank Walker and Associates  
**OWNERS:** James J. Evans Revocable Trust  
**TAX LOT:** 3515-1000  
**LOCATION:** Located east of the intersection of Old Moores Valley and Puddy Gulch Road,  
Yamhill  
**CRITERIA:** Sections 402, 403 and 1208.04 of the Yamhill County Zoning Ordinance; the Yamhill  
County Comprehensive Plan Goals and Policies.

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

**Questions of Staff:** Daryl Garrettson asked why LCDC thought this was EF land. Ken Friday said it might have been because there were a couple of cleared areas and looking at the aerial photos they may not have realized that it had been replanted.

**Proponent's Case:** Frank Walker, 1480 Jamestown St. SE, Salem, representing the owners. Is available for any questions.

**Questions of Proponent:** No questions.

**Opponent's case:** There were no opponents.

**Public Agency Report:** Ken Friday gave the public agency report.

**Staff Recommendation:** Ken Friday recommended approval of the request.

**Deliberation:** All Commissioners agreed with staff recommendation to approve the request.

**Motion:** Alan Halstead moved to approve the request. Seconded by Marjorie Ehry. Motion passed unanimously.

**Other business:**

Update regarding when the 9<sup>th</sup> Planning Commission member will be elected. Possibly have a 9<sup>th</sup> member by the next meeting.

Introduction of Christian Boenicsh, Yamhill County Assistant County Counsel

Nominated Daryl Garrettson for chair of the Planning Commission, approved unanimously.

Nominated David Polite for vice-chair of the Planning Commission, approved unanimously.

Staff provided an update on the Mills decision (Bardolf v. Yamhill County) which was appealed to LUBA and LUBA affirmed the County's decision.

**Adjourn:** Planning Commission hearing adjourned at 7:35 PM.