

YAMHILL COUNTY PLANNING COMMISSION

Thursday, August 5, 2010 - 7:00 p.m.
Yamhill County Courthouse, Room 32
535 NE 5th St.
McMinnville, Oregon 97128

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

The minutes from the Planning Commission Hearing of July 1, 2010 were unanimously approved.

Chair Garrettson opened the public hearing at the point of proponent's case.

QUASI-JUDICIAL PUBLIC HEARING:

The following public hearing was continued from July 1, 2010 at the point of "Proponent's Case."

1. **DOCKET NO.:** C-08-10
REQUEST: Conditional use approval for the following commercial activities in conjunction with farm use: (1) Private member events; (2) One private event per day; (3) A culinary arts program located within the winery; (4) A kitchen used in conjunction with the culinary arts program; (5) Sales and promotion of items and goods produced in conjunction with the winery and vineyard; and (6) Educational seminars provided in conjunction with culinary arts program. The number of private members shall be no more than 330.
APPLICANT: Grand Cru Estates, LLC
TAX LOT: 3401-1000 and 1001
LOCATION: 17090 Woodland Loop Road, Yamhill, Oregon.
ZONE: EF-80 Exclusive Farm use
PARCEL SIZE: 51.21 acres (the farm tract is approximately 131.5 acres)
CRITERIA: Sections 402.04(G), 402.07(A), 402.10(B) and 1202.02 of the *Yamhill County Zoning Ordinance*. Comprehensive Plan policies may also be applicable.

Abstentions

John Abrams abstained from voting on this issue.

Objections of Jurisdiction, Ex Parte Contact: None.

Mike Brandt read the "raise it, or waive it" statement required by ORS 197.763.

Ken Friday briefly reviewed the path of the site visit through the winery. He noted that the site visit was attended by Daryl Garrettson, David Polite, Matt Dunckel, Michael Sherwood and Alan Halstead, who arrived partway through the site visit.

Proponent's case: Charlie Harrell, of Buckley LeChevallior, P.C., 3 Centerpointe Drive, Suite 250, Lake Oswego, OR 97035 and Laurent Motalieu, 17100 Woodland Loop, Yamhill. They explained the use and how the winery and kitchen are limited in size. There was some discussion about the memberships and whether there was a limit on the people who could attend if they had a corporate membership.

Opponent's case: None.

Public agency report: Ken Friday gave the public agency reports.

Staff recommendation: Ken recommended approval with 18 conditions.

Chair Garrettson closed the public hearing.

Deliberation:

Matt Dunckel: Said he would vote for this use. He wants to see the wine industry succeed. He said he also would have liked to have seen the hotel succeed. He wants to open the commercial use up some in the rural area. He also noted that he was somewhat dismayed the wine industry was a big sponsor of Measure 49, which reduced some property rights

Marjorie Ehry: Was in support of the request and agreed with what Matt said.

Dave Polite: Has an idea for the wineries to submit a yearly report on the number of events. He said it was important now to help an industry that was struggling.

Michael Sherwood: He could see why the restaurant owners were concerned. He noted that this business model isn't new. He thought that bottling under your own label was a great business concept.

Alan Halstead: Like the annual report, but wanted it to be industry wide, not just aimed at Grand Cru.

Daryl Garrettson: He noted that it was time for the industry to grow up and play by the rules. He said that in this case it was evident that this was a clear case of marketing wine that was produced on the property.

MOTION: Alan Halstead moved to approve the use with the 18 conditions of approval. Michael Sherwood seconded. Motion passed 6-0 with John Abrams abstaining.

Other business: Dave Polite wanted the wineries who have events to submit a yearly report on the number of events at their winery.

Adjourn: Planning Commission hearing adjourned at 8:25 PM.