

MINUTES
YAMHILL COUNTY PLANNING COMMISSION

April 5, 2012, 7:00 p.m. Room 32
Yamhill County Courthouse
535 NE 5th Street
McMinnville, OR 97128

The meeting was called to order at 7:00 p.m. by Chairman Daryl Garrettson.

ROLL CALL. Present: Matt Dunckel, Alan Halstead, Michael Sherwood, David Polite (late), Dan Armstrong, Daryl Garrettson, Marjorie Ehry **Absent:** Bob White, John Abrams **Staff:** Ken Friday, Michael Brandt

MINUTES. Review of minutes from September 1, 2011. Commissioner Sherwood moved that the minutes be approved as written; Commissioner Armstrong seconded. Motion approved unanimously.

ELECTION OF OFFICERS. Daryl Garrettson was elected chair and Alan Halstead was elected vice-chair.

LEGISLATIVE PUBLIC HEARING:

DOCKET NO.:	G-01-12
REQUEST:	To consider amendments to the Yamhill County Zoning Ordinance. The amendments include sections 201, 401, 402, 403, 404, 502, 601, 902, 1006, 1013, 1101, 1204, 1207, 1301 and 1401 of the Yamhill County Zoning Ordinance.
APPLICANT:	Yamhill County
CRITERIA:	ORS 197 and 125, OAR 660-033 and Section 1207.01 of the <i>Yamhill County Zoning Ordinance</i> .

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

PUBLIC COMMENTS:

Donna Delikat, 19509 NE Woodland Loop Road, Yamhill: Testified in favor of the proposed amendments.

Sid Friedman, 14286 NW Old Moores Valley Road, Yamhill: Testified on behalf of Friends of Yamhill County. Testified in favor of the "house keeping" portion of the amendments and recommended adding additional standards to the adoption of Section 1013. Discussed those recommended additions. Would like to see an enforcement mechanism with some avenue to fund it; wants a limit on the duration of the 18 event option; wants the neighbors to get notice prior to decision being issued; and a few things were not included in the ordinance language that was in the statute.

Chair Garrettson asked about having a definition of event in the ordinance. Sid Friedman stated the definition from the statute and that it may be useful for the County to further define this. Chair

Garrettson asked for clarification of “direct marketing” of a farm product. Mike Brandt said that it was one of the issues that were discussed at the farmland activities task force meetings and currently there is no definition of “direct marketing.”

Michael Sherwood asked for an example of what a three day event would be. Sid Freidman gave an example of a rave, and he doesn’t think it would qualify under the ordinance.

Marjorie Ehry asked what kind of fees would be included. Mike Brandt said fees aren’t adopted as part of ordinance amendments. Staff would have to sit down with the Board and discuss it.

David Polite asked if the events application is once a year. Mike Brandt explained how it worked. The County has a lot of wiggle room on what to adopt regarding Section 1013.

STAFF REPORT AND RECOMMENDATION: Ken Friday gave the staff report. Mike Brandt recommended that the Planning Commission have a motion that addresses the bulk of the amendments and deal with Section 1013 separately.

Matt Dunckel asked about pg 13 of Section 401. Ken Friday explained it is a provision in state law that is in the EF zone that can be in the F and AF which allows the creation of a substandard parcel for a non-profit.

Chair Garrettson closed the public hearing for deliberation.

MOTIONS:

Alan Halstead moved to recommend to the Board of Commissioners (BOC) adoption of the proposed amendments except for the biofuel, aggregate, sign ordinance and the agri-tourism sections. Matt Dunckel seconded the motion.

Further discussion of the biofuel section. Matt Dunckel moved to recommend to the BOC the addition of the biofuel section. Marjorie Ehry seconded the motion.

Further discussion regarding the aggregate section of the ordinance. Alan Halstead moved to recommend to the BOC adoption of the aggregate section and Matt Dunckel seconded the motion.

Further discussion regarding the sign ordinance. Alan Halstead moved to recommend to the BOC adoption of the sign ordinance section amendments and David Polite seconded the motion

Further discussion regarding the agri-tourism ordinance. Mike Brandt gave a summary and recommendation. The Planning Commission asked questions regarding the bill and Mike Brandt answered. Motion includes the following proposed changes: no amplified music in any of the categories, ordinance sunsets after one year of adoption, 18 event permit is good for a year with a renewal that is good for 4 years, all categories (except expedited event) are capped at 500 people, no single event shall last longer than 72 hours, all categories shall include the health and safety requirements, Alan Halstead

moved to recommend to the BOC adoption of the agri-tourism section with the proposed changes and Michael Sherwood seconded the motion.

Other business: Winery task force meeting will be April 26, 2012. Baker Rock: Court of Appeals affirmed the significant aggregate sight. Next hearing will have county park CUP and a NFD that was requested for a hearing and a possible CUP/SDR for a wine tasting facility.

Meeting adjourned at 8:50 p.m