



CITY OF YAMHILL
CITY PLANNING COMMISSION MEETING
Tuesday – December 5, 2017 7:00 PM
MINUTES
Public Hearing – Planning Commission

1. Call to Order –Roll Call

The Yamhill Planning Commission meeting was called to order at 7:03pm by Chair Mitchell.

ROLL CALL:

Members present: Commissioners Mitchell, Fox, Padberg, Moore and Prendergast
City staff present: City Recorder Gilmore, Superintendent Howard,
City Planner John Morgan

2. Flag Salute:

Chair Mitchell led the flag salute with all those present participating.

3. Public Hearing:

- A. Consider proposed amendments to the Yamhill Development Code creating a new Public Facility zone. Case # ZN 17-02

Chair Mitchell opened the Public Hearing at 7:05pm for the proposed amendments to create a new public Facility zone, Case # ZN 17-02. Morgan stated that there will be five public hearings tonight, and the role of the Commission is to make a recommendation to the City Council on each case. The first hearing is to amend the text of the development code to amend the existing public facility overlay zone into a regular zone that has reasonable development standards. Morgan noted that the Planning Commission initiated the zone amendment at the October 4, 2017 meeting.

City Planner John Morgan provided the staff report for the proposed code amendment, the Findings of Fact addressing the required criteria and the actual proposed code text.

The purpose of the PF (PUBLIC FACILITY) zone is to provide areas appropriate for specific public and semi-public uses and to ensure their compatibility with adjacent uses. If the amendment is approved, it would add the text to the code for use.

There will be four additional public hearings tonight to specifically change the zoning maps to apply the Public Facility zone to four different public areas.

Morgan stated that if the City Council does not approve the Public Facility Zone amendment at the Public Hearing on December 13, 2017, the four cases will be mute and will not move forward.

Chair Mitchell asked for questions or testimony from the public regarding creating a Public Facility Zone.

Roger Grahn, of Yamhill made a statement to encourage the planning commission to continue to update the City's building codes, as he feels they are extremely out of date and don't include multi-family dwellings. Chair Mitchell noted that the Planning Commission recently created a multi-family zone that was approved in October 2017.

Mitchell closed Public Hearing for Case # ZN 17-02 at 7:18pm.

Motion by Moore, seconded by Padberg, to approve proposed amendments to create a new public Facility zone, and recommend approval to the City Council for Case # ZN 17-02.

Roll Call: Ayes: Moore, Padberg, Fox, Prendergast and Mitchell
 Nays: None

Motion Carried.

- B. Consider changing the zone of the publicly owned Yamhill Public Works Yard and Treatment Plant from R-1 (Residential Single Family low density) to the new Public Facility zone. Case # ZN 17-03

Chair Mitchell opened the Public Hearing at 7:28 pm for the proposed zone change of the publicly owned Yamhill Public Works Yard and Treatment Plant from R-1 to the new Public Facility zone, Case #ZN 17-03. Mitchell reviewed the purpose of the Commission and the procedures for the Public Hearing. It was noted that there were no letters or phone calls received regarding the proposed new Public Facility zone amendment. Mitchell asked those in attendance if there were any objections to the hearing notice or jurisdiction to hear this case, none followed. It was noted that no Commissioner declared Ex parte contact, conflict or bias.

City Planner John Morgan provided the staff report for the proposed zone change that includes the findings and stated that it is the first of four hearings on applying the Public Facility Zone to existing public lands. Case #ZN 17-03 is to consider changing the zone of the Yamhill Public Works Yard and Treatment Plant from R-1 to the new PF zone. There is no land use change involved and no change of the Comprehensive Plan land use map, only placing the new zone on that property. This action is part of an overall strategy by the City of Yamhill to create and map a new Public zone.

Howard noted that on the provided map of the area, there is a very small strip of property from the north side of Public Works to West Third Street that did not show outlined on the copied map. It was reported that color copies of the map will be provided to the City Council at the December 13th public hearing, to more clearly show the specific property proposed for the zone change. Morgan reported that if the Commission recommends approval of the zone changes to the City Council, the council will need to pass an Ordinance establishing the new zone change.

Mitchell closed the public hearing at 7:43 pm.

Motion by Moore, seconded by Prendergast, to approve proposed zone change of the publicly owned Yamhill Public Works Yard and Treatment Plant from R-1 to the new Public Facility zone, and recommend approval to the City Council for Case # ZN 17-03.

Roll Call: Ayes: Moore, Padberg, Fox, Prendergast and Mitchell
Nays: None

Motion Carried.

- C. Consider changing the zone of the publicly owned Yamhill Fire District Station and Administrative Offices from C-3 (General Commercial) to the new Public Facility zone. Case # ZN 17-04

Chair Mitchell opened the Public Hearing at 7:45 pm for the proposed zone change of the publicly owned Yamhill Fire District Station and Administrative Offices from C-3 to the new Public Facility zone, Case #ZN 17-04. Mitchell asked the audience if there were any objections to waiving the reading of the Public Hearing procedures that was read during the previous hearing. No objections were heard. It was noted that no Commissioner declared Ex parte contact, conflict or bias.

City Planner John Morgan provided the staff report for the proposed zone change and stated it is the same zone change process as previous hearing, but it is considering changing the Yamhill Fire District Station and Administrative Offices from C-3 to the new Public Facility zone.

Mitchell closed the public hearing at 7:55 pm.

Motion by Prendergast, seconded by Padberg, to approve proposed zone change of the publicly owned Yamhill Fire District Station and Administrative Offices from C-3 to the new Public Facility zone, and recommend approval to the City Council for Case # ZN 17-04.

Roll Call: Ayes: Moore, Padberg, Fox, Prendergast and Mitchell
Nays: None

Motion Carried.

- D. Consider changing the zone of the publicly owned Yamhill City Park (Beulah Park) from R-1 (Residential Single Family low density) to the new Public Facility zone. Case # ZN 17-05

Chair Mitchell opened the Public Hearing at 7:58 pm for the proposed zone change of the publicly owned Yamhill City Park (Beulah Park) from R-1 to the new Public Facility zone, Case #ZN 17-05. Mitchell asked the audience if there were any objections to

waiving the reading of the Public Hearing procedures that has already been reviewed tonight. No objections were heard. It was noted that no Commissioner declared Ex parte contact, conflict or bias.

City Planner John Morgan provided the staff report for the proposed zone change and stated it is the same zone change process as the two previous hearings, but it is proposing to change the Yamhill City Park (Beulah Park) from R-1 to the new Public Facility zone. Howard noted that on the provided map of the area, the road around the park area did not show as part of the area for the zone change and should be included. It was reported that color copies of the map will be provided to the City Council at the December 13th public hearing, to more clearly show the specific property proposed for the zone change.

Mitchell closed the public hearing at 8:00 pm.

Motion by Prendergast, seconded by Moore, to approve proposed zone change of the publicly owned Yamhill City Park (Beulah Park) from R-1 to the new Public Facility zone and recommend approval to the City Council for, Case # ZN 17-05.

Roll Call: Ayes: Moore, Padberg, Fox, Prendergast and Mitchell
Nays: None

Motion Carried.

- E. Consider changing the zone of the publicly owned Yamhill-Carlton School District Campus from R-2 (Residential Single Family medium density) to the new Public Facility zone. Case # ZN 17-06

Chair Mitchell opened the Public Hearing at 8:02 pm for the proposed zone change of the publicly owned Yamhill-Carlton School District Campus from R-2 (Residential Single Family medium density) to the new Public Facility zone, Case #ZN 17-06. Mitchell asked the audience if there were any objections to waiving the reading of the Public Hearing procedures that has already been reviewed tonight. No objections were heard. It was noted that no Commissioner declared Ex parte contact, conflict or bias.

City Planner John Morgan provided the staff report for the proposed zone change and stated it is the same zone change process as the three previous hearings, but it is proposing to change the Yamhill-Carlton School District Campus from R-2 to the new Public Facility zone. Morgan reported that it is the largest publicly owned area with 33 acres included in the zone change. Howard noted that this will not include all the property owned by the school district, but the main campus which does not include the district office, the health center or the acreage on the East side of Hemlock Street.

Mitchell closed the Public Hearing at 8:10 pm.

Motion by Prendergast, seconded by Fox, to approve proposed zone change of the

publicly owned Yamhill-Carlton School District Campus from R-2 (Residential Single Family medium density) to the new Public Facility zone, and recommend approval to the City Council for Case # ZN 17-06.

Roll Call: Ayes: Moore, Padberg, Fox, Prendergast and Mitchell
Nays: None

Motion Carried.

Regular Meeting – Planning Commission

Regular meeting opened by Chair Mitchell at 8:15 pm

4. Public Comment:

Dana Gray, of Yamhill, would like to present a proposal to the City of Yamhill. Gray proposes that the City purchase the property for sale directly west of Yamhill City Hall. Gray would like to see the City purchase the lot and develop it for small businesses. It was noted that the City of Yamhill does hold the right-of-first refusal for the property, but the proposal was not appropriate for the Planning Commission to hear or act upon.

Rocky Losli, of Yamhill, has a concern regarding the City's water supply and future building in Yamhill. Losli would like to recommend restrictions for any new building in the City, until there is an improvement in the water supply, or until an analysis has been completed. Chair Mitchell stated that the City is currently updating the Water Master Plan, which will provide an analysis and project plans for sustaining water supply for current water users and for future growth. Howard reported that once property is within the City limits, the City can not restrict building, but could only restrict if property was being rezoned to higher density and City determined it did not have adequate water supply. However, a developer could be required to increase the size of water lines to meet required fire flow regulations.

5. New Business:

A. None Scheduled.

6. Unfinished Business:

A. None Scheduled.

7. A. Approval of Planning Commission Minutes from October 4, 2017.

There were no members in opposition to the minutes.

Moore made motion, seconded by Fox to approve minutes.

Roll Call: Ayes: Mitchell, Padberg, Fox, Prendergast and Moore
Nays: None

The Motion Carried.

8. Information/Announcements:

- A.** 9th Annual Christmas tree lighting ceremony – Friday, December 8th, 2017 @ 6:00 pm. Refreshments to follow ceremony.
- B.** Council Meeting and Public Hearings – Wednesday, December 13, 2017.

9. Adjournment: 8:25 pm.

Prendergast made motion to adjourn, Padberg seconded.

All in favor, meeting adjourned at 8:25 pm

Respectfully Submitted:
Lori Gilmore
City Recorder/Treasurer