



**CITY OF YAMHILL  
CITY PLANNING COMMISSION MEETING  
Tuesday – June 5, 2018 7:00 PM**

**Minutes**

**Regular Meeting – Planning Commission**

**1. Call to Order –Roll Call**

The Yamhill Planning Commission meeting was called to order at 7:02pm by Chair Mitchell.

**ROLL CALL:**

Members present: Commissioners Mitchell, Player, Moore and Prendergast

Excused Absence: Commissioner Fox

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 Comment:**

None Received.

**4. New Business:**

**A.** Discussion of resident's interest in rezoning R-1 property south of town.

**B.** Discussion of City growth, industrial needs and the availability of land and Infrastructure.

Planner Morgan suggested that agenda items A and B be blended and discussed together, as both items are related and tonight will be a brainstorming session for the Commission. Morgan stated that the Commission has spent a lot of time over the years discussing the future and needs of the community including an economic opportunity study approximately ten year ago that determined that Yamhill had a need for about 40 acres of industrial land. At the time, Yamhill had no industrial land, or even a zone for industrial land. Shortly after the study, 27 acres adjacent to Stiller's Mill Road were brought into the urban growth boundary and rezoned light industrial. The land owners of the industrial property are not interested in selling at this time and have recently planted filbert trees on the acreage and Morgan feels the land should be taken out of the City's available lands inventory as it is not readily available.

Morgan stated that the Commission has spent a lot of time reviewing and amending the Municipal Code to help meet the housing needs to address the lack of both housing and affordable housing in the community. Recently, there were amendments to lower the minimum lot size that would allow for subdivisions to build more homes and division of existing lots would be easier to divide if it was a smaller minimum square footage. Also amended was the code to allow for accessory dwelling units in all zones and a multi-family zone was created. Morgan suggested that the Commission take a look at agenda Item A, residents interest in rezoning R-1 property along Hwy 47 south of town and have discussion of broad land use patterns and see if the zoning map makes sense for the interest of the community and their future needs. Morgan stated that the City is constrained by water capacity and we need to be mindful of that and possibly faze in new construction as capacity improvements are made.

Chair Mitchell suggested that a solution could be to move the City Limits line further north and transfer some of the properties on Hwy 47 south of town back to Yamhill County to avoid the residential code restrictions. Morgan stated that it has been done before, but each land owner would have to be willing to go through the process and it would need to be in the best interest of both the City and land owners. The Commission's consensus was not in favor of moving the City Limits boundary. Discussion continued regarding rezoning the area and whether it is something the City would want to pursue or if the vision for Yamhill involves adding light industrial zoning areas. Also discussed was the expense for the City to initiate the process and because of the current City budget, any major change to the comprehensive plan would be cost-prohibitive at this time. The City may need to apply for grants to update the comprehensive plan, which is very time consuming but may be the most feasible before starting any land change process.

In attendance were residents that have purchased property at 16689 Highway 47, Yamhill and are interested in keeping business equipment on the property and questioned if rezoning would be necessary. The property size is .81 acres and is large enough to meet all setbacks for building a pole barn that residents are inquiring about.

Morgan continued the discussion whether the need for available land is critical, or does the Commission feel the City has sufficient buildable land inventory and would like to postpone the discussion to a future date. Moore questioned if the City has a recent buildable land inventory study and Howard responded that it is in progress, but due to the City budget, it will be a slow process. The legal description of the City has been completed and the inventory study is still in progress with AKS Engineering continuing the GIS mapping process. The Commission understands that any City expansion will need infrastructure consideration and will have budgeting constraints.

**5. Unfinished Business:**  
**A.** None Scheduled.

**6. A.** Approval of Planning Commission Minutes from May 1, 2018.

There were no members in opposition to the minutes.

Prendergast made motion, seconded by Moore to approve minutes.

Roll Call: Ayes: Prendergast, Moore, Player and Mitchell  
Nays: None

The Motion Carried.

**B.** Schedule next Planning Commission Meeting/Public Hearing July 3, 2018. It was noted that due to no land use change applications being received 30 days prior to July 3, 2018, the tentative Public Hearing and next meeting is scheduled for Tuesday, August 7, 2018.

**7. Information/Announcements:**

**A.** City Council meeting – Wednesday, June 13, 2018

**8. Adjournment: 8:40pm**

Moore made motion to adjourn,

All in favor, meeting adjourned at 8:40pm

Respectfully Submitted:  
Lori Gilmore  
City Recorder/Treasurer