



**CITY OF YAMHILL  
CITY PLANNING COMMISSION MINUTES  
Tuesday – August 1, 2017**

**Public Hearing – Planning Commission**

**1. Call to Order –Roll Call**

The Yamhill Planning Commission meeting was called to order at 7:00pm by Chair Mitchell.

**ROLL CALL:**

Members present: Commissioners Mitchell, Prendergast and Moore  
Excused Absence: Commissioner Padberg and 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 Hearing:**

- A.** Public hearing on Proposed Code Amendments to the Yamhill Development Code addressing Zoning Code Amendments.

Chair Mitchell opened the Public Hearing for the proposed amendments to the Yamhill Development Code addressing Zoning Code Amendments, and 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 amendment.

City Planner John Morgan presented the staff report for the proposed code Amendments. Morgan gave a brief background stating that the Planning Commission has worked over the last year to address key issues leading to these proposed amendments;

- The Commission has focused on making revisions to the Code which will allow the development of new housing better meeting the needs of Yamhill residents than what is allowed within the Code as it is today.
- The Commission has also worked on issued involving the keeping of livestock within the residential zoned portions of the community.

There were no proponents or opponents in attendance for the proposed code amendments. Mitchell closed the public hearing at 7:10 pm and asked for the commissioner's deliberation.

Prendergast asked for a review of what the minimum lot sizes will be if the proposed code amendments are approved and adopted. Morgan stated that the current R1 zone will change from a minimum of 8,000 sq. ft. to 7,000 sq. ft., the current R2 zone will change from a minimum of 7,000 sq. ft. to 6,000 sq. ft., the R3 zone will allow for lower density multi-family dwellings and the new RM zone will provide higher-density housing options such as two-family dwellings; multifamily dwellings; and tiny house developments.

Chair Mitchell questioned if a separate zone is needed for public property, such as for Schools and City buildings, and also recommended a future discussion to reduce the current set-back yard requirements.

Consensus from the Commission was to direct John Morgan to draft new language for possible code amendments to add a zone for public property and to reduce the current set-back yard requirements, and consider the drafts at the next scheduled planning meeting.

Moore made motion, seconded by Prendergast, that the planning commission approve the proposed Code Amendments, Case # ZN 17-01 and make recommendation to the City Council to approve the proposed amendments, Ordinance # O-515.

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

The Motion Carried.

Howard indicated concern for the current municipal code requiring a separate service charge and system development charge for each dwelling, if the amendments to allow for Tiny Houses and Accessory Dwellings are adopted. Commissioners would like to review the utility codes soon to consider amendments to reflect the development code changes approved tonight.

### **Regular Meeting – Planning Commission**

**4. Public Comment:**

None Received.

**5. New Business:**

A. None Scheduled.

**6. Unfinished Business:**

A. None Scheduled.

7. A. Approval of Planning Commission Minutes from July 11, 2017.

There were no members in opposition to the minutes.

Moore made motion, seconded by Prendergast to approve minutes.

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

The Motion Carried.

8. **Information/Announcements:**

A. Yamhill's Eclipse Party–Beulah Park–Monday, August 21, 2017@ 8:00am.

Commission decided that the next planning commission meeting will be scheduled for Wednesday, October 4, 2017.

9. **Adjournment: 7:40PM**

Chair Mitchell made motion to adjourn,

All in favor, meeting adjourned at 7:40pm

Respectfully Submitted:  
Lori Gilmore  
City Recorder/Treasurer