



City of Yamhill

A small taste of Oregon

**CITY OF YAMHILL
CITY PLANNING COMMISSION MEETING
Tuesday, August 4, 2020 7:00 PM**

MINUTES

Regular Meeting – Planning Commission

1. Call to Order – Roll Call

The Yamhill Planning Commission meeting was called to order at 7:04 pm by Chair Prendergast.

ROLL CALL:

Members present: Commissioners Prendergast, Braddock, and Player

Absence: Commissioner Moore

City staff present: City Recorder Gilmore, City Planner John Morgan

2. Flag Salute:

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

3. Public Comment:

None Received.

4. New Business:

A. None Scheduled.

5. Unfinished Business:

A. Consider amending code text amendment – Side Yard Setback R2 Zone.

At the July 6, 2020 Planning Meeting, a motion was passed to initiate consideration of a proposed text amendment, Zoning Code Section 10.16.060(B) Yard requirements to modify side yard setbacks of the R-2 zone. The Text amendment proposal is to amend the side yard setbacks of the R-2 zoning district to allow buildings to extend within 5-feet of the side yard, or 10 feet of a street side yard. The proposed amendment will have no effect on residential density within the R-2 zone.

John Morgan, City Planner provided a staff report with draft language for the amendment. The process for the Commission is to review the language at tonight's meeting; make any necessary changes or revisions; decide on the final language and vote on the proposal. If approved, the draft will be finalized, and a public hearing will be held at the next Planning Meeting to be scheduled no earlier than September 9, 2020.

Prendergast made motion; Player seconded to approve the proposed language for the purpose of holding a public hearing and setting the hearing date for September 15, 2020. It was noted that the staff report listed the side yard on the street side of a corner shall be not less than 20 feet, and has been corrected in the approval to show not less than 10 feet.

Roll Call: Ayes: Player, Fox and Prendergast
Nays: None

Motion Carried.

B. Consider amending code text amendment -Zero lot line for corner lots. On July 6, 2020, the Planning Commission voted to initiate an amendment of the text of the Development Code to consider allowing duplexes on corner lots to be divided so each dwelling unit can be sold independently. The Planning Commission's role this evening is to settle on the proposed Code language, and if approved will go to public hearing. The Commission's ultimate responsibility is to make a recommendation to the City Council on the proposed Code amendment. If the Commission adopts its recommendation to Council at the September 15, 2020 Public Hearing, the Council hearing and decision will be scheduled for the first available Council meeting. The major change for the proposed code language would include a lot on which a legally established two-family dwelling exists or is being built may be divided so as to allow the two-family dwelling to be divided and have separate ownerships of each dwelling and the associated portion of the original lot providing all State of Oregon Residential Structure Specialty Code requirements are met. The minimum requirements for lot area shall be no less than 50% of the minimum required lot area for a non-divided two-family dwelling. The width of each lot at the building line shall be not less than 30 feet. The depth of the lot shall not be less than 90 feet.

Fox made motion; Player seconded to approve the proposed language for the purpose of holding a public hearing and setting the hearing date for September 15, 2020.

Roll Call: Ayes: Player, Fox and Prendergast
Nays: None

Motion Carried.

6. A. Approval of Planning Commission Minutes from July 6, 2020. There were no members in opposition to the minutes.

Prendergast made motion, seconded by Player to approve minutes.

Roll Call: Ayes: Prendergast, Player and Fox
Nays: None

The Motion Carried.

B. Schedule next Planning Commission Meeting.
Consensus is to tentatively schedule the next Meeting/Public Hearing for Tuesday, September 15, 2020.

Gilmore reported that Commissioner Diana Braddock has resigned from the Planning Commission, effective July 26, 2020. Braddock has moved out of Yamhill city limits.

7. Information/Announcements:

A. Vacancies: Budget Committee - 1 member-
Planning Commission – 1 member- Applications are available at City Hall.

8. Adjournment: 7:40 pm.

Prendergast made motion to adjourn, Fox seconded.

All in favor, meeting adjourned at 7:40pm

Respectfully Submitted:
Lori Gilmore
City Recorder/Treasurer