

I. Staff Report

YAMHILL COUNTY DEPARTMENT OF PLANNING AND DEVELOPMENT
STAFF REPORT

HEARING DATES: January 8th, 2025 – Planning Commission Hearing
TBD – Board of Commissioners Hearing

DATE: December 12, 2025

DOCKET NO.: PAZ-01-25

REQUEST: Approval of a Comprehensive Plan amendment from Agriculture/Forestry Large Holding to Commercial Forestry and zone change from Exclusive Farm Use (EF-80) to Forestry Large Holding (F-80).

APPLICANT: Catherine Wright

OWNER: Damien Meskill

TAX LOT: 4524-00702

LOCATION: The parcel is located west of address 13145 SW Fox Ridge Road, McMinnville.

CRITERIA: Sections 401, 402, and 1208.03 of the Yamhill County Zoning Ordinance. Yamhill County Comprehensive Plan Goals and Policies are also applicable. Sections of Oregon Administrative Rule 660-006 are also applicable.

REFERRALS: *Public Works*- No comment.
Sanitarian- No comment.
ODOT- No comment.
Water Master – No comment.
Amity Rural Fire- No comment.
City of Amity– No comment.
DLCD- No comment.

EXHIBITS:

- I. Staff Report
- II. Application
- III. Public Notice
- IV. Public Agency Reports
- V. No Comments Received

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FINDINGS:

A. Background Facts

1. *Parcel size:* Approximately 18.88- acres
2. *Access:* An easement to Fox Ridge Road provided through tax lot 4524-00701. A copy of a survey is provided in the Docket.
3. *On-site Land Use:* The tax lot is zoned Exclusive Farm Use, and includes approximately 6 acres of trees, a significant area devoted to hay farming, and a pole barn that was permitted in 2019 for the storage of farm and forest equipment.
4. *Surrounding Zoning and Land Use:* Parcels immediately to the north, east, and south are EF-80, Exclusive Farm Use. Parcels to the southeast are within the City of McMinnville. The parcel directly to the northwest is zoned PWS, Public-Safety District. And the parcels to the west are zoned F-80, Forestry District. Land use in the area includes farming, residential uses, commercial forestry, and public utility services.
5. *Water:* The application indicates the parcel is to be served by a well.
6. *Sewage Disposal:* The applicant has indicated on their application that a septic system has been approved, but not yet installed.
7. *Previous Actions:* The parcel was created by Partition Plat 2008-28, Docket P-02-08.
8. *Overlay District:* There is no overlay district identified on this parcel.
9. *Farm/Forest Deferral:* The parcel is receiving farm deferral on 18.8-acres.

B. Zone Change and Plan Amendment Provisions and Analysis

The decision on the requested zone change will be based on whether the request complies with the review criteria found in Section 1208.03 of the Yamhill County Zoning Ordinance, as follows:

Review Criteria for Amendments to or within Exclusive Farm Use and Agricultural/Forestry Zones

A quasi-judicial zone change to (1) amend the designation of land from Exclusive Farm Use, Agriculture/Forestry, or Forest to another of these zones, or (2) change the minimum lot size of land designated Exclusive Farm Use or Agriculture/Forestry, may be authorized, pursuant to Subsection 1208.01, provided that the request satisfies all applicable requirements of this ordinance, and also provided that the applicant demonstrates compliance with the following criteria:

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- A. *The proposed amendment shall comply with the goals, policies, and other applicable provisions of the comprehensive plan.*

Regarding criterion (A), applicable goals from the Yamhill County Comprehensive Land Use Plan, Section 11.05.02.01(b), Goal reads:

To conserve Yamhill County's farmlands for the production of crops and livestock and to ensure that the conversion of farm land to urban use where necessary and appropriate occurs in an orderly and economical manner.

The policies related to this goal include the preservation of farmland through appropriate zoning, maintaining large blocks of agricultural land through minimum lot size requirements, and comparing economic outcomes from agricultural or alternative land uses. In this instance, the requested zone change is from Exclusive Farm Use, EF-80 to Forestry Large Holding, F-80. While the requested change would move the property from agricultural zoning, it would help maintain the significant tracts of lands zoned for forestry which are contiguous to the subject parcel.

The property is currently planted with grass seed, hay, and trees however the applicant states that the farming practices have not been successful and that it produces poor hay crop. Neighboring lands are far more successful growing tree species, both Christmas trees and commercial timber. Some other portions of the property already contain commercial tree species. The property would not be converted to an urban use, it would remain in a resource use.

Section 11.05.02.01(c), Goal reads:

To conserve Yamhill County's soil resources in a manner reflecting their suitability for forestry, agriculture and urban development and their sustained use for the purposes designated on the county plan map.

This goal calls for the preservation of areas for farm use which are classified as Class I through IV soils. While this property is composed of higher value soils, the applicant has stated that the hay farming has not been successful. Yamhill County soil maps show approximately 17.9 acres of the 18.8-acre parcel are capable of producing 125 cubic feet per acre of wood fiber. The applicant indicates that if forested, the property will be better utilized for natural resources, such as Christmas Trees, and Commercial Timber.

Section 11.05.02.02(b), Goal reads:

To conserve and to manage efficiently the county's forest and range resources, thereby ensuring a sustained yield of forest products, adequate grazing areas for

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domestic livestock, habitat for fish and wildlife, protection of forest soils and watershed, and preservation of recreational opportunities.

The requested zone change would continue preservation of the forest and range resources currently on the property. The explanation of how this application meets the criteria are more fully described below.

2. B. *The proposed designation shall be appropriate for the existing or intended use of the property.*

Regarding criterion (B), as mentioned above, the intended use of the property is timber production.

3. C. *The proposed amendment shall result in an area of at least 160 contiguous acres with the requested designation, including adjacent land.*

Regarding criterion (C), the subject parcel currently abuts several hundred acres of land zoned F-80. This is over the 160-acres required; therefore, the request is consistent with criterion (C).

4. D. *For proposed changes within or to an Exclusive Farm Use designation, the new minimum lot size shall be appropriate to maintain the existing commercial agricultural enterprise in the area.*

With regard to criterion D, the property is currently zoned in an Exclusive Farm Use, EF-80 designation. The request is to change the zoning to Forestry Large Holding (F-80), and so the proposed zone change would not increase, nor decrease the minimum lot size. The existing commercial agricultural enterprise in the area will not be affected, therefore the proposed change complies with criterion (D).

5. E. *For proposed changes within or to an Agriculture/Forestry designation, the new minimum lot size shall be shown to assure:*
1. *The opportunity for economically efficient forest and agriculture practices typically occurring in the area; and*
 2. *The opportunity for the continuous growing and harvesting of forest tree species; and*
 3. *The conservation of other forest values found on forest lands.*

Regarding criterion (E), the owner indicates that he intends to increase the existing forest holding on this property. The Yamhill County soil map shows that the majority of this

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property (approximately 17.9 acres) is composed of soils capable of producing 125 cubic feet per acre of wood fiber. The property is currently partially forested and is planned to be further forested.

6. *F. Any amendment that would change the zone map designation to reduce the minimum lot size on property within an Exclusive Farm Use or Agriculture/Forestry district shall not be granted final approval by Yamhill County until the amendment has been considered and approved by the Land Conservation and Development Commission pursuant to ORS 215.780(2). The following rules shall apply:*
 1. *Conditional approval. Following receipt of an application for a zone change as otherwise provided by this ordinance, the county shall determine whether to grant or deny the application in accordance with criteria established in this section 1208.03. If the application is granted, the county shall enter an order of conditional approval, subject to final approval by the Land Conservation and Development Commission.*
 2. *Referral of Order of Conditional Approval. After conditional approval by Yamhill County, the application, county findings, order of conditional approval and a request for Commission action shall be referred to the Department of Land Conservation and Development.*
 3. *Final Approval. An amendment conditionally approved by Yamhill County shall not take effect until the county adopts an order or ordinance authorizing final approval after receipt of written confirmation of the county's conditional approval by the Land Conservation and Development Commission.*

If approved, the applicants request would not result in an increase or decrease in the minimum lot size. Criterion (F) is not applicable to this application.

C. Oregon Administrative Rule 660-06 Provisions and Analysis

The decision on the requested zone change will be based on whether the request complies with the review criteria found in Section 660-06 of the Oregon Administrative Rules, as follows:

OAR-660-06-0010(2) - Identifying Forest Land – reads:

(2) Where a plan amendment is proposed:

- (a) Lands suitable for commercial forest uses shall be identified using a mapping of average annual wood production capability by cubic foot per acre (cf/ac) as reported by the USDA Natural Resources Conservation Service. Where NRCS*

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data are not available or are shown to be inaccurate, other site productivity data may be used to identify forest land, in the following order of priority:

- (A) Oregon Department of Revenue western Oregon site class maps;*
- (B) USDA Forest Service plant association guides; or*
- (C) Other information determined by the State Forester to be of comparable quality.*

(b) Where data of comparable quality under paragraphs (2)(a)(A) through (C) are not available or are shown to be inaccurate, an alternative method for determining productivity may be used as described in the Oregon Department of Forestry's Technical Bulletin entitled "Land Use Planning Notes, Number 3 April 1998, Updated for Clarity April 2010."

(c) Counties shall identify forest lands that maintain soil air, water and fish and wildlife resources.

Staff has reviewed information provided by the applicant and soil maps compiled from data from the USDA, and USGS. These maps show that much of the property is composed of soils capable of producing 125 cubic feet per acre of wood fiber which is suitable for commercial forest uses.

OAR-660-06-0015(2) – Plan Designation Outside an Urban Growth Boundary – reads:

(2) When lands satisfy the definition requirements of both agricultural land and forest land, an exception is not required to show why one resource designation is chosen over another. The plan need only document the factors that were used to select an agricultural, forest, agricultural/forest, or other appropriate designation.

As mentioned previously in this staff report, the subject property is currently planted with grass seed, hay, and trees but is not used for any commercial purpose. The owner indicates that they wish to plant additional trees on the property and that they are working to identify trees that would grow relatively well with the soils. The applicant also states the proposed use would be more productive and profitable use than is currently employed on site.

CONCLUSIONS FOR APPROVAL:

1. The request is for approval of a Comprehensive Plan amendment from Agriculture/Forestry Large Holding to Commercial Forestry and zone change from Exclusive Farm Use (EF-80) to Forestry Large Holding (F-80).
2. The proposed amendment is consistent with Comprehensive Plan goals and policies.
3. The proposed change is consistent with the zone change criteria of Section 1208.03.

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4. The proposed request is consistent with applicable sections of Oregon Administrative Rule 660-006-0010 and 660-06-0015.

RECOMMENDATION:

Based on the above findings and conclusions, the request by Catherine Wright on behalf of Damien Meskill, for a Comprehensive Plan amendment from Agriculture/Forestry Large Holding to Commercial Forestry and a zone change from EF-80, Exclusive Farm Use to F-80, Forestry-Large Holding, is recommended for approval.

II. Application

979-25-968 PLNG

YAMHILL COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT

LAND USE APPLICATION

Docket PAZ-01-25
Date 11-14-25
Rec'd by [Signature]
Receipt # 939420
Fee \$5,353.24

400 NE Baker Street, McMinnville, OR 97128 • Tel: 503-434-7516 • Fax: 503-434-7544

APPLICANT			LEGAL OWNER (IF DIFFERENT)		
Last name	First	MI	Last name	First	MI
Wright, Catherine A.			Meskill, Damien M.		
Mailing address (Street or PO Box)			Mailing address (Street or PO Box)		
PO Box 625			2237 NW Birch Street		
City	State	Zip	City	State	Zip
McMinnville, OR 97128			McMinnville, OR 97128		
Telephone			Telephone		
503-472-0344			503-435-9056		
E-mail address			E-mail address		
catherine@twslaw.net			damienmeskill@outlook.com		
If the applicant is not the legal owner, state interest in property:					
Attorney for Owner					
PROPERTY INFORMATION					
Tax Lot(s):		4524-702	Zone:		EF-80
Size of Tract (include all adjacent tax lots)		Approx. 18.88 ac			

1. TYPE OF APPLICATION (what is requested?): Zone change from EF-80 to F-80 and Comp. Plan change from AFLH to CF

2. JUSTIFICATION FOR REQUEST YCZO Section(s): YCZO section 1208

A Planner will assist you in identifying the review criteria that apply to your request. The review criteria are used to determine whether your application will be approved or denied. It is your responsibility to provide adequate written justification and any other evidence you feel is relevant to explain how your request complies with the review criteria. Failure to provide adequate justification may result in your application being denied or deemed incomplete until additional information is provided.

3. Present use of property: Hay and timber

4. Please list the type of buildings that are currently on the property (i.e. manufactured home, pole building, agricultural barn, etc.):
Agricultural building/barn/shop.

5. Is there a septic system on the property? Yes No The property has received approval for a septic system.

6. How will water be provided? Well City Other _____

7. What road and/or easement is the property accessed from? Easement from Fox Ridge Road.

8. To your knowledge, do any of the following natural hazards exist on the property?

- Floodplain
- Areas of erosion
- Steep slopes
- Fish or wildlife habitat
- Soil limitations for building or septic

THE APPLICANT MUST SUBMIT:

1. Completed application form, signed by the applicant and property owner (if different). The owner's signature must be notarized.
2. Site plan drawn to scale showing property lines, location and size of all existing buildings, existing and proposed access roads, and location and size of any proposed new buildings.
3. Written justification of how the application complies with the approval criteria. Attach additional sheets to this form.
4. Filing fee (make check payable to Yamhill County).

General land use application used for Conditional Use, Variance, Site Design Review, Floodplain, Willamette River Greenway, Comprehensive Plan Amendment and Zoning District Boundary Amendment, Comprehensive Plan Amendment, and Zone Change.

NOTE: Fees are not transferrable or refundable.

I hereby declare under penalties of false swearing (ORS 162.075 and 162.085) that the above information is true and correct to the best of my knowledge. I understand that issuance of an approval based on this application will not excuse me from complying with other effective ordinances and laws regulating the use of the land and buildings.

I hereby grant permission for and consent to Yamhill County, its officers, agents, and employees coming upon the above-described property to gather information and inspect the property whenever it is reasonably necessary for the purpose of processing this application.

Catherine Wright 11/13/25
 Applicant's signature Date

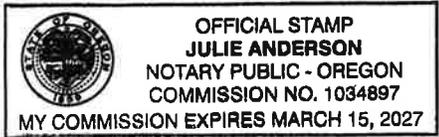
Damien Meskill 11/13/25
 Property owner's signature (if different) Date

State of Oregon

County of Yamhill

Signed before me on this 13 day of November, 20 25

by Catherine A. Wright + Damien Meskill.



Julie Anderson
 Notary Public for Oregon
 My Commission expires 3/15/27

ZONE CHANGE CRITERIA

Summary of Request

This property comprises approximately 18.88 acres currently zoned EF and in a mix of farm and forest use. The property is bordered to the north and south by many hundreds of acres of property zoned EF-80, and to the west by over 400 acres of property zoned F-80. At the SE corner, the property adjoins the City of McMinnville UGB. This request is to change the zone from EF-80 to F-80 and to change the Comprehensive Plan from Agriculture Forestry Large Holding to Commercial Forestry.

REVIEW CRITERIA

YCZO section 1208.03(A). Review criteria for amendments to or within exclusive farm use and agriculture/forestry zones.

A. The proposed amendment shall comply with the goals, policies and other applicable provisions of the Comprehensive Plan.

The Comprehensive Plan designation for this tract is Agriculture Forestry Large Holding (“AFLH”). The proposed Comprehensive Plan designation is Commercial Forestry (“CF”). Certain provisions of Section II of the Yamhill County Comprehensive Land Use Plan may be applicable here. Section 11.05.02.01(b) enumerates a goal to preserve farmland, and policy 8 discourage conversion to urban uses. Here, the property has not been successfully farmed, and instead lends itself better to forest production. Currently, approx. 10 acres is a hay field which produces a poor hay crop. Neighboring lands are far more successful growing tree species, both Christmas tees and commercial timber. Some other portions of the property already contain commercial tree species. The property would not be converted to an urban use, it would remain in a resource use.

Section 11.05.02.02(b) states a goal to conserve forest resources to ensure the production of forest products, preservation of habitat for wildlife and protection of forest soils and watershed. Policy 3 under this goal encourages afforestation of marginal agricultural lands. This is exactly what the applicant intends to do. The land has had marginal success with agricultural products so the owner intends to plant a significant portion of the property to commercial tree species. The proposed change to a forest zone and Commercial Forestry Comprehensive Plan designation will comply with the rules and goals of the Comprehensive Plan, and will further the goal of preservation of the land for forest uses.

B. The proposed designations shall be appropriate for the existing or intended use of the property.

As noted above, this property adjoins property zoned and managed for commercial forestry purposes. The owner intends to plant trees and manage the property for commercial timber.

C. *The proposed amendment shall result in an area of at least 160 contiguous acres with requested designation, including adjacent land.*

The adjoining property to the west is zoned F-80, has a Comprehensive Plan designation of CF, and comprises over 400 acres. Therefore, after the requested amendment, there will be well over 160 contiguous acres of property zoned F, with a Comprehensive Plan designation of CF.

D. *The proposed changes within or to an exclusive farm use designation, the new minimum lot size shall be appropriate to maintain the existing commercial agricultural enterprise in the area.*

Not applicable. There will be no change to the minimum lot size.

E. *For proposed changes within or to an agriculture/forestry designation, the new minimum lot size shall be shown to assure:*

1. *The opportunity for economically efficient forest and agriculture practices, typically occurring in the area; and*
2. *The opportunity for the continuous growing and harvesting of forest tree species; and*
3. *The conservation of other forest values found on forest lands.*

Not applicable. This does not involve an Agriculture/Forestry designation.

F. *Any amendment that would change the zone map designation to reduce the minimum lot size...*

Not applicable. There will no change to the minium lot size.

EXHIBIT LIST

1. Deed
2. Current Comprehensive Plan map
3. Current zone map
4. Aerial photo
5. Contour map

**FILED FOR RECORD AT REQUEST OF/
AFTER RECORDING RETURN TO:**

Dianne L. Haugeberg, Attorney
P.O. Box 480
McMinnville, OR 97128

**UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO
THE FOLLOWING ADDRESS:**

Damien Meskill
2237 NW Burch Street
McMinnville, OR 97128

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201812882



\$166.00

00544519201800128820180183

09/06/2018 03:09:56 PM

DMR-DDMR Cnt=1 Stn=2 MILLSA
\$90.00 \$5.00 \$11.00 \$60.00

BARGAIN AND SALE DEED

JoAnn M. Johnston, Trustee of the JOSEPH VIERRA TRUST under agreement January 20, 2011, as amended (see Certification of Trust and Certificate of Incumbency of Trustee attached hereto and incorporated herein as Exhibit "A"), **and JoAnn Marie Johnston, Trustee of the ANGELINA L. VIERRA FAMILY TRUST dated January 28, 2012** (see Certification of Trust and Certificate of Incumbency of Trustee attached hereto and incorporated herein as Exhibit "B"), "Grantors", for the consideration hereinafter stated, do hereby grant, bargain, sell and convey unto **DAMIEN MESKILL**, "Grantee", all that certain real property situated in the County of Yamhill and State of Oregon, more particularly described as follows, to wit:

See legal description attached as Exhibit "C" incorporated herein by this reference.

TO HAVE AND TO HOLD the same unto said Grantee and Grantee's heirs, successors, and assigns forever.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$0.00. This conveyance is made pursuant to the terms and provisions of the Joseph A. Vierra Trust under agreement dated January 20, 2011 and the Angelina L. Vierra Family Trust dated January 28, 2012.

"BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO

DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY UNDER ORS 195.300, 195.301, AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007 AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010."

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes should be implied to make the provisions hereof apply equally to both corporations and individuals.

DATED this 6th day of September, 2018.

JOSEPH A. VIERRA TRUST u/a/d 01/20/2011, as amended

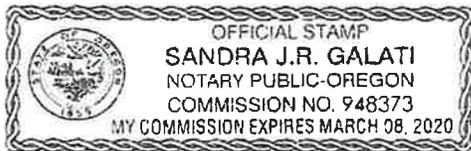
JoAnn M. Johnston Trustee
JoAnn M. Johnston, Trustee

ANGELINA L. VIERRA FAMILY TRUST dated 01/28/2012

JoAnn M. Johnston Trustee
JoAnn M. Johnston, Trustee

STATE OF OREGON)
) ss.
County of Yamhill)

On September 6, 2018, personally appeared before me the above-named JoAnn M. Johnston (aka JoAnn Marie Johnston), who acknowledged the within instrument to be her voluntary act and deed.



Sandra J.R. Galati
Notary Public for Oregon

Exhibit "A"
To
Bargain and Sale Deed

Legal description:

A tract of land situate in Section 24, Township 4 South, Range 5 West of the Willamette Meridian in the County of Yamhill and State of Oregon, and being a part of that certain real property described as "Parcel 11" in deed to Joseph A. Vierra and Angelina L. Vierra recorded October 21, 1997, as Instrument No. 1997-17718, Records of Yamhill County, Oregon, said tract being more particularly described as follows:

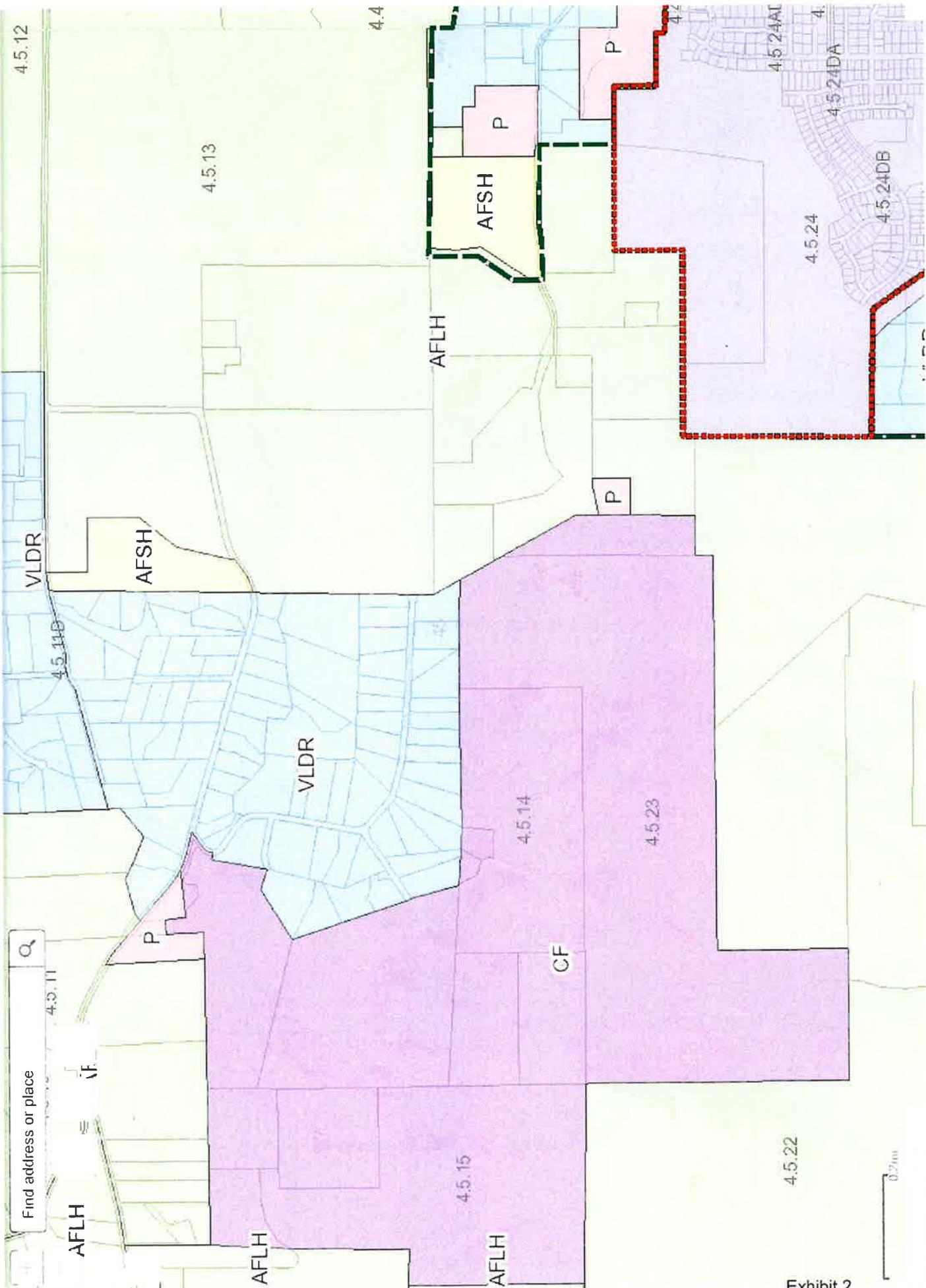
Parcel 2 of Minor Partition Plat 2008-28 in Yamhill County, Oregon, said plat being recorded October 23, 2008, as Instrument No. 2008-17710 Records of Yamhill County, Oregon. TOGETHER WITH a 60 foot wide access and utilities easement to Fox Ridge Road described as set forth in Film Volume 188, Page 463, Records of Yamhill County, Oregon, and as further depicted and shown on the aforesaid Partition Plat.

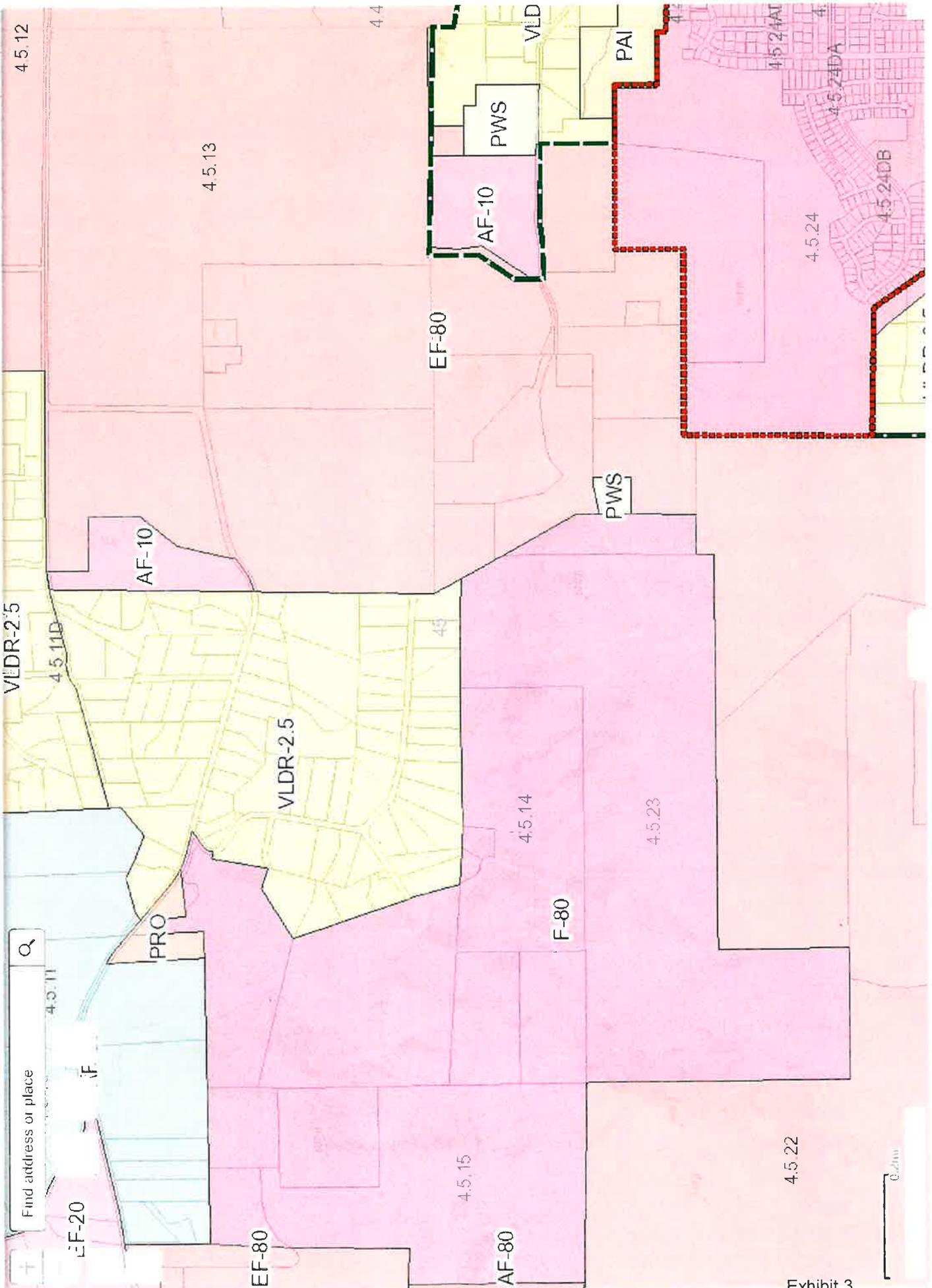
SUBJECT TO:

1. A 60 foot access and utilities easement as depicted and shown on the recorded Minor Partition Plat 2008-28 (affects the northerly 60 feet of the herein described property).
2. Subject to easements, including the terms and provisions thereof, granted by Joseph A. Vierra and Angelina L. Vierra, husband and wife, to the City of McMinnville, a Municipal Corporation of the State of Oregon, acting by and through its WATER AND LIGHT COMMISSION dated March 15, 2007, recorded October 23, 2008, as Instrument No. 2008-17712, Records of Yamhill County, Oregon. (Said easement is, inter alia, for access, ingress, egress, roadway and utility purposes.)
3. Subject to a road development agreement, including the terms and provisions thereof, recorded September 17, 2008, as Instrument No. 2008-15764, Records of Yamhill County, Oregon.

For Informational Purposes Only

Map/Tax Lot No(s):	R4524-00702
Assessor's Account No(s):	542803 and 645550
Site Address:	No site address









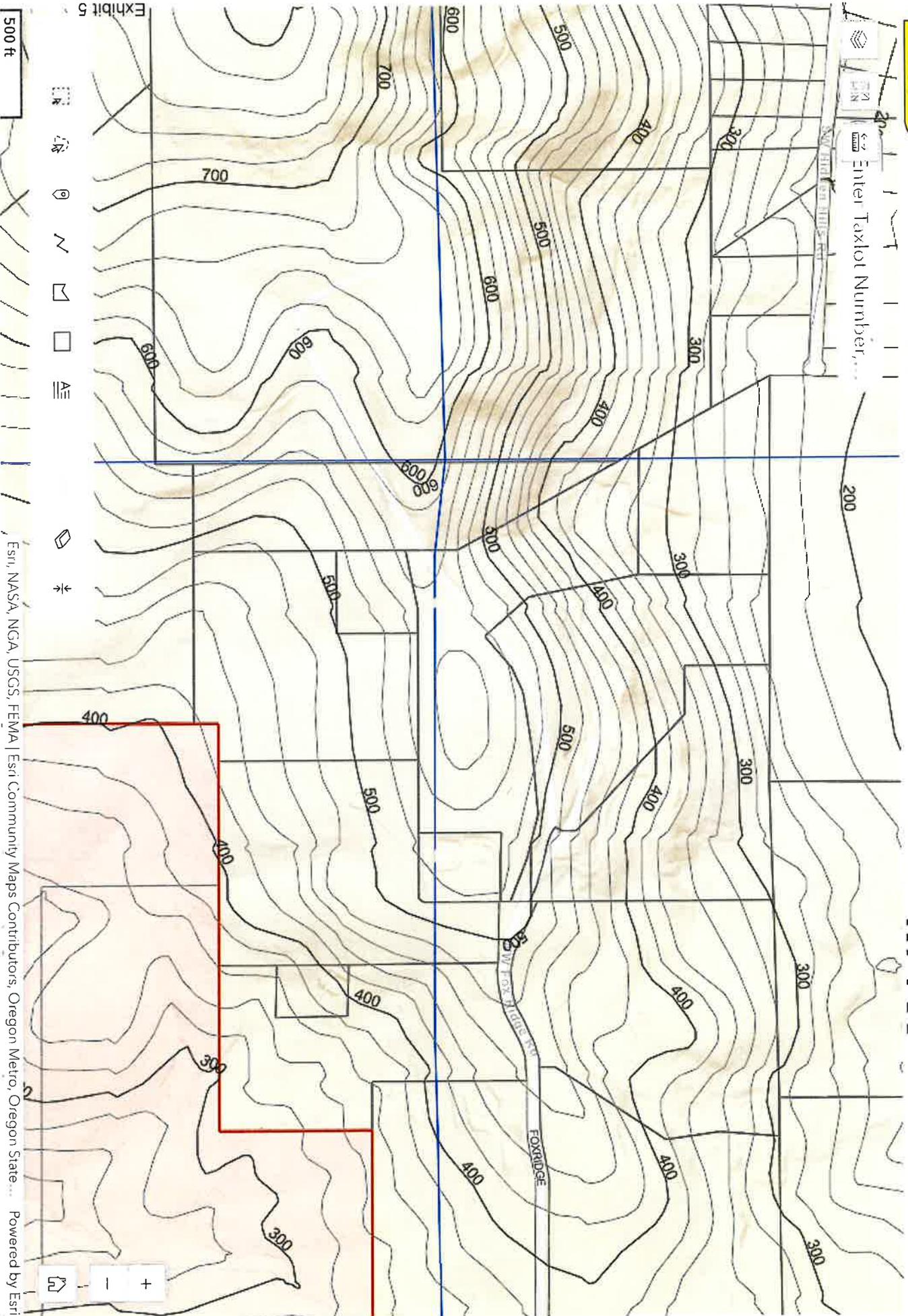
1843

YAMHILL COUNTY

OREGON

Yamhill County GIS

Enter Taxlot Number,...



III. Public Notice

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BALER STREET | McMinnville, Oregon 97128

Phone:(503) 434-7516 | Fax:(503)434-7544 | TTY: (800) 735-2900 | Web: <http://www.yamhillcounty.gov/283/planning>

NOTICE OF PUBLIC HEARING

January 8th, 2025, 7:00 p.m.

Room 32 of the Yamhill County Courthouse
535 NE 5th St.

McMinnville, Oregon

Attend via Zoom: <https://us06web.zoom.us/j/83278764730> Passcode: 12345

The YAMHILL COUNTY PLANNING COMMISSION will hold a public hearing at the above time and place to consider the request described below. The request may be heard later than the time indicated, depending on the agenda schedule. Interested parties are invited to send written comment or may appear and testify at the hearing either in person or via Zoom. Comments submitted the day of the hearing will not be accepted via e-mail or fax but must be submitted in writing (12 copies) at the hearing. All issues and concerns should be raised for consideration by the Planning Commission prior to the close of the hearing because any appeal may be limited to the record of the hearing. Failure to raise an issue, either in person or in writing, or failure to provide statements or evidence sufficient to allow an opportunity to respond to the issue precludes an affected party's appeal of the decision to the Land Use Board of Appeals on that issue.

The application, all documents and evidence submitted by or on behalf of the applicant and applicable criteria are available for inspection, and copies may be purchased at a reasonable cost. A staff report will be available for inspection at no cost seven days prior to the hearing, and copies will be available for purchase at a reasonable cost. The location of the hearing is accessible to persons with disabilities. Please call the Planning Department if you will need any special accommodations to attend or participate in the meeting. For further information, contact Tiffanie Willis (willist@yamhillcounty.gov) at the Yamhill County Department of Planning and Development, 400 N.E. Baker Street, McMinnville, 97128, or at (503) 434-7516.

DOCKET NO.:	PAZ-01-25
REQUEST:	Approval of a Comprehensive Plan amendment from Agriculture/Forestry Large Holding to Commercial Forestry and a zone change from EF-80, Exclusive Farm Use to F-80, Forestry District.
APPLICANT:	Catherine Wright
OWNER:	Damien Meskill
TAX LOT:	4524-00702
LOCATION:	The subject property is located west of address 13145 SW Fox Ridge Road, McMinnville.
CRITERIA:	Sections 401, 402 and 1208.02 of the Yamhill County Zoning Ordinance. Section 904, Limited Use Overlay may also be applied. Comprehensive Plan policies may be applicable. OAR 660-12-0060 Transportation Planning Rule.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR, OR SELLERS: ORS Chapter 215 requires that if you receive this notice, it must be promptly forwarded to the purchaser.

The decision on the requested zone change will be based on whether the request complies with the review criteria found in Section 1208.02 of the Yamhill County Zoning Ordinance, as follows:

1208.02 Review Criteria

A quasi-judicial change to a zoning map may be authorized, pursuant to Subsection 1208.01, provided that the request satisfies all applicable requirements of this ordinance, and also provided that the applicant demonstrates compliance with the following criteria:

- A. That the proposed change is consistent with the goals, policies, and any other applicable provisions of the Comprehensive Plan.*
- B. That there is an existing demonstrable need for the particular uses allowed by the requested zone, considering the importance of such uses to the citizenry or the economy of the area, the existing market demand which such uses will satisfy, and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone.*
- C. That the proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment and the availability of utilities and services likely to be needed by the anticipated uses in the proposed district.*
- D. That other lands in the county already designated for the proposed use are either unavailable or not as well-suited for the anticipated uses due to location, size, or other factors.*
- E. That the amendment is consistent with the current Oregon Administrative Rules for exceptions, if applicable.*

Procedures Regarding Hearings by the Planning Commission Acting on Quasi-judicial Actions in Yamhill County

The Nature and Conduct of Public Hearings

1. Parties to quasi-judicial proceedings are entitled to an opportunity to appear, either in person or through a representative, to present and rebut testimony and evidence before an impartial authority, to record the proceedings, and to receive a written notice of the decision, based on the record made at the hearing.
2. The following persons qualify as parties:
 - (a) the applicant;
 - (b) all persons that are entitled by ordinance to receive a notice of the hearing; and
 - (c) other persons who demonstrate that the action affects a substantial right of those persons.
3. No person shall testify without:
 - (a) receiving recognition from the Planning Commission chairperson;
 - (b) stating his or her full name and address; and
 - (c) if requested, stating the basis on which he or she is entitled to status as a party. A challenge to this status may be made by the Planning Commission or another party. A ruling shall be made by the Planning Commission regarding the person's right to testify.
4. No person shall be disorderly, abusive, or disruptive of the orderly conduct of the meeting. Audience demonstrations, applause, and display signs shall not be permitted. The chairperson of the Commission shall have the authority to inform, reprimand, or remove any person or persons for violation of the rules of conduct.

Order of Procedure

Rules of Evidence

1. No person shall present irrelevant, immaterial, or unduly repetitious testimony or evidence.
2. Testimony and evidence must be directed toward the criteria applicable to the subject hearing.
3. Failure to raise an issue accompanied by statements or evidence sufficient to afford the Commission and parties an opportunity to respond to the issue precludes appeal based on that issue beyond the local level.

Hearing Procedure

In the conduct of a hearing, the Planning Commission shall have the authority to:

1. Determine who qualifies as a party;
2. Regulate the course, sequence, and decorum of the hearing;
3. Dispose of procedural requirements or similar matters;
4. Rule on offers of proof and relevancy of evidence and testimony;
5. Impose reasonable limitations on the number of witnesses heard and set reasonable time limits for oral presentations and rebuttal testimony;
6. Grant, deny, or approve with conditions the matter being heard.

Burden of Proof

The burden of proof is placed upon the applicant. Such proof shall show that the request complies with all applicable standards and criteria of the Comprehensive Plan and Zoning Ordinance.

IV. Public Agency Reports

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

400 NE BAKER STREET | McMinnville, OREGON 97128
Phone: (503) 434-7516 | Fax: (503)434-7544 | TTY: (800) 735-2900
Internet Address: www.yamhillcounty.gov

December 12, 2025

- To:
- | | |
|--|---------------------------------------|
| <input type="checkbox"/> Public Works | <input type="checkbox"/> SWCD |
| <input type="checkbox"/> McMinnville Rural Fire District | <input type="checkbox"/> DLCDC |
| <input type="checkbox"/> Public Works | <input type="checkbox"/> Water Master |
| <input type="checkbox"/> City of McMinnville | <input type="checkbox"/> Sanitarian |

Re: **Docket PAZ-01-25, Tax Lot 4524-00702**

The referenced docket is currently under consideration by Yamhill County. A request for approval of a Comprehensive Plan amendment from the Exclusive Farm Use District to the Forestry District and a zone change from EF-80, Exclusive Farm Use to F-80, Forestry District. The parcel is located west of address 13145 SW Fox Ridge Road, McMinnville.

Your recommendations and suggestions will be used to guide the decision-maker when reviewing this request. If you wish to have your comments on the enclosed material considered, please return this form by this date: **December 29, 2025.**

Your prompt reply will facilitate the processing of this application and will ensure consideration of your recommendations. Please check the appropriate space below and provide any comments you wish in the space provided, or on additional sheets.

PLEASE NOTE

If a comment is not received by the deadline indicated, the decision-making authority will assume that there is no conflict between the request and the interests of your agency or organization, and make its decision accordingly.

- | | |
|---|--|
| <input type="checkbox"/> 1. We have reviewed the file and find no conflicts with our interests. | <input type="checkbox"/> 3. Please refer to the enclosed letter. |
| <input type="checkbox"/> 2. A formal recommendation is under consideration and will be submitted to you by: _____ | <input type="checkbox"/> 4. All existing and proposed primary and repair drainfield sites must be within the property lines that they serve or a recorded easement must be provided. |

Signed _____ Title _____ Date _____

V. No Comments Received