

BEFORE THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of Approving Planning Docket No. C-21-22;)
Business Use of Existing Structure as a Short-Term Rental;) Board Order 23-289
Tax Lot 2436-01600; Applicant: The Stepan Family)
Reserve LLC)

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on August 3, 2023, Commissioners Lindsay Berschauer, Kit Johnston, and Mary Starrett being present.

IT APPEARING TO THE BOARD as follows:

A. WHEREAS, The applicant, The Stepan Family Reserve LLC, applied for a conditional use permit to operate a short-term rental as a home occupation in an EF-80 zone; and

B. WHEREAS, The Planning Director issued a decision letter denying the application on May 23, 2023; and

C. WHEREAS, The Planning Director's decision was appealed and considered by the Board at a hearing held on July 6, 2023; and

D. WHEREAS, Following deliberation, the Board voted unanimously to reverse the Planning Director's decision and approve the application; and now, therefore,

IT IS HEREBY ORDERED BY THE BOARD AS FOLLOWS:

Section 1. Planning Docket C-21-22 is hereby approved.

Section 2. The findings and conditions attached as Exhibit A, and incorporated herein by reference, are hereby adopted in support of this Order.

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DONE this 3rd day of August, 2023, at McMinnville, Oregon.

ATTEST:

YAMHILL COUNTY BOARD OF COMMISSIONERS



Lindsay Berschauer

KERI HINTON
County Clerk

Chair

LINDSAY BERSCHAUER

Kit Johnston

By: *Carolina Rook*
Deputy Carolina Rook

Commissioner

KIT JOHNSTON

Mary Starrett

FORM APPROVED BY:

Commissioner

MARY STARRETT

Colton Totland
Colton M. Totland
Assistant County Counsel

EXHIBIT A

Board Order 23-289

Findings in Support of Approval of Planning Docket No. C-21-22 and Conditions of Approval

FINDINGS OF FACT:

A. Background Facts

1. The subject property is tax lots 2436-01600 (“Tax Lot 1600”) and 3402-00100 (“Tax Lot 100”), is approximately 79.5 acres, and is located at 18000 and 17630 NE Morrelli Drive, Yamhill (the “Property”). Frank Quinn Stepan, Jr., as Trustee of the Frank Quinn Stepan, Jr. Trust Agreement dated 9/3/96 is the applicant on behalf of The Stepan Family Reserve LLC (“Applicant”), which is a business that he owns with his wife Debra Stepan. The Stepan Family Reserve LLC is the owner of the Property.
2. The Property is zoned Exclusive Farm Use (EF-80).
3. The Property consists of a 29-acre vineyard known as Deux Vert Vineyard, additional area planted in hazelnut and olive trees, open space, including an oak woodland and savanna restoration area, and a dwelling on Tax Lot 1600 that was permitted as a replacement dwelling in 2020.
4. Neighboring parcels are zoned EF-80, EF-40 and EF-20. These parcels are predominantly in agricultural production, specifically livestock, grass/hay and vineyards. Many parcels also have rural residences. There are wineries and tasting rooms on several of the parcels in the nearby area.
5. The Property takes access from NE Morrelli Drive, which is a gravel, single lane road that connects to Highway 240. The driveway is about 0.8 miles in length from Tax Lot 1600 to the highway.
6. The Property is within the Yamhill Rural Fire Protection District and water service is provided by an onsite well. There is also an existing onsite septic system.
7. Applicant is requesting to use the existing dwelling on Tax Lot 1600 as a short-term rental under the County’s home occupation standards. Applicant proposes to construct a caretaker dwelling on the adjacent Tax Lot 100 of the Property under a Measure 49 dwelling approval.

B. Procedural Findings

Applicant filed the conditional use permit application on October 11, 2022 and supplemented the application on February 28, 2023. Following notice to surrounding property owners, the County Planning Director issued a decision denying the permit on May 23, 2023. The County received a timely request for an appeal from Applicant on June 6, 2023. The Yamhill County Board of Commissioners (“Board”) held a public evidentiary hearing on July 6, 2023. At the hearing, the Board received oral and written testimony in favor of and in opposition to the home occupation. The Board discussed the issues, deliberated, and unanimously reversed the Planning Director’s denial and approved the requested conditional use permit subject to conditions developed by the Applicant and County staff.

C. Findings under the Yamhill County Zoning Ordinance

The Board finds that the request is subject to Sections 402.04(I), 402.07(A), 1004.01 and 1202.02 of the Yamhill County Zoning Ordinance (YCZO). The Board finds that the Yamhill County Comprehensive Plan (YCCP) goals and policies apply to the extent that they are incorporated and implemented by the YCZO under the applicable review criteria.

Throughout this Part C of the findings, applicable YCZO criteria are in *italics*, followed by the Board’s findings regarding each criterion, or group of related criteria. Where YCZO text is lengthy or of limited relevance, the text is omitted, as indicated in *[brackets]*. Criteria are grouped by subject under the bold lettered subheadings.

1. Conditional Use Criteria

Section 400 – Natural Resource District

402. Exclusive Farm Use District (EF-80, EF-40, and EF-20)

[text omitted]

402.04 Conditional Uses.

The following uses are allowed in the Exclusive Farm Use District upon conditional use approval. Approval of these uses is subject to the Conditional Use criteria and requirements of Section 1202, and subsection 402.07(A) of this ordinance and any other provision set forth below. Applications shall be reviewed under the Type B procedure of Section 1301:

[text omitted]

I. *Home occupation, subject to the standards and limitations set forth in Section 1004*

Board Findings: Applicant proposes a business use in the existing home on Tax Lot 1600. This use meets the County's home occupation criteria in YCZO 1004 for the reasons described below. The proposed use also qualifies as a "home occupation" under state and local rules for the reasons described below under criterion YCZO 1202.02.

Section 1004.00 - Home Occupations

[text omitted]

1004.01 Standards and Limitations

Except as provided in the Minor Home Occupation standards listed in Subsection 1004.01 [sic], the following standards and limitations shall apply to home occupations:

- A. *The home occupation will be operated by a resident of the property on which the business is located.*

Board Findings: The Board interprets the reference to "the property" in YCZO 1004.01(A) to encompass a tract of land that is in common ownership such as Applicant's Property. This interpretation is consistent with the plain text of the code and is reasonable given that an individual EFU farm operation may encompass multiple parcels. This interpretation is also consistent with recent County practice, including the County's decision in C-24-20 (Tabula Rasa Farms), which is part of the record of the instant application.

The Board's interpretation here is also consistent with the broader context of the YCZO and the state EFU statutes. Both the YCZO and the EFU statutes refer to a "lot" or "parcel" when limiting the location of a use to a specific individual unit of land. See, e.g., YCZO 402.02(M)(5) and ORS 215.291(2)(b)(a) (allowing a replacement dwelling on the "same lot or parcel" as the dwelling to be replaced); YCZO 402.03(E)(2); ORS 215.283(1)(d) (allowing a secondary farm dwelling on the "same lot or parcel" as the primary farm dwelling). The broader reference to the "the property" in the County's home occupation rules and the corresponding section of the EFU statutes (ORS 215.448(1)(a)) therefore indicates that the "property" on which an operator of a home occupation may reside is not limited to the same lot or parcel as the home occupation itself.

Applicant's home occupation will be operated by the caretaker of the Property, who will reside on the Property in an additional dwelling to be constructed pursuant to Applicant's Measure 49 rights. Applicant provided a site plan and floor plan for the caretaker dwelling, as well as evidence of Applicant's Measure 49 rights. A condition of approval ensures that the home occupation will be operated by a resident of the Property. The Board therefore finds that Applicant's proposed use meets this criterion.

- B. *The home occupation will employ on the site no more than five full or part-time employees.*

Board Findings: Applicant agrees to abide by this limitation and Applicant's proposed use will not require more than five employees. The on-site caretaker will be the person primarily responsible for managing the home occupation. The Board therefore finds that Applicant's proposed use complies with this criterion.

- C. *The home occupation will be operated substantially in the dwelling or in other buildings normally associated with uses permitted in the zone in which the property is located.*

Board Findings: The home occupation will be operated substantially in the existing dwelling on the Property. This dwelling was permitted by the County as a replacement dwelling in 2020 after the County determined that the prior dwelling on the Property was a lawfully established dwelling (file number 979-20-000706-DWL). The building permit documents provided by Applicant demonstrate that the dwelling was permitted and built as a single family dwelling. This criterion is therefore met.

- D. *The home occupation will not unreasonably interfere with existing uses on nearby land or with other uses permitted in the zone in which the property is located.*

Board Findings: The proposed use will take place in an existing dwelling and the use will be comparable in intensity to single family use. As described below under various other criteria, Applicant's proposed use is consistent with the character of the surrounding area given the presence of other rural dwellings, wineries and tasting rooms and other visitor attractions. The nature of the proposed use, combined with the large size, geography and privacy of the Property will prevent the home occupation from interfering with other existing and permitted uses in the local EFU zone. A condition of approval prohibits the Applicant from hosting events without additional land use permitting in order to further safeguard neighbors. The Board therefore finds that the proposed use meets this criterion.

- E. *No more than one (1) home occupation shall be permitted in conjunction with any dwelling or parcel. Activities which are substantially different in nature shall be considered separate home occupations.*

Board Findings: The Board finds that Applicant complies with this criterion because Applicant proposes only one home occupation use of the Property.

- F. *A home occupation shall not be used to permit construction of any structure that would not otherwise be allowed in the*

zone in which the home occupation is established, nor shall a home occupation be used as justification for a zone change.

Board Findings: Applicant does not seek a zone change of the Property. The home occupation will take place on the Property in the existing dwelling, which the County permitted as a replacement dwelling. The planned caretaker dwelling is being constructed pursuant to a Measure 49 Home Site Authorization and is therefore an allowed use on the Property. The Board therefore finds that Applicant complies with this criterion.

G. *The total area used for outdoor storage shall not exceed the allowable parcel coverage in the zone in which the home occupation is established.*

Board Findings: Applicant does not propose outdoor storage related to the home occupation. The Board therefore finds that this criterion is met.

H. *There shall be no visible evidence of the conduct of a home occupation from any road or adjacent property, other than permitted signs. Any outdoor storage or outdoor work areas shall be effectively screened by vegetation or by a sight obscuring fence.*

Board Findings: The Board finds that home occupation use of the existing dwelling will not be visually distinguishable from single family use of the dwelling. The Board has imposed a condition of approval prohibiting Applicant from holding events as part of the home occupation use, which will further ensure compliance with this criterion. This criterion is therefore met.

I. *A home occupation shall not generate noise, vibration, glare, fumes, odor, electrical interference or other disturbance beyond what normally occurs in the applicable zoning district.*

Board Findings: As described above, the home occupation will take place in an existing dwelling and the use will be comparable in intensity to single family use. The nature of the proposed use, combined with the large size, geography and privacy of the Property will prevent the home occupation from disturbing neighboring uses. The conditions of approval provide additional safeguards to the neighborhood. The Board therefore finds that the proposed use meets this criterion.

- J. *A home occupation shall not generate traffic or parking beyond what normally occurs in the applicable zoning district.*

Board Findings: Traffic associated with Applicant's proposed use will be consistent with single family use of the dwelling. Normal traffic in the local EFU zone includes traffic associated with dwellings, as well as commercial traffic associated with farm activities, agri-tourism and other commercial uses. Traffic associated with Applicant's proposed use is therefore consistent with or less than traffic associated with other neighboring properties. Applicant's proposed use therefore meets this criterion.

- K. *Off-street parking spaces shall be provided for clients or patrons and shall not be located in any required yard.*

Board Findings: Off-street parking is provided at the existing dwelling. This criterion is met.

- L. *One (1) on-premise sign shall be permitted in conjunction with a home occupation, subject to the sign provisions set forth in Section 1006.*

Board Findings: Applicant agrees to adhere to this limitation and it is a condition of approval. This criterion is therefore met.

- M. *The nature of a proposed home occupation shall be specified at the time of application. Any proposed change in the nature of an approved home occupation shall require a new conditional use permit. Any departure from the uses and activities initially specified shall be considered grounds for revocation of the conditional use permit.*

Board Findings: Applicant has explained the nature of the proposed home occupation and the Board's conditions of approval further define and limit the scope of the use. The Board therefore finds that this criterion is met.

- N. *A permit for a home occupation shall be deemed personal to the applicant and shall not run with the land. Upon notification by the county such permit shall expire two (2) years from the date of issuance, at which time the permit may be renewed by the Director upon a finding that the*

requirements of this ordinance are being met. A fee for renewal of the permit may be imposed by the Director.

- O. A condition of approval may be placed on a home occupation requiring a review every 12 months following the date the permit was issued. The home occupation may be renewed if it continues to comply with the requirements of this ordinance and any other conditions of approval.*

Board Findings: The conditions of approval specify that the permit does not run with the land, and that the permit will expire in two years unless Applicant initiates the use approved by Applicant's permit. In order to initiate the home occupation use, Applicant must construct the caretaker dwelling, and must obtain a tourist/traveler license from the Public Health Department, among other things. The Board therefore finds that the County construction permitting and health licensing associated with initiation of the home occupation provide mechanisms for County review of Applicant's compliance with applicable regulations consistent with YCZO 1004(N) and (O). These criteria are therefore met.

- P. Pursuant to the nonconforming use provisions of Section 1205 of this ordinance, any proposed expansion or change in the nature of a home occupation in operation prior to adoption of this ordinance shall be subject to the requirements of this section and shall require a conditional use permit. In the event of denial of such an application, the home occupation shall be allowed to continue at its original scale and nature as a nonconforming use.*

Board Findings: The Board finds that this criterion is not applicable because Applicant's proposed home occupation is a conforming use.

Section 1202.00 – Conditional Use Criteria and Requirements

[text omitted]

1202.02 Review Criteria

A conditional use may be authorized, subject to the Type B application procedure set forth in Section 1301, upon adequate demonstration by the applicant that the proposed use will be compatible with vicinity uses, and satisfies all relevant requirements of this ordinance and the following general criteria;

A. *The use is listed as a conditional use in the underlying zoning district;*

Board Findings: Applicant's proposed use is a conditional use home occupation as described above. Friends of Yamhill County ("FYC") argues that Applicant's proposed use is not a "home occupation" because a dwelling utilized as a short term rental is not a "home." Applicant testified that the dwelling was built as a home for the Stepan family and is used as such. Applicant produced a letter, photographs and building permit records to demonstrate the Stepan family's residential use of the Property. Applicant proposes to rent the dwelling to others when not in use by Applicant's family in order to support the family's farm operation on the Property. As described above, the dwelling was also permitted and built to single family residential standards.

Based on Applicant's evidence, the Board finds that Applicant maintains a home on the Property and that Applicant's proposed short term rental is associated with this home. Applicant's proposed use therefore qualifies as a home occupation.

FYC also argues that Applicant's proposed use is not allowed because it does not qualify as a bed & breakfast, and a bed & breakfast is "the only pathway to approve a short-term rental in the EF zone." Applicant has stated that Applicant's proposed use is not a bed & breakfast because Applicant does not propose meal service or single room lodging. Applicant proposes to rent the dwelling as a single unit during times when the dwelling is not occupied by the Stepan family. The Board agrees with Applicant that the proposed use does not have the characteristics of a bed & breakfast and the Board has imposed conditions of approval that prevent Applicant from operating the dwelling as a bed & breakfast.

Bed & breakfast facilities are one type of home occupation as described in YCZO 1012.01(A)(1). The County's rules do not specify that a bed & breakfast is the only type of lodging permitted as a home occupation under YCZO 1004. The Board therefore interprets the County's rules to allow Applicant's short term rental as a home occupation that is not a bed & breakfast pursuant to YCZO 1004 and the definition of "home occupation" at YCZO 202.¹ Thus the County's bed & breakfast rules at YCZO 1012 and the definition of "bed and breakfast inn" at YCZO 202 are not applicable to Applicant's proposed use.

FYC appears to acknowledge that this interpretation is consistent with state EFU home occupation rules but urges the County "to further limit the types of home occupations that it allows." The Board declines to do so in this case because the Board finds that this would not serve state and local policy to encourage the maintenance of farmland. As described elsewhere in these findings, Applicant's proposed use helps to sustain and incentivize continued agricultural production of

¹ The Board's conditions of approval do require Applicant to obtain the same type of public health licensing that applies to bed & breakfast facilities in order to ensure safe operation of the short term rental.

wine grapes on the Property, and also supports other local vineyards by providing customers to local wineries.

- B. The use is consistent with those goals and policies of the Comprehensive Plan which apply to the proposed use;*

Board Findings: The Board finds that Applicant’s proposed use furthers the County’s policy of encouraging economic development that is consistent with the agricultural character of the County. See YCCP Section IF, Goal 1, Policy B. Applicant’s proposed vineyard dwelling rental adds value to the farm use of the Property, encourages appreciation of other local farms, and helps build the market for local farm crops.

FYC asserts that Applicant’s proposed use “is not consistent with the goals and policies of the Comprehensive Plan that apply to home occupations” but FYC does not identify any relevant goals or policies nor offer any other explanation of this statement. The Board therefore rejects FYC’s unsupported assertion.

- C. The parcel is suitable for the proposed use considering its size, shape, location, topography, existence of improvements and natural features;*

Board Findings: The Board finds that the Property is suitable for Applicant’s proposed use given its large size and geography, privacy, existing vineyard and existing dwelling. This finding is based on the staff report, aerial photographs of the Property, the existing septic system and well improvements, Applicant’s design plans and Applicant’s testimony that the Property is an attractive location for a short term rental and a good base for tourists who wish to visit local wineries, restaurants and outdoor attractions. Applicant’s testimony is corroborated by the testimony of Jessica Mozeico from Et Fille Wines, which is a local winery customer of Deux Vert Vineyard grapes.

- D. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or prevents the use of surrounding properties for the permitted uses listed in the underlying zoning district;*

Board Findings: Applicant’s proposed use is consistent with the character of the surrounding area given the presence of other rural dwellings, wineries and tasting rooms and other visitor attractions. As described above, short term rental of the dwelling will be comparable in intensity to single family use, particularly given that Applicant’s family will continue to occupy the dwelling part time as a family home.

Moreover, visitor rental of Applicant’s dwelling complements local wineries and tasting rooms and helps sustain and incentivize continued agricultural production of wine grapes on the Property. Applicant’s proposed use therefore helps sustain local farms and the local agricultural economy

consistent with the purpose of EFU zoning and Statewide Planning Goal 3. The Board therefore finds that this criterion is met.

FYC asserts that Applicant does not meet this criterion, but FYC does not explain why it believes this to be the case nor identify any evidence to support this argument. The Board therefore rejects FYC's unsupported assertion.

- E. The proposed use is appropriate, considering the adequacy of public facilities and services existing or planned for the area affected by the use; and*

Board Findings: Public facilities and services are in place for the existing dwelling and Applicant's proposed use is consistent with single family use of the dwelling in terms of the use of public facilities and services. This criterion is therefore met.

- F. The use is or can be made compatible with existing uses and other allowable uses in the area.*

Board Findings: The Board finds that Applicant's proposed use is compatible with existing and allowable uses in the area for the reasons described above. The Board notes that no neighbors or other parties have argued that Applicant's proposed home occupation is incompatible with neighborhood uses. One neighbor raised a concern about potential events on the Property, and Applicant responded by proposing a condition of approval prohibiting events without additional land use approval. The Board has incorporated that condition into this decision.

FYC asserts that Applicant does not meet this criterion, but FYC does not explain why it believes this to be the case nor identify any evidence to support this argument. The Board therefore rejects FYC's unsupported assertion.

2. Farm Impact Test (ORS 215.296 & YCZO 402.07)

402.07 Additional Standards for Approval of Conditional Uses

- A. In the Exclusive Farm Use District, prior to establishment of a conditional use, the applicant shall demonstrate compliance with the following criteria in addition to other requirements of this ordinance:*
 - 1. The use will not force significant change in accepted farming or forest practices on surrounding lands devoted to farm or forest use.*

2. *The use will not significantly increase the cost of accepted farming or forest practices on surrounding lands devoted to farm or forest use.*

Board Findings: Applicant submitted an inventory of farm and forestry uses in the surrounding area and the specific practices associated with those uses. Applicant defined the surrounding area as all tax lots where any portion of the tax lot is within 500 feet of the Property. This study area reflects state and local requirements for public notice of land use applications in natural resource zones. Because of the size of the Property, some of the surrounding lands are over 3,000 feet from the proposed home occupation site.

No party identified any farming or forestry practices omitted from Applicant's inventory and no party identified any potential farming or forestry impacts from Applicant's proposed use. The Board therefore adopts as findings Applicant's inventory located at Exhibit C of Applicant's February 2023 application supplement.

Although FYC asserted that "applicant has not adequately demonstrated compliance with [the farm impact test]," FYC did not provide any explanation of why FYC believes Applicant's analysis to be inadequate nor did FYC present any evidence to undermine Applicant's analysis. The Board therefore rejects FYC's unsupported assertion.

As documented in Applicant's inventory, farm uses on surrounding lands include vineyards, grass and hay production and livestock operations. The farm practices on these farms include various combinations of hand labor, mechanical work and chemical inputs. Harvest activities on these farms occur from summer to fall. There are no forestry uses on surrounding lands.

An adjacent vineyard property includes a wine tasting room, and residential dwellings are also present on surrounding lands. The surrounding area therefore includes residential uses and commercial visitor activities similar to and more intensive than the home occupation proposed by Applicant. Applicant's proposed use is akin to a single family residential use, except that the occupants of Applicant's dwelling will change more frequently than a typical single family dwelling.

The proposed home occupation site is located at the northern end of the Property at the end of Morelli Drive. The closest neighboring farm use to Applicant's dwelling here is the Saffron Fields vineyard to the north. The Saffron Fields vineyard includes a dwelling approximately 450 feet from Applicant's dwelling. The Board therefore finds that this existing vineyard dwelling on the Saffron property and Applicant's existing dwelling on Applicant's vineyard Property demonstrate that dwelling use does not impact viticultural practices.

Other farm uses are separated from Applicant's dwelling site by considerable distance, which ensures that there will be no significant noise or visual impact on farming practices from Applicant's proposed use.

Finally, traffic associated with Applicant's proposed use will be minimal and similar to traffic associated with a single family dwelling. Moreover, most of the surrounding farms do not take

access from Morelli Drive. Applicant's proposed home occupation therefore will not create traffic impact on local farming practices.

For all of the above reasons, the Board finds that Applicant's proposed use will not force a significant change in local farm and forest practices, nor significantly increase the cost of these practices. Applicant therefore meets the farm and forest impact criteria.

D. Conclusion

Based on the findings above, the request for conditional use approval of a home occupation permit for a short term rental of an existing dwelling complies with the applicable criteria listed in YCZO 402.04(I), 402.07(A), 1004.01 and 1202.02 with conditions. Therefore the request is approved with the conditions identified in Section E below.

E. Conditions of Approval

1. The dwelling, located at 18000 NE Morrelli Drive on Tax Lot 2436-01600, may only be offered to guests as a single unit; applicant may not rent individual rooms in the dwelling under this permit.
2. Applicant may not provide food service to guests.
3. This permit is personal to the applicant and property owner, Frank Quinn Stepan Jr. and The Stepan Family Reserve, LLC, and does not run with the land. Any subsequent owner who would like to continue operating the short term rental must receive land use approval for the home occupation.
4. The home occupation shall be managed by a resident of the property, consisting of Tax Lots 2436-01600 or 3402-00100.
5. Prior to operation of the home occupation, the driveway access and water supply shall be inspected and approved by the Yamhill Fire Department, unless the Fire Department confirms that the prior approval associated with the dwelling is sufficient.
6. The use shall employ no more than five (5) full or part time employees.
7. Prior to operation of the home occupation, the applicant shall obtain all necessary building, plumbing, and electrical permits from the Yamhill County Building Department or a confirmation that existing permits are sufficient.
8. Prior to operation of the home occupation, the water shall be tested initially and annually thereafter for nitrate, arsenic and bacteria and determined to be safe for public consumption by the Public Health Department. Results of the test shall be submitted to the Yamhill County Planning Department.

9. The use is limited to the operation of a short-term rental of the existing single-family dwelling. Agri-tourism or other celebratory events on the property require additional land use approval.
10. No outside evidence of the home occupation shall be visible except for a sign not to exceed 24 square feet, which is subject to permit and land use approval pursuant to Section 1006 of the *Yamhill County Zoning Ordinance*.
11. There shall be no parking along the NE Morrelli Drive right-of-way.
12. This approval is valid for two (2) years following the date of final approval and shall expire at that time unless the use has been initiated or applicant secures an extension pursuant to YCZO 1202.05D.
13. Prior to operation of the home occupation, applicant will obtain a tourist/traveler license from the Public Health Department to ensure appropriate health and safety practices.
14. Modification of any of the above conditions requires approval under Section 1202.05 of the *Yamhill County Zoning Ordinance*. Violation of any of the above conditions may result in revocation of the conditional use permit with the process detailed in Sections 1202.07 and 1202.08 of the *Yamhill County Zoning Ordinance*.

END