

# Yamhill County

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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KJ \_\_\_\_ MS \_\_\_\_ BK \_\_\_\_ CB \_\_\_\_

**Date:** September 4, 2025

**TO:** Board of Commissioners

**From:** Lance Woods, Senior Planner

**RE:** Docket PAZ-01-24/S-03-24, a request by John Abrams, for a Comprehensive Plan amendment from Agriculture/Forestry Large Holding to Very Low Density Residential and a zone change from EF-80, Exclusive Farm Use to VLDR-2.5, Very Low Density Residential with an Exception to Statewide Planning Goal 2 (Exception Process) and Goal 14 (Urban Development on Undeveloped Rural Lands, and the Transportation Planning Rule. A fourteen (14) lot subdivision is also being requested with an average lot size of 1.23-acres, and seven lots measuring 0.5-acres and seven lots measuring approximately 1.25-acres being created from Tax Lot 4418-01000, a 17.3-acre parcel.

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Attached is the record of the above application that is scheduled for a hearing by the Board of Commissioners on September 11, 2025, at 10:00 AM. On July 10, 2025, the Yamhill County Planning Commission reviewed the request and recommended approval of the application by a vote of 8-0.

The contents of the record are as follows:

- I. Staff Report
- II. Application
  - a. Letter of Incompleteness
  - b. Applicant's Response to Letter of Incompleteness
- III. Very Low Density Residential Zoning Ordinance
- IV. Planning Commission Minutes, July 10<sup>th</sup>, 2025
- V. Comments Submitted During & After the Planning Commission Hearing
- VI. Public Notice
- VII. Public Agency Reports
- VIII. Comments Received