

## Docket Z-01-25 Eggert

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### I. Staff Report

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**HEARING DATES:** June 5, 2025 – Planning Commission Hearing  
December 11, 2025 – Board of Commissioners Hearing

**DATE:** October 8, 2025

**DOCKET NO.:** Z-01-25

**REQUEST:** Approval of a zone change from Heavy Industrial Use (HI) to Light Industrial Use (LI).

**APPLICANT:** Charles Eggert

**OWNER:** CharlieCo LLC

**TAX LOT:** 4318-801 and 4318-900

**LOCATION:** 13245 SE Fletcher Rd., Dayton

**ZONE:** HI, Heavy Industrial

**CRITERIA:** Sections 702 and 1208.02 of the Yamhill County Zoning Ordinance. Section 904, Limited Use Overlay may also be applied. Comprehensive Plan policies may be applicable. Oregon Administrative Rule, OAR 660-12-0060 Transportation Planning Rule.

**REFERRALS:** *Public Works* – No comments received to date.  
*Dayton Rural Fire District* – No comments received to date.  
*SWCD*- No comments received to date.  
*ODOT* – No comments received to date.  
*Water Master* – No comments received to date.  
*DLCD* – No comments received to date.  
*City of Dayton*-No comment  
*Sanitarian* – No conflicts

**EXHIBITS:**

- I. Staff Report
- II. Application
  - a. Letter of Incompleteness
  - b. Response to Letter of Incompleteness
- III. Light Industrial and Heavy Industrial Zoning Ordinances
- IV. Public Notice
- V. Public Agency Reports
- VI. Comments Received
- VII. Planning Commission Meeting Minutes
- VIII. Planning Commission Meeting Comments

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## FINDINGS:

### **A. Background Facts**

1. *Parcel size:* Parcel 4318-801 is 4.5-acres and Parcel 4318-900 is a 9.2-acres.
2. *Access:* There is a driveway on parcel 4318-900 with direct access to SE Fletcher Rd.
3. *On-site Land Use:* Historically the parcel has been used as a slaughter facility with an approved DEQ wastewater facility. There are several buildings including a warehouse, main plant/facility, animal pens, shop, oat milk processing building, and around 7-acres of trees and vegetation that borders the Yamhill River.
4. *Surrounding Zoning and Land Use:* The parcels to the north (across the Yamhill River) are zoned EF-80, Exclusive farm use and appear from the aerial imagery and site visit to be primarily employed as grass seed or hay fields. The parcels to the south (across SE Fletcher Road) are also zoned EF-80 and also appear to be primarily in agricultural use, in this case primarily hazelnut orchards and some small hay fields. The parcels to the east and west is zoned AF-10 and developed with one single family dwelling. The Urban Growth Boundary of the City of Dayton is approximately less than ½ a mile southeast of the subject tract.
5. *Water:* The subject tract is served by one or more wells.
6. *Sewage Disposal:* DEQ wastewater system and septic system.
7. *Previous Actions:* SDR-32-17, Site design review for a wastewater treatment facility. SDR-08-03, site design review for a storage facility TS-62-78, temporary structure. PAZ-06-94/SDR-11-94, zone change from AF-10 (Agriculture/Forestry Small Holding) to HI (Heavy Industrial) and site design review for expansion of meat processing plant.
8. *Overlay District:* A portion of the northern property is within the Flood Plain Overlay District with an identified wetland area. The property appears to be within the airport overlay district.
9. *Soils:* The Yamhill County Soil Survey indicates the property is composed predominantly of Woodburn Silt Loam (WuB), which is a Class II agricultural soil. There is also some Terrace Escarpment (Te, Class VI) on the downhill slope at the north end of the property toward the Yamhill River and a small amount of Chehalis Silty Clay Loam (Ck, Class II).
10. *Fire Protection:* Dayton Rural Fire Protection District

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**B. Zone Change and Plan Amendment Provisions and Analysis**

1. The applicant has requested the zone change to be in alignment with small scale industrial development on existing industrial land. The applicant stated that this zone change will reduce the impact from a high nuisance industrial use to a lower nuisance use. Most recently, the subject parcels have been operating as a meat processing center, which is a permitted use in the Heavy Industrial Zone. If granted a zone change, a meat processing center is not an approved use in the light industrial zoning. If in the future, an applicant wishes to return the site to a meat processing center, an application for a zone change back to the Heavy Industrial zone would be required.
2. This zone change application must comply with the Oregon Revised Statutes, and the Oregon Administrative Rules, which will be addressed throughout this report.
3. The application must also comply with the standards and criteria in YCZO Section 1208.02. These provisions are:
  - (A) *The proposed change is consistent with the goals, policies, and any other applicable provisions of the Comprehensive Plan.*

Though most of the Yamhill County Goals and Policies are aspirational and not to be mistaken for, or interpreted as, approval criteria it is required that they be considered. It is a fact that some of the goals and policies conflict with one another. They are simply to be used as a guide to aid decision-makers. For example, where goals or policies conflict the decision makers need to weigh the evidence and decide which goal or policy the request satisfies. Therefore, the Planning Commission and Board of Commissioners would need to decide whether it is more appropriate for the 13.7-acre tract to be preserved for heavy industrial uses or if it is better suited to allow for light industrial uses.

The comprehensive plan designation for the property has been Industrial for over 55 years. The industrial designation is consistent with Section 11.05.01.08 of the Yamhill County Comprehensive Land Use Plan and Goal 9 of the statewide planning goals in that it encourages land for employment activities, “commercial and industrial development takes a variety of shapes and leads to economic activities that are vital to the health, welfare and prosperity of Oregon’s citizens.” Industrial uses include, but are not limited to manufacturing, assembly, fabrication, processing, storage, etc. The provision of adequate urban services is a major concern in an industries location and operation. The subject area is near to the city limits of Dayton, Lafayette and McMinnville. Major transportation links are within a mile and include State Highways 18 and 99. The location has been supported by the existing infrastructure and services available nearby for years. The owner/applicant is seeking a zone change that will reduce the impacts on the surrounding neighborhoods while maintaining critical and limited access to industrial zoned parcels. With this request for a zone change, the only changes occurring on the subject parcels will be the zoning designation from heavy industrial to light industrial, which will continue to support the economic vitality

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in a way that is more harmonious with the surrounding residential and farming uses. Therefore, the request is consistent with the goals, policies and other applicable provisions of the Comprehensive Plan.

4. (B) *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.*

The parcels in question, currently zoned Heavy Industrial, are crucial to the ongoing economic vitality of the region. Industrial zones are essential in supporting local job creation, skilled labor, and the production and distribution of goods and services that the community relies on. These areas serve as key assets, providing not only employment opportunities but also contributing to the broader economic ecosystem by supporting surrounding businesses and industries.

The requested zoning change is consistent with the character of the existing uses on the subject tract, which have been in place for over 50 years. The Dayton Natural Meat Processing facility, a longstanding establishment in the area, has been an essential resource for nearby farms and the surrounding community. Its operations have integrated well with the local environment, supporting the agricultural sector and providing a critical service to local producers.

However, as markets evolve, so too must the types of businesses that occupy such spaces. The owner of the property has requested a zoning change to better align with current market demands, while ensuring the change will be less intensive both environmentally and in terms of resource consumption. This adjustment is in response to a broader shift in the local and regional economy, aiming to ensure the site remains productive and sustainable for the long term.

In conclusion, the proposed zoning change will preserve the industrial character of the area while positioning it for a future that is more adaptable and less environmentally burdensome. This ensures continued economic growth, job retention, and the long-term viability of the area, in line with both community and market needs.

5. (C) *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.*

The subject parcel is currently zoned Heavy Industrial, with the County's comprehensive plan designating the tract as Industrial. This zoning designation is consistent with the intended use of the site, aligning with the broader industrial framework that supports the local economy.

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The surrounding area is predominantly rural residential and agricultural in nature, with several large-scale agricultural processing facilities located nearby. Notable examples include G & D Evers Farm, Creekside Valley Farms, and Bernards Brothers Farm, all of which operate in close proximity to the subject parcel. These facilities underscore the importance of industrial zoning in supporting agricultural activities in the region.

Additionally, both Lafayette and Dayton are within a mile of the subject tract, providing immediate access to urban infrastructure, markets, and labor forces. The proximity to these cities reinforces the relevance of industrial uses in this area, as they serve as hubs for both economic activity and population density. The requested zoning change would maintain the industrial character of the area while ensuring compatibility with surrounding land uses. Given the agricultural and industrial facilities already established nearby, this change is consistent with the existing landscape and would not disrupt the character of the region. Rather, it offers an opportunity to adapt to evolving market demands while continuing to contribute to the local economy and infrastructure.

6. (D) *Other lands in the county already designated for the proposed uses are either unavailable or not as well-suited for the anticipated uses due to location, size, or other factors.*

According to the applicant, there are very few other parcels in the area that are designated as Industrial under the County's comprehensive plan. This makes the subject parcel uniquely suited for industrial development, as it offers one of the few available opportunities to support industrial growth within the region.

Furthermore, the applicant notes that the size and existing infrastructure of the property make it an ideal candidate for industrial use. The property is well-equipped to accommodate the needs of potential industrial tenants, with ample space and the necessary infrastructure already in place to support such uses.

In contrast, the only other comparable property for sale in the region is significantly larger, more expensive, and located much further from the central economic hubs of Yamhill County. This makes the subject parcel not only more accessible but also more cost-effective for prospective businesses looking to invest in the area. The applicant believes this site offers a practical and economically viable option for industrial development, helping to meet market demand while minimizing the distance and logistical challenges associated with more remote locations.

7. (E) *The amendment is consistent with the current Oregon Administrative Rules for exceptions, if applicable.*

This amendment is consistent with the existing Comprehensive Plan designation of Industrial and as such does not require the application of any exceptions.

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**C. Goal 12 (Transportation Rule) Provisions and Analysis**

1. The provisions of the Transportation Planning Rule, implementing Goal 12, must be addressed. OAR 660-12-060 contains the provisions that must be met:

*(1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:*

*(a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);*

*(b) Change standards implementing a functional classification system; or*

*(c) Result in any of the effects listed in paragraphs (A) through (C) of this subsection based on projected conditions measured at the end of the planning period identified in the adopted TSP. As part of evaluating projected conditions, the amount of traffic projected to be generated within the area of the amendment may be reduced if the amendment includes an enforceable, ongoing requirement that would demonstrably limit traffic generation, including, but not limited to, transportation demand management. This reduction may diminish or completely eliminate the significant effect of the amendment.*

*(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;*

*(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or*

*(C) Degrade the performance of an existing or planned transportation facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.*

2. In regard to the traffic-related criteria, the Applicant did not submit a formal traffic impact analysis to the Planning Department, as there is no identified new business tied to the zone change request at this time. Additionally, no comments or concerns were received from the County Public Works Department or the Oregon Department of Transportation regarding the proposed zoning change.

Given that this request is solely for a zone change and not tied to a specific development proposal, a traffic impact analysis was not deemed necessary at this stage. However, any future land use application for a site design review—should a business or development

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proposal arise—will be subject to the full review process, which would include referral to the Yamhill County Public Works Department for assessment of traffic and infrastructure impacts.

Based on the current conditions, it appears that the road infrastructure in the area is capable of supporting the proposed industrial uses, given that the subject parcel is situated within an industrially zoned area and surrounded by similar uses. If a new driveway or access point is required in the future, it would be subject to Yamhill County's permitting process, ensuring that any potential impacts are appropriately managed.

Therefore, it seems that the proposed zoning change is consistent with the existing infrastructure and characteristics of the area, with no immediate concerns raised regarding traffic.

#### **E. Limited Use Overlay Provisions**

1. The Section 904.02 of the Yamhill County Zoning Ordinance states that *The limited use overlay may be applied by the Board of Commissioners or the Planning Commission to Plan Amendments and/or zone changes.*
2. Section 904.03 of the YCZO contains provisions for limited use overlays. It states:
  - (A) *When the Limited Use Overlay District is applied, the uses permitted in the underlying zone shall be limited to those specifically referenced in the ordinance adopting the Limited Use Overlay District.*
  - (B) *The Limited Use Overlay District may be used to require conditional use approval for uses normally permitted outright.*
  - (C) *Reasonable conditions may be imposed in the Limited Use Overlay District as are necessary to assure compliance with the provisions of the Comprehensive Plan and this ordinance.*
  - (D) *Until the overlay has been removed or amended, the only permitted uses in an LU district shall be those specifically referenced in the adopting ordinance.*
3. Since the Light Industrial zone allows for industrial uses which have not been evaluated to determine whether they are suitable to the area, it is appropriate to apply a Limited Use Overlay to limit uses that are permitted on this parcel to only uses allowed in the Light Industrial District.

The LU Overlay will include the following uses that are only permitted in the Light Industrial zone. Specifically, those addressed in Section 702.02 (A-L):

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- A. Manufacture of machine tools, medical and dental equipment, electronic instruments, mobile homes, and food products not generating noxious odors;
  - B. Farm, industrial or contractor's equipment or materials manufacture, storage, sales, repair or service, including automobile repair garage;
  - C. Warehousing, wholesale storage and distribution, and motor freight terminals contained only within a building;
  - D. Fruit, nut or vegetable packing, processing warehousing or cold storage operations;
  - E. Winery;
  - F. Veterinary hospital;
  - G. Accessory uses;
  - H. Temporary structures as may be required during construction of an authorized permanent structure. Such temporary structure shall be removed upon final inspection of the permanent structure by the Building Inspector;
  - I. Community or municipal water supply system;
  - J. Community or municipal sewer system; and
  - K. Signs, pursuant to the sign provisions set forth in section 1006;
  - L. Dwelling for a caretaker or watchman in conjunction with permitted use.

And the following uses that have been approved as a similar use in the LI District:

- RV Storage
- Mini-storage

#### **CONCLUSIONS FOR APPROVAL:**

1. The request is for a zone change from HI, Heavy Industrial, to LI, Light Industrial.
2. The proposal is consistent with Comprehensive Plan goals and policies.
3. The proposal is consistent with Section 1208.02 of the *Yamhill County Zoning Ordinance*.

#### **CONCLUSIONS FOR DENIAL:**

1. The applicant has not demonstrated that the request satisfies Sections 1208.02(B) and (D) in that it has not been shown that there is a need for those uses allowed in the requested zone and that other land within the County is either unavailable or not as well suited for the use.
2. The applicant has not adequately demonstrated that the use complies with the Transportation Planning Rule.
3. The proposal is inconsistent with Comprehensive Plan goals and policies

#### **RECOMMENDATION:**

A staff recommendation will be given after the receipt of additional testimony.

**II. Application**

979-25-000210-PLNG

YAMHILL COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT

LAND USE APPLICATION

Docket 2-01-2025
Date 2/20/25
Rec'd by P.X.
Receipt # 934955
Fee \$4,930.00

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

Form with sections: APPLICANT (Eggert Charles E), LEGAL OWNER (IF DIFFERENT), PROPERTY INFORMATION (Tax Lot(s) R 4318 00801, Zone: Heavy Industrial, Size of Tract: 9.2 ac and 4.5 ac)

1. TYPE OF APPLICATION (what is requested?): Zone Change

2. JUSTIFICATION FOR REQUEST YCZO Section(s):

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: Slaughter Facility

4. Please list the type of buildings that are currently on the property (i.e. manufactured home, pole building, agricultural barn, etc.): Warehouse, main plant facility, Animal Pens

5. Is there a septic system on the property? [X] Yes [ ] No
6. How will water be provided? [X] Well [ ] City [ ] Other
7. What road and/or easement is the property accessed from? Fletcher Rd



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.



Applicant's signature

02-20-2025

Date

Property owner's signature (if different)

Date

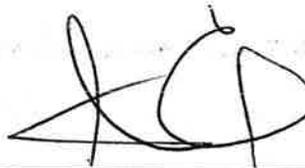
State of Oregon

County of Yamhill

Signed before me on this 20 day of February, 2025

by Charles Eggert





Notary Public for Oregon,  
My Commission expires August 04, 2028

# 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: <http://www.yamhillcounty.gov/283>

March 6, 2025

Charles Eggert  
30000 SW 35<sup>th</sup> Dr.  
Wilsonville, OR 97070

Re: **Docket Z-01-25, zone change request for Tax Lot 4318-801 and 4318-900**

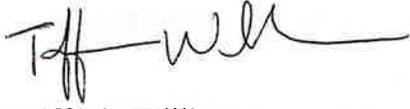
On February 20, 2025, you submitted an application for a zone change from HI, Heavy Industrial to LI, Light Industrial on the above tax lots. The following additional information is required for our office to review the request:

- ❖ Further justification regarding the zone change criteria is needed, including criterion 1208.02(A).
  - Section 1208.02(A): *The proposed change is consistent with the goals, policies and any other applicable provisions of the Comprehensive Plan.*
- ❖ Further justification regarding the zone change criterion 1208.02(B) is needed.
  - Section 1208.02(B): *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.*
- ❖ Further justification regarding the zone change criterion 1208.02(C) is needed.
  - Section 1208.02(C): *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.*
- ❖ Further justification regarding the zone change criterion 1208.02(D) is needed.
  - *Other lands in the County already designated for the proposed uses are either unavailable or not as well-suited for the anticipated uses due to location, size or other factors.*

Your application will be considered incomplete until you submit the information indicated above. Pursuant to ORS 215.427, you have 180 days from the date the application was first submitted in which to submit the requested information in order to have your application considered under the land use regulations in effect at the time the application was first submitted. If you prefer not to submit the requested information, please inform our office in writing and we will process the application as-is (which could result in the application being denied).

If you have any questions, please feel free to call this office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Tiffanie Willis', with a long horizontal flourish extending to the right.

Tiffanie Willis  
Associate Planner

**We are seeking a zone change for the properties located at 13245 SE Fletcher Road Dayton Oregon. They consist of two tax lots (R4318 0900 and R4318 0801). The site has been the home to Dayton Natural Meats for over 25 years. Used for the slaughter and processing of a variety of animal species. This business closed its doors last year. We feel that the Light industrial zone would be a similar use to the existing Heavy industrial zoning and be less impactful to the surrounding community.**

**Light industrial uses such as small-scale manufacturing of durable goods or food products would be of similar use to the existing business. Filling a need in Yamhill County for these kinds of spaces. Other uses like small warehouses for contractors or repair shops would also constitute similar use and be a benefit to the business community.**

**The light industrial zone presents a broader range of uses that will benefit the counties small businesses. While also being less obnoxious and odorous to the surrounding property. The traffic, noise and light pollution would be similar or better than the existing zone as well. Light industrial use represents a net benefit both to the county at large and the local neighborhood, while also reducing the impact of the current zoning's unconditional uses.**

Addendum to land use application for Fletcher road property by Charles Eggert

- A. The proposed change is consistent with the goals, policies and other applicable provisions of the Comprehensive Plan.

The comprehensive plan designation is industrial. The change to Light industrial from Heavy industrial is consistent with Section 1H of the Yamhill County Comprehensive Land Use Plan, in that it encourages small scale industrial development on existing industrial land. It also will reduce the impact from a high nuisance industrial use to a lower nuisance use.

- B. 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 use will satisfy, and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone.

The applicants wish to convert the zone from heavy to Light industrial will be a net boon to both the citizenry and local businesses in the area. The current use as an animal slaughter facility is no longer desirable or needed according to the market. However, the facility already possesses all the infrastructure from buildings to wells and septic systems to provide for alternative uses. As it currently sits it is providing no economic benefit to the surrounding area, by allowing the Light industrial use other new businesses could locate here and provide jobs and economic growth for the area. While having a lower bar for creation due to the infrastructure already in place. While there is other light industrial land in the county, most is bare land which would require a large investment to become viable, while this site already has everything a business would need to turn on the lights and begin operation. This site is ideally situated to take advantage of the investment coming into the county and provide a positive impact to the county through job creation and economic activity.

- C. 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.

The change to LI is consistent with the surrounding area. The property has been historically used for heavy industrial uses. The surrounding properties are AG10 or efu. To the east the owners own a 12-acre parcel of AG 10 land that buffers the property from nearby residences. Other properties surrounding are used for farm use. Water would be provided by the current well, and sewer services are provided by an existing septic. The change from a higher industrial use to a lower industrial use would have either the same or less impact on the utilities and services of the area. Having operated in its current designation of heavy industrial the change to light industrial is consistent with the surrounding uses.

- D. Other lands in the county already designated for the proposed uses are either unavailable or not as well suited for the anticipated use due to location, size or other factors.

There are very few lands in the county available for light industrial use that both have the size and the existing infrastructure of this property. There are currently only two properties listed for sale with the size and infrastructure of this property. One being much larger and more expensive, and one much further from the heart of Yamhill County. The location, existing infrastructure, size, and price make this property ideal for development. The intention is to create a small industrial park that can operate one large business or multiple small businesses in an area that will provide a maximum economic benefit to the surrounding area.

Phone (503)434-7516

Fax (503)434-7544

**From:** Charlie Eggert <eastbeaverton@yahoo.com>  
**Sent:** Monday, March 31, 2025 10:20 AM  
**To:** Tiffanie Willis <WillisT@yamhillcounty.gov>  
**Subject:** Re: Zone Change Incomplete Letter Z-01-25

**Caution:** This email originated outside of the Yamhill County email system

Hi Tiffanie

I have attached a copy of the answers to your questions regarding my land use application. I will also include it in the body of the email below. Let me know if you have any further questions. Thanks

Charles Eggert

Addendum to land use application for Fletcher road property by Charles Eggert

A. The proposed change is consistent with the goals, policies and other applicable provisions of the Comprehensive Plan.

The comprehensive plan designation is industrial. The change to Light industrial from Heavy industrial is consistent with Section 1H of the Yamhill County Comprehensive Land Use Plan, in that it encourages small scale industrial development on existing industrial land. It also will reduce the impact from a high nuisance industrial use to a lower nuisance use.

B. 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 use will satisfy, and the availability and location of other lands so zoned and their suitability for the uses allowed by the zone.

The applicants wish to convert the zone from heavy to Light industrial will be a net boon to both the citizenry and local businesses in the area. The current use as an animal slaughter facility is no longer desirable or needed according to the market. However, the facility already possesses all the infrastructure from buildings to wells and septic systems to provide for alternative uses. As it currently sits it is providing no economic benefit to the surrounding area, by allowing the Light industrial use other new businesses could locate here and provide jobs and economic growth for the area. While having a lower bar for

creation due to the infrastructure already in place. While there is other light industrial land in the county, most is bare land which would require a large investment to become viable, while this site already has everything a business would need to turn on the lights and begin operation. This site is ideally situated to take advantage of the investment coming into the county and provide a positive impact to the county through job creation and economic activity.

C. 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.

The change to LI is consistent with the surrounding area. The property has been historically used for heavy industrial uses. The surrounding properties are AG10 or efu. To the east the owners own a 12-acre parcel of AG 10 land that buffers the property from nearby residences. Other properties surrounding are used for farm use. Water would be provided by the current well, and sewer services are provided by an existing septic. The change from a higher industrial use to a lower industrial use would have either the same or less impact on the utilities and services of the area. Having operated in its current designation of heavy industrial the change to light industrial is consistent with the surrounding uses.

D. Other lands in the county already designated for the proposed uses are either unavailable or not as well suited for the anticipated use due to location, size or other factors.

There are very few lands in the county available for light industrial use that both have the size and the existing infrastructure of this property. There are currently only two properties listed for sale with the size and infrastructure of this property. One being much larger and more expensive, and one much further from the heart of Yamhill County. The location, existing infrastructure, size, and price make this property ideal for development. The intention is to create a small industrial park that can operate one large business or multiple small businesses in an area that will provide a maximum economic benefit to the surrounding area.

## Tiffanie Willis

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**From:** Charlie Eggert <eastbeaverton@yahoo.com>  
**Sent:** Thursday, April 3, 2025 11:12 AM  
**To:** Tiffanie Willis  
**Subject:** Re: Zone Change Incomplete Letter Z-01-25

**Caution:** This email originated outside of the Yamhill County email system

I think that's everything I have. Unless you see something that you can share that would be helpful. Let's proceed Thanks

Charlie

Sent from Yahoo Mail for iPhone

On Monday, March 31, 2025, 1:39 PM, Tiffanie Willis <WillisT@yamhillcounty.gov> wrote:

Hi Charlie,

I have provided a copy of your responses for your application.

Do you wish to proceed with the application or do you have anything else you would like to add to the record?

Thank you,

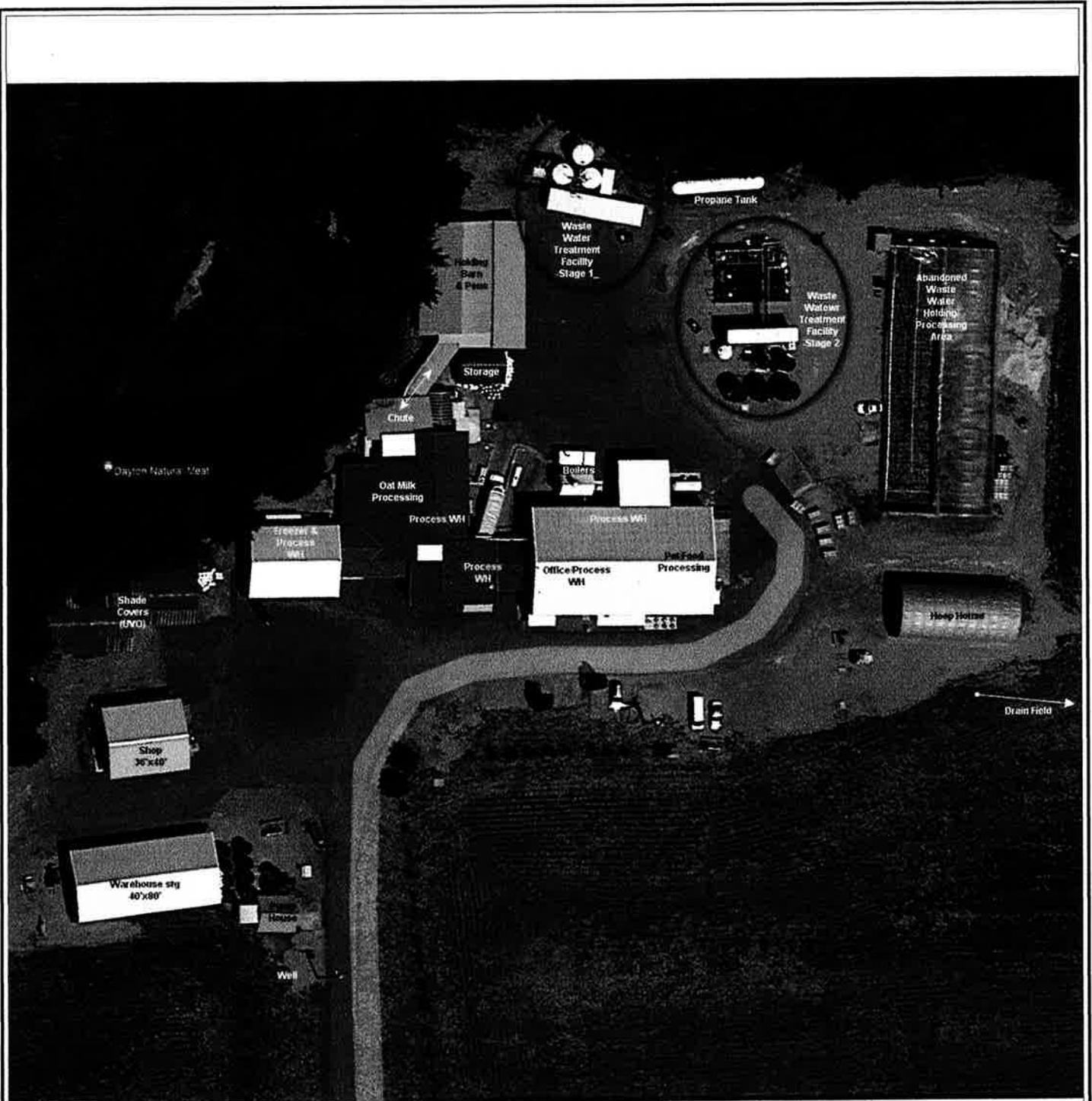
Tiffanie Willis

Associate Planner

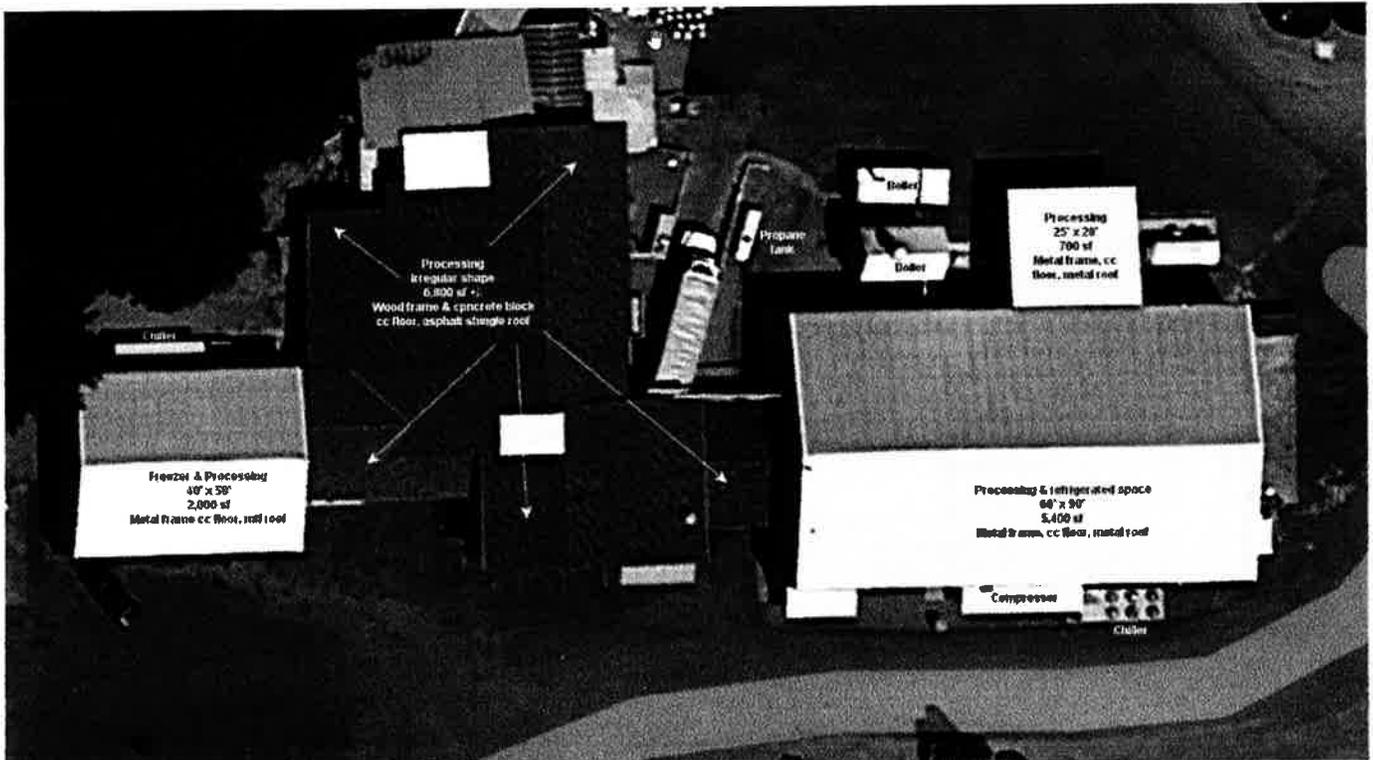
Yamhill County Planning Department

McMinnville, OR 97128

Facility Layout



## Subject Improvements - Con't



Above is a rendering of the **Process Facility**. The processing facility is a combination of metal frame, concrete block and wood frame structures. All portions of the structure have concrete foundations and floors. The freezer and process building to the left and the irregular shaped processing building in the center is the area that will be dedicated to oat milk processing. This area, formerly used for beef and hog processing will retain the kill box area and hook and trolley systems, but the rooms that will process the oat milk (former cut and wrap area) will receive a dropped ceiling to hide the trolley system and new floor coatings. Equipment to be located in this area are the ultra-filtration line and the carton fillers. This area already has washable wall coverings. as seen above, this portion of the facility also contains a single truck shipping dock.

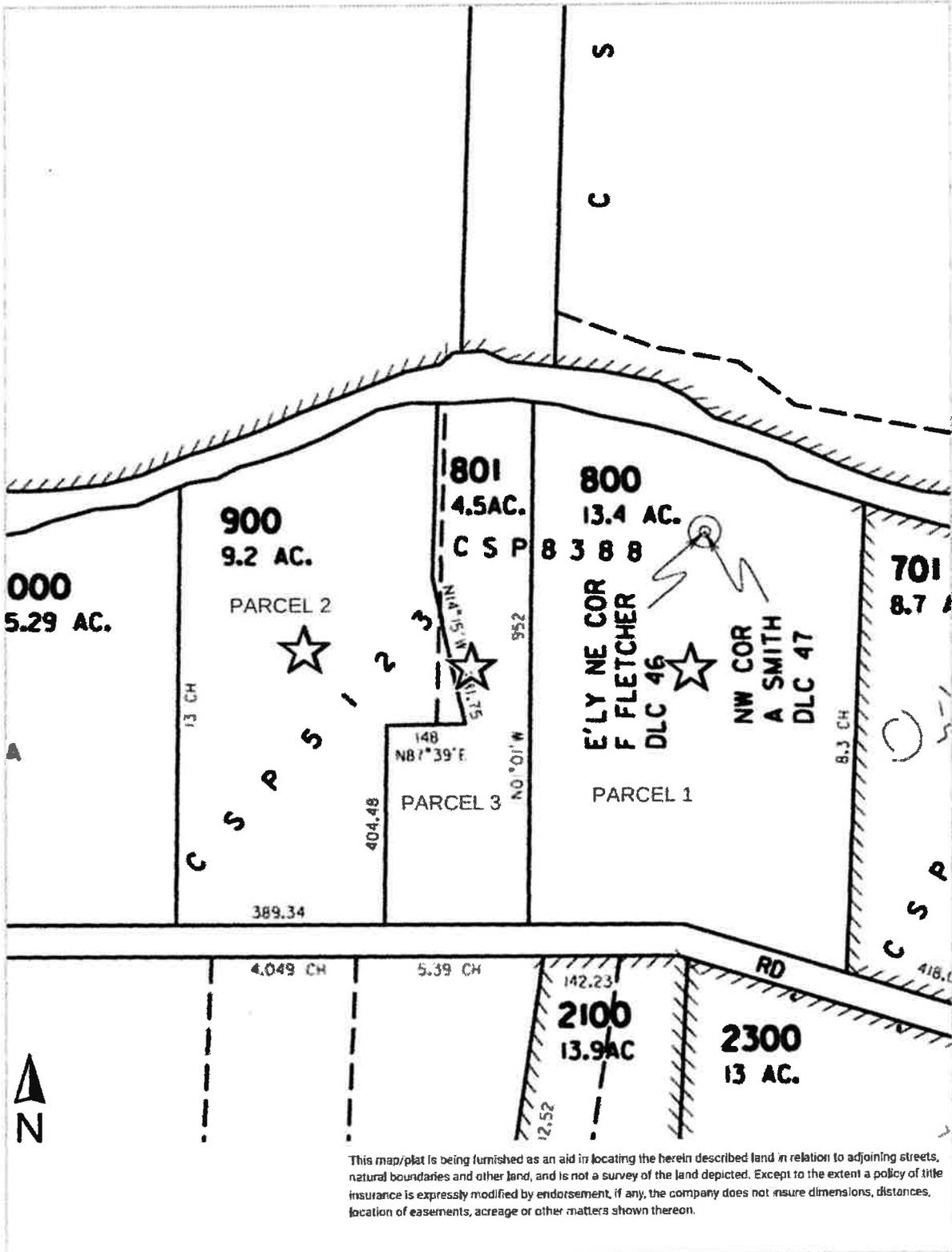
The building to the right (5,400 sf) is being dedicated to pet food processing, and also contains the office area in the bottom left corner (2 story office/reception area). This area was formerly used in chicken processing. All of the chicken processing equipment has been removed. Ovens and smokers will be located to the area below the 700 sf storage room, and all of the forming and packaging equipment will be located in the cooler area above the chiller. Overall, the facility is functional for its intended use.

As referenced earlier, all of the components of the facility as a meat processing plant will be left intact so that the facility could be marketed as such is desired. Boilers are electric, 30 HP and 40 HP.

County Plat Map

9/28/23, 11:07 AM

Yamhill, OR - geoAdvantage by Sentry Dynamics



This map/plat is being furnished as an aid in locating the herein described land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

# ArcGIS WebMap



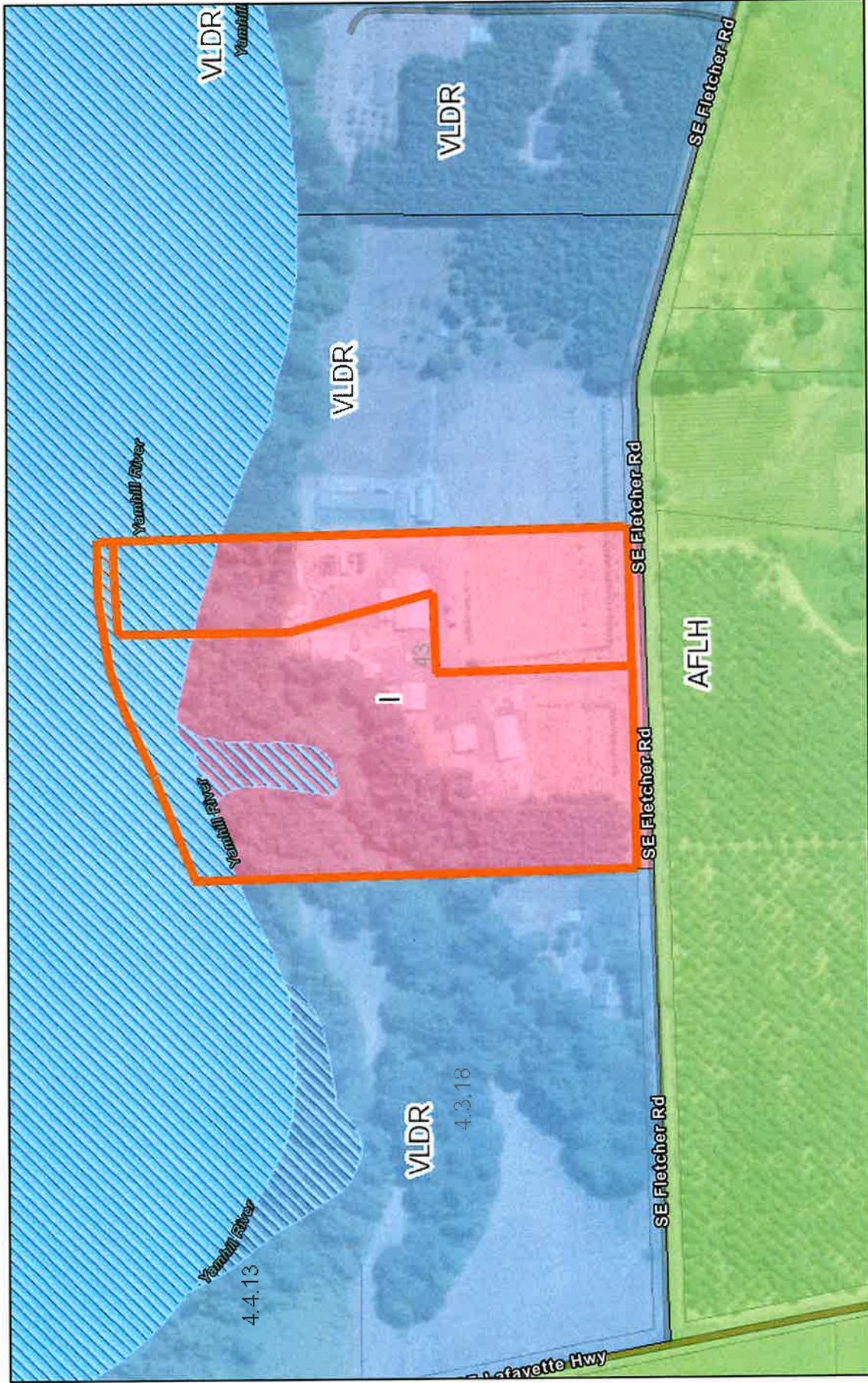
March 6, 2025

- SL
- County
- County Roads
- UGB\_YamhillCo
- Surveys1
- Tax Label
- Townships
- Taxlots

1:4,514  
0 0.03 0.04 0.06 0.09 0.17 mi

0 0.03 0.04 0.06 0.09 0.17 km  
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Source: Esri, Maxar, Earthstar  
ArcGIS WebApp Builder

# ArcGIS WebMap



March 6, 2025

1:4,514

0 0.03 0.06 0.09 0.17 km  
0 0.04 0.09 0.17 mi

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community. Source: Esri, Maxar, Earthstar

ArcGIS WebApp Builder

SL	100 Year Flood Area	AFSH	CITY	P	VLDR	Taxlots
City Boundary	Floodway	ALFH	I	Q	County Roads	Tax Label
UGB_YamhillCo	Comprehensive Plan	C	LDR	TRBL	Surveys1	
County	AFLH	CF	MDR	USA	Townships	

III. Zoning Ordinances

## SECTION 700 – INDUSTRIAL DISTRICTS

### 703. HEAVY INDUSTRIAL DISTRICT (HI)

[Last Amended 06/28/18; Ord. 906]

#### 703.01 Purpose.

The purpose of the HI District is to provide for industrial uses with high-nuisance characteristics that are incompatible with adjacent urban residential uses or for industrial uses where space or performance characteristics demand a specialized locale. All required services shall be available to the site, including necessary major utility lines and sewer and water facilities. Whenever appropriate, heavy industrial uses shall be located within urban growth boundaries so that necessary urban-level services can be provided in an efficient and economic manner.

#### 703.02 Permitted Uses.

In the HI District, the following uses shall be permitted subject to the standards and limitations set forth in subsection 703.07, and pursuant to Section 1101 for site design review:

- A. Grain elevators, feed mills and seed cleaning plants;
- B. Manufacture of forest products, including sawmills, planing mills, plywood and particle board plants and pulp and paper mills;
- C. Auto wrecking yards;
- D. Animal slaughtering, meat-packing and rendering plants;
- E. Facilities for the processing or production of oil, natural gas, geothermal resources or other hydrocarbons;
- F. Manufacture of clay products, brick, tile and cement and including mining of materials used in production;
- G. Outdoor storage of raw materials or finished products associated with any permitted use;
- H. Temporary structures as may be required during construction of an authorized permanent structure. Such temporary structure shall be removed upon final inspection of the permanent structure by the Building Inspector;
- I. Community or municipal water supply system;
- J. Community or municipal sewer system; and
- K. Signs, pursuant to the sign provisions set forth in Section 1006.
- L. Dwelling for caretaker or watchman in conjunction with permitted use. Site design review is not required for the dwelling.

[Added 6/5/85, Ord. 409; Amended 7/9/98, Ord. 648]

- M. Utility facility. [Added 12/05/02; Ord. 720]
- N. Accessory dwelling unit within an urban growth boundary, subject to the standards in Section 1014. Site design review is not required for the accessory dwelling unit. [Added 06/28/18; Ord. 906]

The following uses have been approved as a Similar Use in the HI district:

- Asphalt batch plant (SU-01-98),
- Cell Tower (SU-01-99)

### **703.03 Conditional Uses.**

In the HI District, no use may be allowed as a conditional use.

### **703.04 Similar Uses.**

Any use not specifically listed as a permitted use in this district that is similar in character, scale and performance to the permitted uses specified in subsection 703.02, may be allowed as a similar use subject to the provisions of Section 1206, and pursuant to the Type A application procedure set forth in Section 1301.

### **703.05 Prohibited Uses.**

Uses of land and water not specifically mentioned in this section, and not allowed as a similar use, are prohibited in the HI District.

### **703.06 Nonconforming Uses.**

Nonconforming uses found in the HI District are subject to the nonconforming use provisions of Section 1205 as well as to any other applicable provisions of this ordinance.

### **703.07 Standards and Limitations.**

In the HI District, the following standards and limitations shall apply:

- A. Parcel Size and Dimensions.
1. Minimum Parcel Size. The minimum parcel size for any use shall be two (2) acres.
  2. Depth-to-Width Ratio. The maximum depth-to-width ratio for any newly-created parcel shall be 3:1.
- B. Setbacks.

The minimum setback for all yards shall be thirty (30) feet for all uses, except as follows:

1. The minimum setback shall be five (5) feet for all yards for signs.

2. An accessory structure not more than fifteen (15) feet in height, at least sixty (60) feet from a road, and at least ten (10) feet from any dwelling may be located a minimum distance of three (3) feet from the property line in a side yard or rear yard.

3. Fences, walls and hedges may be permitted in any required yard or along the edge of any yard, subject to the clear-vision area requirements of subsection 703.07 (E).  
[Amended 7/9/98, Ord. 648]

C. Parcel Coverage.

The maximum parcel coverage shall be appropriate to the use, subject to Section 1101 for site design review.

D. Access.

Before a principal use may be established on any parcel as provided in this section, the parcel shall have a legal, safe and passable means of access by abutting at least twenty (20) feet either directly upon a public road, or by a private easement which is at least thirty (30) feet in width for its entire length and which also abuts upon a public road for at least thirty (30) feet. Nothing in this section shall be construed to vary or waive the requirements for creation of new access contained in any Land Division Ordinance legally adopted by Yamhill County.

E. Clear-Vision Areas.

A clear-vision area shall be maintained on the corner of any parcel at the intersection of any two of the following: county roads; public roads; private roads serving four or more parcels; and railroads. A clear-vision area shall contain no sight-obscuring structures or plantings exceeding thirty (30) inches in height within a triangle formed by the lot corner nearest the intersection, and the two points twenty (20) feet from this corner as measured along the parcel lines adjacent to the intersecting rights-of-way. Trees exceeding this height may be located such that their branches extend into this triangle, provided they are maintained to allow at least twelve (12) feet of visual clearance within the triangle below the lowest hanging branches.

F. Height.

1. The maximum building height for all structures shall be sixty (60) feet; and
2. Appurtenances usually required to be placed above the roof level and not intended for human occupancy such as spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys and wind generators are not subject to the height limitations of this ordinance.

G. Off-street Parking.

Off-street parking and loading requirements for any use in the HI District shall be as provided in Section 1007.

## SECTION 700 – INDUSTRIAL DISTRICTS

### 702. LIGHT/GENERAL INDUSTRIAL DISTRICT (LI)

[Last Amended 06/28/18; Ord. 906]

#### 702.01 Purpose.

The purpose of the LI District is to provide for light and general industrial uses with similar service needs within urban growth boundaries and in other locations which are or will be compatible with adjacent urban development. Such areas shall maintain high performance standards for light and general industrial uses and shall coordinate site and building design through application of the site design review process.

#### 702.02 Permitted Uses.

In the LI District, the following uses shall be permitted subject to the standards and limitations set forth in subsection 702.07 and pursuant to Section 1101 for site design review:

- A. Manufacture of machine tools, medical and dental equipment, electronic instruments, mobile homes, and food products not generating noxious odors;
- B. Farm, industrial or contractor's equipment or materials manufacture, storage, sales, repair or service, including automobile repair garage;
- C. Warehousing, wholesale storage and distribution, and motor freight terminals contained only within a building;
- D. Fruit, nut or vegetable packing, processing warehousing or cold storage operations;
- E. Winery;
- F. Veterinary hospital;
- G. Accessory uses;
- H. Temporary structures as may be required during construction of an authorized permanent structure. Such temporary structure shall be removed upon final inspection of the permanent structure by the Building Inspector;
- I. Community or municipal water supply system;
- J. Community or municipal sewer system; and
- K. Signs, pursuant to the sign provisions set forth in section 1006;
- L. Dwelling for a caretaker or watchman in conjunction with permitted use. Site design review is not required for the dwelling.

[Amended 7/9/98, Ord 648]

- M. Accessory dwelling unit within an urban growth boundary, subject to the standards in Section 1014. Site design review is not required for the accessory dwelling unit. [Added 06/28/18; Ord. 906]

The following uses have been approved as a similar use in the LI district:

- RV storage (Docket SU-01-91 in TL File 5405-1001)
- Mini-storage

### 702.03 Conditional Uses.

In the LI District pursuant to the Type B application procedure set forth in Section 1301, and subject to the conditional use review criteria listed in Section 1202, and subject to Section 1101 for site design review and any other applicable criteria established by this ordinance, the following uses may be allowed conditionally:

- A. Operations conducted for the exploration of oil, natural gas or geothermal resources, subject to the requirements in subsection 404.10.
- B. Utility facility, subject to Section 1101 for site design review. [Added 5/15/85; Ord. 408]

### 702.04 Similar Uses.

Any use not specifically listed as a permitted or conditional use in this district, that is similar in character, scale and performance to the permitted uses specified in subsection 702.02 may be allowed as a similar use subject to the provisions of Section 1206, and pursuant to the Type A application procedure set forth in Section 1301.

### 702.05 Prohibited Uses.

Uses of land and water not specifically mentioned in this section, and not allowed as a similar use, are prohibited in the LI District.

### 702.06 Nonconforming Uses.

Nonconforming uses found in the LI District are subject to the nonconforming use provisions of Section 1205 as well as to any other applicable provisions of this ordinance.

### 702.07 Standards and Limitations.

In the LI District, the following standards and limitations shall apply:

- A. Parcel Size and Dimension.
  - 1. Minimum Parcel Size. The minimum parcel size for any use shall be 20,000 square feet.
  - 2. Depth-to-width Ratio. The maximum depth-to-width ratio for any newly-created parcel shall be 3:1.
- B. Setbacks.

The minimum setback for all yards shall be thirty (30) feet for all uses, except as follows: as follows:

1. The minimum setback shall be five (5) feet for all yards for signs.
2. An accessory structure not more than fifteen (15) feet in height, at least sixty (60) feet from a road, and at least ten (10) feet from any dwelling may be located a minimum distance of three (3) feet from the property line in a side yard or rear yard.
3. Fences, walls and hedges may be permitted in any required yard or along the edge of any yard, subject to the clear-vision area requirements of subsection 702.07 (D).  
[Amended 7/9/98, Ord 648]

C. Parcel Coverage.

The maximum parcel coverage shall be thirty (30) percent for any use.

D. Access.

Before a dwelling may be established on any lot or parcel as provided in this section, the parcel shall have a legal, safe and passable means of access by butting at least twenty (20) feet either directly upon a public road, or by a private easement which is at least thirty (30) feet in width for its entire length and which also abuts upon a public road for at least thirty (30) feet. Nothing in this section shall be construed to vary or waive the requirements for creation of new access contained in any Land Division Ordinance legally adopted by Yamhill County.

E. Clear-Vision Areas.

A clear-vision area shall be maintained on the corner of any parcel at the intersection of any two of the following: County roads; public roads, private roads serving four or more parcels; and railroads. A clear-vision area shall contain no sight-obscuring structures or planting exceeding thirty (30) inches in height within a triangle formed by the lot corner nearest the intersection, and the two points twenty (20) feet from this corner as measured along the parcel lines adjacent to the intersecting rights-of-way. Trees exceeding this height may be located such that their branches extend into this triangle, provided they are maintained to allow at least twelve (12) feet of visual clearance within the triangle below the lowest hanging branches.

F. Height.

1. The maximum building height for any dwelling shall be forty-five (45) feet; and
2. Appurtenances usually required to be placed above the roof level and not intended for human occupancy such as spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys and wind generators are not subject to the height limitations of this ordinance.

H. Off-street Parking.

Off-street parking and loading requirements for any use in the LI District shall be as provided in Section 1007.

**IV. Public Notice**

# 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/238](http://www.yamhillcounty.gov/238)

### \*CORRECTION\*

### NOTICE OF PUBLIC HEARING

Thursday, \*June 5, 2025 at 7pm

Yamhill County Courthouse, Room 32

535 NE 5th Street

McMinnville, Oregon

Attend via Zoom: <https://us06web.zoom.us/j/88028829711> 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 at the Yamhill County Department of Planning and Development, 400 N.E. Baker St., McMinnville, 97128, at [willist@yamhillcounty.gov](mailto:willist@yamhillcounty.gov), or at (503) 434-7516.

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<b>DOCKET NO.:</b>	Z-01-25
<b>REQUEST:</b>	Approval of a zone change from HI, Heavy Industrial district to LI, Light Industrial District.
<b>PLAN DESIGNATION:</b>	Industrial
<b>APPLICANT:</b>	Charles Eggert
<b>TAX LOT:</b>	4318-801 and 4318-900
<b>LOCATION:</b>	13245 NE Fletcher Rd., Dayton
<b>CRITERIA:</b>	Section 1208.02 of the Yamhill County Zoning Ordinance.

---

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.*

# 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/238](http://www.yamhillcounty.gov/238)

### NOTICE OF PUBLIC HEARING

Thursday, June 6, 2025 at 7pm

Yamhill County Courthouse, Room 32

535 NE 5th Street

McMinnville, Oregon

Attend via Zoom: <https://us06web.zoom.us/j/97354678574>

Webinar ID: 97354678574

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 at the Yamhill County Department of Planning and Development, 400 N.E. Baker St., McMinnville, 97128, at [willist@yamhillcounty.gov](mailto:willist@yamhillcounty.gov), or at (503) 434-7516.

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<b>DOCKET NO.:</b>	Z-01-25
<b>REQUEST:</b>	Approval of a zone change from HI, Heavy Industrial district to LI, Light Industrial District.
<b>PLAN DESIGNATION:</b>	Industrial
<b>APPLICANT:</b>	Charles Eggert
<b>TAX LOT:</b>	4318-801 and 4318-900
<b>LOCATION:</b>	13245 NE Fletcher Rd., Dayton
<b>CRITERIA:</b>	Section 1208.02 of the Yamhill County Zoning Ordinance.

---

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.

emailed 9:41 4-16-25

# 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: <http://www.co.yamhill.or.us/planning>

April 16, 2025

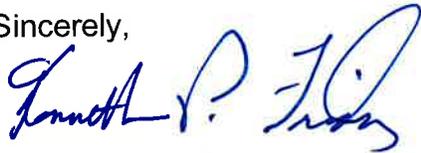
VIA EMAIL

News Register  
611 E Third St.  
McMinnville, Oregon 97128

VIA EMAIL: [Ccrafton@newsregister.com](mailto:Ccrafton@newsregister.com)

Please publish the following notice of public hearing in the April 18, 2025, edition of the **News Register**. Please bill this office and supply us with an affidavit of publication.

Sincerely,



Kenneth P. Friday  
Planning Director

### PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that the Yamhill County Planning Commission will hold a public hearing on June 6, 2025, at 7:00 P.M. in room 32 of the Yamhill County Courthouse, located at 535 East Fifth Street, McMinnville to consider: **DOCKET Z-01-25**, a request by Charles Eggert for approval of a zone change from HI, Heavy Industrial district to LI, Light Industrial district. The parcel is identified as Tax Lots 4318-801 & 900 and is located at 13245 NE Fletcher Rd, Dayton. This application is being reviewed based on criteria in Section 1208.02 of the Yamhill County Zoning Ordinance. Interested parties are invited to send written comment to [willist@co.yamhill.or.us](mailto:willist@co.yamhill.or.us) or may appear and testify at the hearing. 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. Failure to raise an issue, either in person or in writing, or failure to provide statements or evidence sufficient to allow the Planning Commission 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. Additional information is available from the County Planning Department at 503-434-7516. Dated April 18, 2025, Ken Friday, Planning Director.

To participate in the hearing using Zoom please use the link below to join the webinar:

<https://us06web.zoom.us/j/88028829711>

emailed 4/30/25 11:08 AM

# 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: <http://www.co.yamhill.or.us/planning>

April 30, 2025

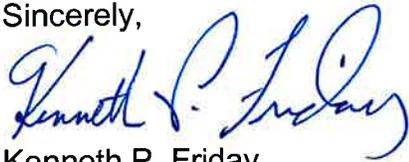
VIA EMAIL

News Register  
611 E Third St.  
McMinnville, Oregon 97128

VIA EMAIL: [Ccrafton@newsregister.com](mailto:Ccrafton@newsregister.com)

Please publish the following notice of public hearing in the May 2, 2025, edition of the **News Register**. Please bill this office and supply us with an affidavit of publication.

Sincerely,



Kenneth P. Friday  
Planning Director

### PUBLIC NOTICE

**\*\*Correction\*\***

PUBLIC NOTICE IS HEREBY GIVEN that the Yamhill County Planning Commission will hold a public hearing on June 5, 2025, at 7:00 P.M. in room 32 of the Yamhill County Courthouse, located at 535 East Fifth Street, McMinnville to consider: **DOCKET Z-01-25**, a request by Charles Eggert for approval of a zone change from HI, Heavy Industrial district to LI, Light Industrial district. The parcel is identified as Tax Lots 4318-801 & 900 and is located at 13245 NE Fletcher Rd, Dayton. This application is being reviewed based on criteria in Section 1208.02 of the Yamhill County Zoning Ordinance. Interested parties are invited to send written comment to [willist@co.yamhill.or.us](mailto:willist@co.yamhill.or.us) or may appear and testify at the hearing. 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. Failure to raise an issue, either in person or in writing, or failure to provide statements or evidence sufficient to allow the Planning Commission 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. Additional information is available from the County Planning Department at 503-434-7516. Dated May 2, 2025, Ken Friday, Planning Director.

To participate in the hearing using Zoom please use the link below to join the webinar:

<https://us06web.zoom.us/j/88028829711>

# Yamhill County's News-Register.com

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KEEPING YOU CONNECTED

PO BOX 727 503-472-5114 www.newsregister.com

## 00 "EXHIBIT A"

### PUBLIC NOTICE

PUBLIC NOTICE IS HEREBY GIVEN that the Yamhill County Planning Commission will hold a public hearing on June 6, 2025, at 7:00 P.M. in room 32 of the Yamhill County Courthouse, located at 535 East Fifth Street, McMinnville to consider: **DOCKET Z-01-25**, a request by Charles Eggert for approval of a zone change from HI, Heavy Industrial district to LI, Light Industrial district. The parcel is identified as Tax Lots 4318-801 & 900 and is located at 13245 NE Fletcher Rd, Dayton. This application is being reviewed based on criteria in Section 1208.02 of the Yamhill County Zoning Ordinance. Interested parties are invited to send written comment to [willist@co.yamhill.or.us](mailto:willist@co.yamhill.or.us) or may appear and testify at the hearing. 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. Failure to raise an issue, either in person or in writing, or failure to provide statements or evidence sufficient to allow the Planning Commission 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. Additional information is available from the County Planning Department at 503-434-7516. Dated April 18, 2025, Ken Friday, Planning Director. To participate in the hearing using Zoom please use the link below to join the webinar: <https://us06web.zoom.us/j/88028829711>  
NR Published April 18, 2025

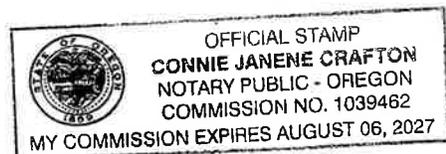
### AFFIDAVIT OF PUBLICATION

STATE OF OREGON } ss.  
County of Yamhill

I, Terri Hartt  
being first duly sworn, depose and say that I am the Legal Clerk, of the NEWS-REGISTER, a newspaper of general circulation as defined by O.R.S. 193.010 and O.R.S. 193.020 published two times each week at McMinnville, County of Yamhill, State of Oregon, and that Yamhill County Department of Planning & Development - Public Notice Docket Z-01- 25- - April 18, 2025  
Subscribed and sworn before me this 4/22/2025 .

*Connie Janene Crafton*

Notary Public for Oregon  
My Commission Expires 08/06/2027



# Yamhill County's News-Register.com

0.

KEEPING YOU CONNECTED

PO BOX 727 503-472-5114 www.newsregister.com

## 00 "EXHIBIT A"

### PUBLIC NOTICE

\*\*Correction\*\*

PUBLIC NOTICE IS HEREBY GIVEN that the Yamhill County Planning Commission will hold a public hearing on June 5, 2025, at 7:00 P.M. in room 32 of the Yamhill County Courthouse, located at 535 East Fifth Street, McMinnville to consider: **DOCKET Z-01-25**, a request by Charles Eggert for approval of a zone change from HI, Heavy Industrial district to LI, Light Industrial district. The parcel is identified as Tax Lots 4318-801 & 900 and is located at 13245 NE Fletcher Rd, Dayton. This application is being reviewed based on criteria in Section 1208.02 of the Yamhill County Zoning Ordinance. Interested parties are invited to send written comment to willist@co.yamhill.or.us or may appear and testify at the hearing. 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. Failure to raise an issue, either in person or in writing, or failure to provide statements or evidence sufficient to allow the Planning Commission 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. Additional information is available from the County Planning Department at 503-434-7516. Dated May 2, 2025, Ken Friday, Planning Director.  
To participate in the hearing using Zoom please use the link below to join the webinar:  
<https://us06web.zoom.us/j/88028829711>  
Published May 2, 2025

## AFFIDAVIT OF PUBLICATION

STATE OF OREGON } ss.

County of Yamhill

I, Terri Hartt

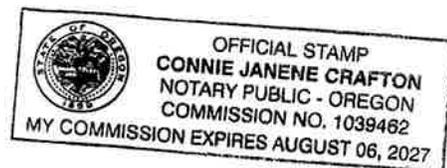
being first duly sworn, depose and say that I am the Legal Clerk, of the NEWS-REGISTER, a newspaper of general circulation as defined by O.R.S. 193.010 and O.R.S. 193.020 published two times each week at McMinnville, County of Yamhill, State of Oregon, and that **Yamhill County Department of Planning & Development - Public Notice Docket Z-01-25- - May 21, 2025**

Subscribed and sworn before me this 5/6/2025 .



Notary Public for Oregon

My Commission Expires 08/06/2027



R4413 00300  
ALBERTSONS FARMS INC  
4900 SE LAFAYETTE HIGHWAY  
DAYTON, OR 97114

R4318 00200  
BUN BENJAMIN A JR CO-TRUSTEE  
13570 SE LOCKS LOOP RD  
DAYTON, OR 97114

R4318 00201  
BUNN DAVID  
13545 SE BUNN LN  
DAYTON, OR 97114

R4318 02100  
CANA WINE LLC  
13400 SE FLETCHER RD  
DAYTON, OR 97114

R4318 00900  
CHARLIECO LLC  
18555 SW TETON AVE  
TUALATIN, OR 97062

R4318 02302  
DEL BOCA VISTA LLC  
111 N COLLEGE ST  
NEWBERG, OR 97132

R4318 00701  
GENTRY ARNYE D & TREVA L  
13705 SE FLETCHER RD  
DAYTON, OR 97114

R4318 00100  
HENRY WAYLAND W FAMILY  
REVOCABLE TRUST  
14200 N HIGHWAY 99W  
DAYTON, OR 97114

R4318 02000  
KIMBLE HORTON E TRUSTEE FOR  
PO BOX 323  
LAFAYETTE, OR 97127

R4318 01000  
SHARRAR BOYD D  
13055 SE FLETCHER RD  
DAYTON, OR 97114

R4318 02303  
TESS PROPERTIES LLC  
PO BOX 3189  
NEWBERG, OR 97132

R4318-801/900  
Eggert  
TW  
Z-01-25

APPLICANT:

Charles Eggert

30000 SW 35<sup>th</sup> Dr

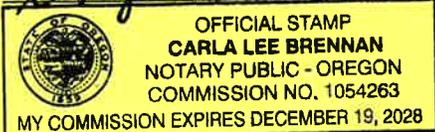
Wilsonville OR 97070

I, Stephanie Curran, on the 2<sup>nd</sup> day of May, 2025

sent the attached public notice of Docket No. 2-01-25 to the property owners identified by the PIN numbers listed above, and interested persons listed on this sheet.

STATE OF OREGON  
County of Yamhill

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of May, 2025  
by Stephanie Curran



Carla Brennan  
Notary Public For Oregon  
My Commission Expires 12-19-2028

**V. Public Agency Reports**

# Yamhill County

## DEPARTMENT OF PLANNING AND DEVELOPMENT

525 NE 4TH STREET | McMINNVILLE, OREGON 97128

Phone: (503) 434-7516 | Fax: (503)434-7544 | TTY: (800) 735-2900

Internet Address: <http://www.co.yamhill.or.us/planning>

April 25, 2025

To:  Public Works  ODOT  
 SWDC  Water Master  
 Dayton Rural Fire Dept.  Sanitarian  
 City of Dayton  DLCD

Re: **Docket Z-01-25**, Charles Eggert, Tax Lots 4318-801 and 4318-900

The referenced docket is currently under consideration by Yamhill County. A request for approval of a zone change from HI, Heavy Industrial to LI, Light Industrial. The request involves two parcels, tax lot 4318-801, a 4.5-acre parcel and tax lot 4318-900, a 9.2-acre parcel located at 13245 SE Fletcher Rd., Dayton.

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: **May 12, 2025**.

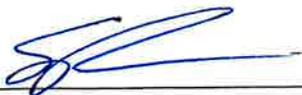
Your prompt reply will facilitate the processing of this application and will ensure consideration of your recommendations. Please check the appropriate space below and provide any comments you wish in the space provided, or on additional sheets.

### 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.

1. We have reviewed the file and find no conflicts with our interests.
2. A formal recommendation is under consideration and will be submitted to you by: \_\_\_\_\_
3. Please refer to the enclosed letter.
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



J. RICHARDSON

Title

REHS

Date

4/21/2025

**VI. Comments Received**

As an interested party and area property owner for over 50 years, I am submitting the following comments for review and consideration as part of the record concerning YC Tax Lots 4318-801 and 4318-900. Please allow me to summarize some of the business's past contributing history, from my perspective as I understand and know it. What once operated as a small community butcher shop has changed ownership many times and faced major circumstances as it expanded into an animal slaughtering and meat processing plant. Concurrently, the number of residential homes in the neighboring area have also increased. The impact of this type of high nuisance Heavy Industrial business is incompatible with adjacent urban residential homes.

Sufficient utilities needs for this commercial property have always been an issue. The original well became inadequate to support the shop. A business agreement was then made with the City of Dayton to allow a private line and provide needed water. Dayton has been experiencing water shortages of its own and a decision was made to discontinue water service to this business. For a period of time water had to be trucked in to supply operations. A new well has been drilled but there is no guarantee that it will be able to sustain a large volume of daily consumption. Also there is the question of how much this commercial well will impact the local aquifer. Our personal well currently supplies our needs but we have noticed an increase in sediment and decreased reserve. It would be difficult, if not impossible, to make a direct connection but the timing would suggest a correlation. The recent change in the City of Dayton's UGB to exclude a portion of our neighborhood will reduce future utility options. Also, 2 new homes and wells have been constructed in our area last year (currently unoccupied), a 3rd property is listed for sale. The residential proliferation will continue in the future.

Waste disposal has also been a major problem. Originally, blood from slaughtered animals were drained into soil holding ponds located in the flood zone and allowed to evaporate or overflow into the Yamhill River. Several attempts to address proper disposal have been tried including concrete treatment pods (recently removed) and a modular wastewater treatment system (still on site, but not in use). A new septic system has been constructed with drain lines. 3 of the systems including the current drainfield extend from the business zoned property into the adjoining AF-10 property, which suggests the business has outgrown its boundaries.

This "high-nuisance" business has negatively impacted our neighborhood. There is a history of issues with the Oregon DEQ. When in operation, we have had to endure air pollution from open waste bins waiting (routinely a week at a time) to fill before being transported to a dump. The stench from rotting animal parts and entrails draws countless thousands of flies which rapidly multiply. The smell of decomposing animal parts also drew many carnivorous and predatory animals to our area and they often raided our poultry flocks, ate cats and even a small dog. Incursions like this can happen anywhere but a meat processing plant escalates the situation.

The present and future business owners need to be accountable and not harm the environment or adversely impact the air, soil and water resources of the parcels and surrounding area. The zone change request would be appropriate, pragmatic and fair to both preservation and progress, if the property is used for a (LI) business that does not process animal products and/or generate noxious odors. However, the applicant intends to continue (HI) use of this property as divulged on page 8 of the AgWest Farm Credit File# 23-Charileco-312MG of subject improvements. The application states in part: **"The building to the right (5400 sf) is being dedicated to pet food processing,"** also, **"As referenced earlier, all of the components of the facility as a meat processing plant will be left intact so that the facility could be marketed as such is desired."** Based on these statements, It seems apparent that the applicant wants to expand business options to include multiple (LI) use in addition to using and marketing the original incompatible (HI) facility to a new owner.

Respectfully,



A. D. Gentry

VII. Planning Commission Meeting Minutes

**YAMHILL COUNTY PLANNING COMMISSION**

Thursday, June 5, 2025 - 7:00 p.m.  
Yamhill County Courthouse, Room 32  
535 NE Fifth Street  
McMinnville, Oregon 97128

**Roll Call: in person:** John Abrams, Mark Gaibler, Paulette Alexandria, Matt Dunckel, Christy Cooke; Craig Brown, Brett Veatch, **Via Zoom** Steve Belt **Absent:** none **Staff:** Ken Friday, Stephanie Curran, Tiffanie Willis, Lance Woods, Jodi Gollehon

Chair Abrams opened the public hearing.

Approval of minutes from December May 1, 2025, hearing.

Alan Halsted motioned to approve, Brett Veatch seconded, motion passed 9-0.

**DOCKET NO.:** S-02-24 - At the point of Staff Recommendation  
**REQUEST:** For a twelve (12) lot subdivision, identified as “Lone Oak Road”, on an approximately 13-acre tract zoned LI, the Light Industrial District. The proposed lots range in size from approximately 0.55-acre to 1.81-acres, with an average lot size of 0.99-acres. Access to the proposed new parcels will be provided by Lone Oak Road, with three (3) easement drives being proposed to provide ingress/egress to the nine (9) lots that do not have direct access to Lone Oak Road.

**APPLICANT:** Town Investments, LLC  
**OWNER:** Town Investments, LLC  
**TAX LOT:** 4411-01300 & 4411-01301  
**CRITERIA:** Section 702.07 of the Yamhill County Zoning Ordinance, the Yamhill County Land Division Ordinance, and Comprehensive Plan policies may also be applicable.

John Abrams opened the hearing at the point of staff recommendation

**Staff Recommendation:**

Lance: Since the last hearing the number of lots have been changed from 12 to 8. This application is to divide property, it does not guarantee the right to develop the property. Staff recommends approval with 10 conditions of approval.

**Deliberation:**

Paulette: I don’t see anything that would prevent you from approving it, I agree with staff.

Alan: I’m concerned about the debris that is there, I don’t know if the conditions adequately address it, other than that, I agree with staff.

Mark: My concern is with the debris and especially the run-off, I think it should be a condition that the water doesn’t run off onto Macy’s property.

Brett: I'm concerned with the debris, but they have engineers that submitted a drainage plan that Public Works would have to approve. I am in favor of it.

Craig: I am concerned with the number of conditions on it, when it is not yet developed. I am still undecided.

Matt: I am supporting the application. Anything will be better than what is there now.

John: I agree with the comments made; I can't see how we cannot approve it.

**Motion:**

Alan motioned to approve, Brett seconded, motion approved unanimously.

**QUASI-JUDICIAL PUBLIC HEARING:**

**DOCKET NO.:** Z-01-25  
**REQUEST:** Approval of a zone change from Heavy Industrial Use (HI) to Light Industrial Use (LI).  
**APPLICANT:** Charles Eggert  
**OWNER:** CharlieCo LLC  
**TAX LOT:** 4318-801 and 4318-900  
**CRITERIA:** Sections 702 and 1208.02 of the Yamhill County Zoning Ordinance. Section 904, Limited Use Overlay may also be applied. Comprehensive Plan policies may be applicable. Oregon Administrative Rule, OAR 660-12-0060 Transportation Planning Rule.

John Abrams opened the hearing.

**Abstentions and objections:**

Paulette is recusing because her husband worked for Chuck for 20 years.

Ken Friday read the raise it or waive it statement.

**Public Agency Reports:**

From sanitarian, says no issues

Tiffanie Willis provided the staff report.

**Proponent:**

Charles Eggert, 30000 SW 35<sup>th</sup> Dr., Wilsonville: Everything I have to say is in the application, but I will address some comments I received. There is a well on the property, which got upgraded within the last year. We have not had to truck water in since we upgraded the well. The wastewater plant located on the property can serve a small town. When we tried to sell the property as a meat processing plant, it seems nobody was interested in buying. It would be more valuable zoned as a light industrial

Alan: How long has it been used as heavy industrial?

Charles: We have had it since 2004 and used it for animal slaughter and meat processing.

Mark: Is it being used currently as a meat processing plant?

Charles: Not for about two years now.

**Proponent:**

A.D. Gentry: 13705 SE Fletcher Rd, Dayton: I was going to read a prepared statement, but I'm just going to wing it now. Being longtime residents of this neighborhood we are mostly concerned with water. We are concerned about water usage; they have never had enough water to run the processing plant. A few years ago, they had to truck in water and had to drill other wells. That is the major concern of all of the residents in the neighborhood and the aquifer. It is my understanding that 3 separate wells on this property, and none of them have produced over 5 gallons a minute. We don't want to see any commercial usage as it affects our wells.

John: Water is not in our purview; we cannot address that issue. It is under the jurisdiction of the State Department of Water Resources.

Matt: Are you objecting to the meat processing plant now, or the future business that might go in there?

A.D.: I don't want any business to be on that property.

Mark: would you rather see it as a housing development, or as light industrial like a storage unit that will use less water?

A.D.: He wants to do an industrial park with oat milk processing plant. I am opposed to any business on that property. Between the two, a LI zoning change used for a single business, not multiple businesses and does not produce any odor.

Ken Friday: Any new development done on the property, will have to get a septic site evaluation done. Our ordinance says they have to have services for the use, and right now we don't know what the use is.

A.D.: If I was a private citizen, which I am, and I wanted to build a house on a property that didn't have water services, would you issue me the permit?

Ken Friday: Yes.

Jeremy Koch, 13885 SE Fletcher Rd, Dayton: Most of my concerns have already been addressed. I am concerned with increased traffic control. Maybe you can require a traffic study control.

Brett to Ken Friday: Will a traffic study be required?

Ken Friday: During the Site Design Review process.

Katheryn Jernstedt: I submitted written comments on behalf of Friends of Yamhill County. Hearing the testimony today, I think it is too premature to have this hearing until the site has been remediated. Our position is a zone change should be for a comprehensive plan change. KF has said they cannot do pet food processing and oat milk processing under the current zoning.

**Rebuttal:**

Charles: We haven't been doing any of this for the last two years on the property. My concern is what the future owner will be able to do with the property as it wasn't selling advertised as a Meat Processing Plant.

Craig: When did you drill the last well on the property?

Charles: In the last 5 years.

Brett: Do you have a water right specific to the meat processing plant?

Charles: Yes, and we are compliant with DEQ regulations.

Brett: Is it a monitored well?

Charles: I am not sure, but my guess is that it is.

John: Do you go through DEQ when you shut down the plant?

Charles: No. I know there are some concerns with the remaining equipment (and safety of) on the site.

Kristi: What is the property with the drain field zoned?

Charles: AF-10.

Steve to Ken Friday: This has been used as heavy industrial, is there any building on the property now, that would not be allowed in LI?

Ken Friday: Not that I am aware of.

Brett: Lot zone minimum?

20,000 ft sq in LI, 2 acres min in HI

Public Testimony closed 7:50.

**Staff Recommendation:**

Recommends approval

**Deliberation:**

Matt: I agree with staff, LI would be more appropriate in that location.

Craig: I'm going to disagree. It has been HI for years, but it hasn't been used as such for 3 years. I live next to Carlton. I oppose it.

Brett: I support the application. Water is out of our control, but it might dictate what future businesses go in.

Mark: I'm with staff.

Alan: I know the opponents would probably rather have an AF-40 zone, but LI is better than HI. I will support this.

Christy: I am for the application. We do not have enough LI zones in the county, but the impact is less than being HI zone. It is important in our ag area to have places to process product that is close.

Steve: I agree with staff: LI will be less impactful to the neighborhood and gives the owner more options to put the property back into production.

**Other Business**

The first Thursday in July is the day before the fourth. Does PC want to change the date to the week of the 12<sup>th</sup>. Unanimous agreement to change July meeting from 3<sup>rd</sup> to 10<sup>th</sup>.

Adjourned at 7:59

VIII. Planning Commission Meeting Comments



Public Comment / Notice  
Registration Card  
Yamhill County Board of Commissioners  
Yamhill County Department of Planning and Development

- I support the proposed application
- I am opposed to the proposed application
- I do not support or oppose the proposed application
- Written comments only

Docket:       Z-01-25      

Date of Hearing:       June 5<sup>th</sup>, 2025      

Name:       Arnye D. Gentry        
(Please print legibly)

Mailing Address:       13705 S.E. Fletcher Rd.      

E-Mail Address (optional):       lorriegart2@gmail.com      

Signature:             

Written Comments: (Continue on back side if needed)

\*Written comments may be submitted at the hearing or by to the Planning Dept. at 525 NE 4<sup>th</sup> St. McMinnville, OR 97128

      I would like to address the Commissioners verbally.        
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Thank You for Your Interest and Participation!

Public Comment / Notice  
Registration Card  
Yamhill County Board of Commissioners  
Yamhill County Department of Planning and Development

- I support the proposed application
- I am opposed to the proposed application
- I do not support or oppose the proposed application
- Written comments only

Docket: ~~50224~~ 2-01-25

Date of Hearing: 6/5/25

Name: Richard Harris  
(Please print legibly)

Mailing Address: 4865 SE Sundae Lane

E-Mail Address (optional): \_\_\_\_\_  
Signature: 

Written Comments: (Continue on back side if needed)

\*Written comments may be submitted at the hearing or by to the Planning Dept. at 525 NE 4<sup>th</sup> St. McMinnville, OR 97128

Have concerns about the amount of  
water usage by allowing development of site  
Traffic on an already busy Fletcher road  
Formerly Dayton Meat Co.

Thank You for Your Interest and Participation!





P.O. Box 1083  
McMinnville, Oregon 97128

Helping to shape the use of our natural resources to protect the quality of life in Yamhill County

June 5, 2025

Yamhill County Planning Commission  
400 NE Baker Street  
McMinnville, OR 97128

RE: Z-01-25

Dear Planning Commission Members and Staff:

Friends of Yamhill County (FYC) works to protect natural resources through the implementation of land use planning goals, policies, and laws that maintain and improve the present and future quality of life in Yamhill County for both urban and rural residents. Thank you for the opportunity to comment on Docket Z-01-25, scheduled for public hearing on June 5, 2025.

After reviewing the material submitted in the packet it is our opinion that the request for rezoning should not be approved. The reasons are summarized below.

- The rezone is not needed or appropriate for the proposed change in use. Page 4 of the Staff report states:  
*The subject parcel is currently zoned Heavy Industrial, with the County's comprehensive plan designating the tract as Industrial. This zoning designation is consistent with the intended use of the site, ....*
- The applicant submitted a page from AgWest Farm Credit that states that *"all of the components of the facility as a meat processing plant will be left intact so that the facility could be marketed as such if desired."*
- The information in the packet is contradictory and/or incomplete in that the ArcGIS WebMap pages provided show different zoning on adjacent parcels. The meat processing operation has stopped operating but information is not provided on what equipment has been decommissioned, sanitized, or removed.
- The images overlaying the property lines on aerial images show the drain field and abandoned wastewater holding system on adjacent Tax Lot 4318-00800, not addressed in the application.

The proposed change in zoning is not needed to address the planned use. Nor does it address questions of noncompliance, environmental impact or long term planning.

We appreciate your time and attention. Feel free to contact us if you have questions. Please include these comments in the official record of this proceeding and notify us of your decision on this matter.

Sincerely,

*Kathryn Jernstedt*

Kathryn Jernstedt  
President  
Friends of Yamhill County  
PO Box 1083  
McMinnville Oregon 97128

Z-01-25 FYC

## PETITION TO YAMHILL COUNTY BOARD OF COMMISSIONERS

Subject: Request for Intervention and Resolution of Land Use Incompatibility Between a High-Nuisance Heavy Industrial Business and the Surrounding Residential Neighborhood.

To the Honorable Members of the Yamhill County Board of Commissioners:

We, the undersigned property owners and residents in Township R4318 of Yamhill County are concerned about the ongoing and detrimental impact on our residential community from the commercial animal slaughtering and meat processing plant located on Yamhill County tax lots 4318-801 and 4318-900, at 13245 SE Fletcher Rd, Dayton, OR 97114.

### Statement of Issue:

This animal slaughtering and meat-packing Heavy Industrial zoned property is near or adjacent to our residentially zoned neighborhood. This proximity has resulted in varying negative impacts on the quality of life, property values, and overall community well-being. The specific issues include, but are not limited to:

- Environmental Concerns: Pollution to air, soil and water resources of the parcels and surrounding area.
- Noxious Odors: The stench from rotting animal parts and entrails waiting for disposal.
- Resource Concerns: Commercial consumption of the local aquifer and impact on neighboring wells.
- Reduced Property Values: A High-Nuisance business near residential homes decreases desirability.
- Disruption: Without intervention, these adverse issues will continue to grow in scope and impact.

### Legal Basis:

The operation of a Heavy Industrial business is believed to be incompatible with surrounding residential zoning. It may also constitute a nuisance under County ordinances and potentially state law. The County has the authority to review the zoning designation of this area and the permitted uses, to ensure compliance with current regulations and the overall intent of preserving the residential nature, quality and compatibility of the neighborhood.

### Request for Action:

The Yamhill County Board of Commissioners is earnestly requested to:

1. Investigate: Conduct a thorough investigation into the operations of this Heavy Industrial business and their compliance with all relevant County ordinances and regulations.
2. Enforce Existing YC Zoning Ordinance: 703.01 states in part: "All required services shall be available to the site, including necessary major utility lines and sewer and water facilities."
3. Explore Remedial Actions: Investigate options for remediation of the business, or implementation of measures that significantly reduce the negative impacts on the surrounding residential area.
4. Additional Consideration: The growth of this business and increase of rural residents in the area has intensified the incompatibility issue.

The County has a responsibility to ensure that land use regulations are enforced fairly. In so doing, the County should protect everyone from incompatible harmful activities, exploitation and depletion of essential rural natural resources of water, air and soil. Your prompt and decisive action to improve this situation is urged.

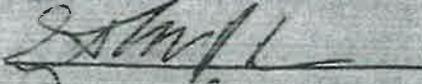
Respectfully submitted,

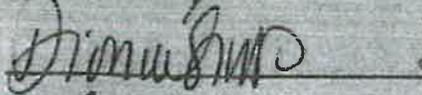
Signatures

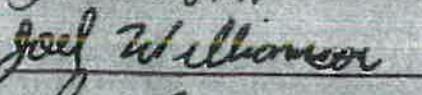
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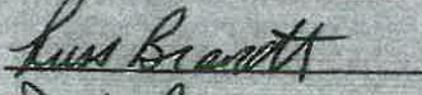
Addresses of Petitioners

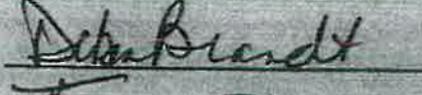
 GAVIN Koch 13885 SE Fletcher Dayton

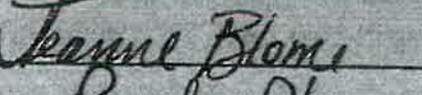
 Steven Hmelfarb 14215 SE Fletcher Dayton

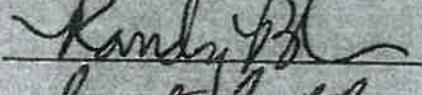
 Dianne Sims 14215 SE Fletcher Rd. Dayton, OR 97114

 Joel Williamson 14141 SE Fletcher Rd Dayton 97114

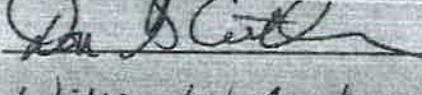
 Russ Brandt 14235 SE Fletcher Rd.

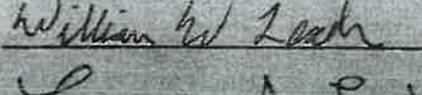
 Dora Brandt 14235 SE Fletcher Rd.

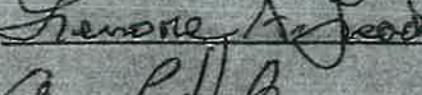
 Jeanne Blome 14245 SE Fletcher Rd

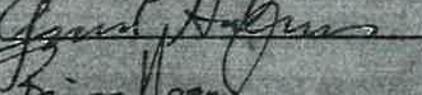
 Randy Blome 14245 SE Fletcher Rd

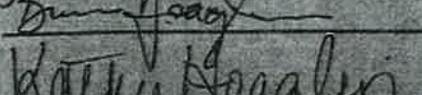
 Sandy Cutler 14255 SE Fletcher Rd

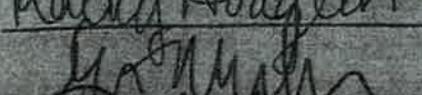
 Don S Cutler 14255 SE FLETCHER RD

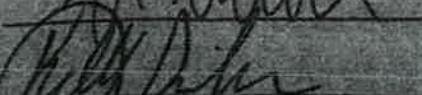
 William W Leach 14206 SE Fletcher Rd.

 Lenore A. Leach 14206 SE Fletcher Rd.

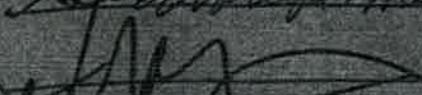
 Garold P Holmes 14200 SE FLETCHER RD DAYTON, OR

 Brian Hoaglin 5425 EDENWEISS LANE Dayton OR

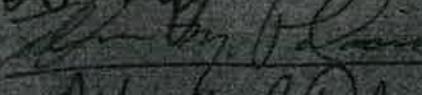
 Kathy Hoaglin 5425 Edelweiss Lane Dayton, OR 97114

 Steve Wink 5325 EDENWEISS LANE 97114

 Kelly Dirksen 13900 Foster Rd Dayton 97114

 Guyloupe 14860 Foster Rd Dayton 97114

 Bill Higgins 5450 Edelweiss Lane 97114

 Arthur M Palacios 14250 SE Foster Rd. Dayton 97114

 Deborah L Palacios 14250 SE Foster Rd. Dayton, OR 97114

Signatures

Printed Names

Addresses of Petitioners

~~Bill D Saunders~~ Billy D Saunders 13857 SE Foster Rd, Dayton  
 Debra R Saunders Debra R Saunders 13857 SE FOSTER RD, Dayton  
 Sandra Sharrar Sandra Sharrar 13055 SE Fletcher Rd Dayton  
~~Jeremy Koch~~ JEREMY KOCH 13885 SE FLETCHER RD, DAYTON  
 Wendy Koch 13885 SE Fletcher Rd. Dayton  
 Shirley Williams Shirley Williams 13860 SE FOSTER - Dayton  
 13870 SE Foster RD  
 Cinda Foster Cinda Foster 13957 SE Foster Rd.  
 Sean Gentry Sean Gentry 13971 SE FOSTER RD  
 Vernon Foster Vernon Foster 13957 SE Foster RD  
 Terry A Moe Terry A Moe 13975 SE Foster RD  
 Debra Schaeffer Debra Schaeffer 13966 SE Foster RD  
 Kevin Baxson Kevin Baxson 13995 SE Foster Rd  
 Kelly Sholes Kelly Sholes 4800 SE Sundaev Ln  
 Randy Sholes Randy Sholes 4300 SE Sundaev Ln  
 Donnell Alexander 5000 SE Sundaev Ln  
 Sam Alexander 5000 SE Sundaev lane.  
 Raymond Meyer 14175 SE Foster Rd, Dayton  
 Jean Kencos 14175 SE Foster Rd  
 John Moody 14475 SE Foster Rd  
 Nancy Moody 14475 SE Foster Rd  
 Ken Eggert 14101 SE Foster Rd  
 A.D. Gentry A.D. Gentry 13705 SE Fletcher Rd.

Signatures

Printed Names

Addresses of Petitioners

*[Handwritten Signature]* 4765 SE Sundae Lane - Dayton

*[Handwritten Signature]* 4865 SE Sundae Ln Dayton

*[Handwritten Signature]* 14340 SE Foster Rd, Dayton

*[Handwritten Signature]* Josh Grosebach  
14340 SE Foster Rd, Dayton

Cheryl Doe Cheryl Doe 14300 SE Foster Rd, Dayton

*[Handwritten Signature]* Charles Enehart 14300 SE Foster Rd Dayton

Elizabeth Brooks EE Brooks 14380 SE Foster Rd Dayton

Jesse Brooks Jesse Brooks 14380 SE Foster Rd Dayton

*[Handwritten Signature]* 14430 SE Foster Rd Dayton OR 97114

Jean C Conroy Jean C Conroy 14480 SE Foster Rd Dayton

*[Handwritten Signature]* Mark Dorr 14550 SE Foster Rd Dayton

Tim Schrag Tim Schrag 14600 SE Foster rd

Bobbie Schrag Bobbie Schrag 14600 SE Foster Rd

Helene Oliveira Helene Oliveira 14700 SE Foster Rd Dayton

Cynthia J. Lorenzen Cynthia J. Lorenzen 15055 SE Foster Rd, Dayton

Emma Gentry Emma Gentry 13701 SE Fletcher Rd

*[Handwritten Signature]* Michael Gentry " " " "

*[Handwritten Signature]* Carl Dudley 13879 SE Foster Rd, Dayton 97114

*[Handwritten Signature]* Andrew Heister 13875 SE Foster Rd Dayton, OR 97114

Jennifer Heister Jennifer Heister 13875 SE Foster Rd Dayton, OR 97114

*[Handwritten Signature]* Lorene Dudley 13879 SE Foster Rd Dayton, OR 97114

*[Handwritten Signature]* TSL Gentry 13705 SE Fletcher Rd Dayton OR 97114