

YAMHILL COUNTY PLANNING COMMISSION

Thursday, December 4, 2025 - 7:00 p.m.

Yamhill County Courthouse, Room 32

535 NE Fifth Street

McMinnville, Oregon 97128

Roll Call: Mark Gaibler, Paulette Alexandria, Brett Veatch, Lee Schrepel, Chuck Dolence, Steve Belt, Craig Brown, Christy Cooke **Absent:** John Abrams **Staff:** Ken Friday, Tiffanie Willis, Lance Woods, Stephanie Curran

Mark Gaibler opened the public hearing.

Approval of minutes from September 4, 2025, hearing.

Brett Veatch motioned to approve; Paulette Alexandria seconded. Minutes approved 6-0. Chuck Dolence and Lee Schrepel abstained.

LEGISLATIVE PUBLIC HEARINGS:

DOCKET NO.: G-01-25

REQUEST: A legislative amendment to the Yamhill County Transportation System Plan (YCTSP), an element of the county comprehensive plan, to remove the project known as the **Yamhelis Westsider Trail** from the YCTSP. This project was originally adopted through Ordinance 880 and is also identified in Ordinance 895. Ordinance 880 had identified the future use of a 15.25-mile section of the former Union Pacific Railroad right-of-way between McMinnville and Gaston as a bicycle and hiking trail and to provide for potential future use right-of-way for commuter and/or freight rail.

APPLICANT: Yamhill County Board of Commissioners

Ken Friday:

Read the rules and guidelines of a legislative hearing.

Conflicts of interest:

Lee Schrepel owns property next to the railroad, thinks there is no potential conflict of interest, but I will recuse myself, but remain on the dais.

Steve Belt's family owns property around the railroad, thinks there is no potential conflict of interest, but I will recuse myself, but remain on the dais.

Mark Gaibler farms a property along the trail corridor, I don't own, but this piece of property will not affect my decision.

Matt Dolphin, 16870 NE Mountain Home Rd, Sherwood: Mr. Gaibler, what about your LUBA case against the County? Were you chief petitioner on a LUBA case about the trail? If so, you should recuse yourself.

Mark: I don't know.

Ken Friday: Yes, you were.

Matt Dolphin: I think you should recuse yourself from this matter because of perceived bias and pre-judgement.

Todd Sadlo, 1532 SE 36th Ave, Portland: I don't think Lee Schrepel or Steve Belt should be sitting on this panel at the dais because there is an actual conflict of interest.

Matt Dolphin: What about any of the other commissioners, I'd like to hear from each of them if they have a conflict of interest.

Mark Gaibler: If they didn't say anything, then they don't have one.

Matt Dolphin to Chrisie Cooke: Were you named in any LUBA matters?

Christy Cooke: No, I do not have any property along the trail corridor, nor do I have any family who owns land along the trail.

Matt Dolphin: Let the record show I requested specific ethics requirements and was denied.

Public Comment

Susan Loman-Thomas, 11655 Johns Landing, Carlton. I came from Idaho, and I support the trail. I've seen two great examples in Idaho.

Janice Allen: 614 E Sheridan, Newberg. Please keep trail in the TSP. I work with people with disabilities and encourage them to be outside. Why not let all the people use the trail. You were all appointed by the BOC and their wealthy donors. More grants just became available for development so the burden wouldn't be on the county.

Alice Partridge: 687 N Coolidge St, Carlton. I have property adjacent to the trail. I am in favor of taking the trail out of the TSP and selling it back to the adjacent property owners.

Celine McCarthy, PO Box 417, Gaston. I live in Yamhill. I am not against the trail, I love outdoor recreation, I do not want the trail along the railway corridor. The rail is in the wrong zoning, it's not allowed in EFU zone.

Barb Farmer: 409 E Monroe St Carlton. Please keep trail in TSP plan. Living on the outskirts of town, it is hard to find a safe place to walk.

Susan Day: 285 W 3rd St, Yamhill. I've wanted a trail between these two towns for safety for a long time. It is a phenomenal plan, and I think it will have benefits to the residents of the community.

Tom Hammer, 23701 Wallace Rd, Salem. I ask that you remove trail from the TSP. This is in EFU land and is a conditional use, which can only be granted if they do a farm impact study. This has gone to LUBA 5 times and has lost all times. The cost is too great, the county can come up with cheaper trail options that don't compromise private policy.

Marcia Baker: 11980 Hwy 47, Carlton. This isn't about trails; this is about government transparency. The Westsider Trail project was not like this. The county started building a bridge before the conditional use was approved and discounted a farm impact study.

Karen Brock, 6701 NW Lilac Hill Rd, Yamhill. We own adjacent property to the proposed trail. I know there is a concern about homelessness abuse/use of the trail. In my experience I have not seen this. I think we can work together to find something viable for all of us.

Philip Forve: 2089 NW Doral St, McMinnville. I ask you to keep YTC in the TSP.

Lindsay Berschauer: 2662 NW Meadows Dr, McMinnville. I was on BOC and was accused of lying when I mentioned that this would be used for light rail in the future, but last night at a Carlton city county meeting, Ken Wright mentioned out loud that light rail would be good in the future. I am opposed.

Michael Firestone, 2662 NW Meadows Dr, McMinnville. The trail failed because it is a disguise for future light rail. This is a project that no longer exists, so it should be removed from the TSP to reflect the truth.

Annie Falla, 1118 SE Davis St, McMinnville. I want the trail; I've been living and working in this county for most of my life. This is a need for Yamhill County.

Ted Butterfield 621 NW 3rd St, McMinnville. I support removing this from the TSP because it is no longer active, it is no longer funded and is not relevant.

Ed Fredenberg: 9875 NE Meadow Loop, Newberg. I have two questions for BOC. 1) have any of the Commissioners talked about or proposed sale of this land. 2) if not, would they postpone doing so until the citizens of Yamhill County vote on it.

Charles Van Genderen, 732 Joel Palmer Way, Dayton. I am new to the trail issue. Right now, if we leave it in the TSP, it won't cost a dime. I read through the TSP and there are a lot of frivolous things in there. Why do you have to pull it out right now. If Berschauer is correct that it will bring light rail, then down the line the BOC can pull those out of the TSP. I don't know why you had to pick this time to do it.

Allen Sitton, 11595 NW Cummins Rd, along the right of way. I urge you to remove it from TPS. The county did not follow legal procedures from the start, and LUBA has made the County re-imburse legal.

Allen Sitton Jr., 13245 NE Westside Rd. et the beginning of the project, we were not even aware of this project. I heard about it at a BOC meeting when they stated there was no opposition to the trail. Because of this, we took them to LUBA 5 times, and they lost five times. If they were transparent in the beginning, we could have had a reasonable discussion about this.

Marvin Bernards: 1301 Melrose, McMinnville. Please keep the trail in the plan and direct the county to restart the process the correct way. This has been discussed for years, don't take it out just because former BOCs put the cart before the horse. A LUBA remand is not a denial or a trail killer. It sends the issue back to the county so they can correct procedural errors.

Sheila Barnes, 1148 SW Wanetah Way, McMinnville. I support the trail, I am old and disabled, and probably won't use it much, but the children going to a from Carlton/Yamhill will use it and be safer.

Stan Primozich: 495 SW Pemberly Loop, McMinnville. I was a Yamhill County Commissioner from 2014-2017. I supported the trail then and I support in now. This should be a community decision.

Penny Rader: 3312 E Fernwood Rd, Newberg. I am against leaving this in the TSP due to financial implications.

Neyssa Hays, 20375 Hwy 47, Yamhill. My family owns property adjacent to the trail, I say leave it in the TSP. This has been part of the transportation corridor since the 1800s. LUBA did not kill the trail; it was remanded it due to procedural errors that needed to be corrected.

Craig Martin, Dundee: I am opposed to removing trail from TSP. This was purchased with government money, this land does not belong to the Commissioners, and it does not belong to the farmers who live adjacent to it.

Megan Gaibler, PO Box 473, Carlton. I say remove it from TSP.

Christian Sea, 336 NW 9th, McMinnville. I think this is an opportunity for both sides. I want it to stay in the TSP.

Todd Sadlo: 1532 SE 36th Ave, Portland: I was the attorney for the county for 13 years and was the main lawyer on the trail case. I know who you work for. You work for the county, not the two Commissioners who were financially supported by a handful of farmers who want to turn it over to their friends. Please keep it in TSP.

Julie Donnelly, 20180 Baker Creek, McMinnville. Please keep train in the TSP. This is publicly owned land that can still be utilized by the county in the future.

Steve Wick: 29250 NW Olson Rd, Gaston. I am a farmer and on the Board of Yamhelis Westsider Trail. Leave it in the TSP. This project is too big for the Commissioners to decide. It needs to be sent to the voters.

Catherin Dorner, 11200 NE Modaffari, Carlton. I oppose talking it out of TSP.

Janet Redmond, McMinnville. remove trail from the TSP.

Steve Harloff: 16175 NW Puddy Gulch Rd, Yamhill. Please include Yamhelis Westsider Trail in the TSP. It would be wheelchair friendly, so the disabled can enjoy.

Mary Bonner, 9336 SE Eola Hills Rd, Amity. Keep the trail in the TSP.

Nick Grinich: 708 NE 28th St, McMinnville. Preserve the trail.

Terry Crawford: 3391 Center Loop, McMinnville: Remove the trail from TSP.

John Wiser: 7680 NE Gun Club Rd, with a portion of the corridor runs adjacent to my property. LUBA remanded this project 5 times. Remove the trail from TSP.

Adam Campbell: 27751 NW Olson Rd, Gaston. I am a farmer and for the trail. Leave it in the TSP.

Ben VanDyke: 15221 NW Westside Rd, Yamhill: I do not want the trail in the TSP.

Craig Sauers: 14820 Withycomb Rd, Yamhill, ¼ mile from the trail. The trail is too expensive, remove it from the TSP.

Don Holland: 24315 NE Hwy 240, Newberg. We need more recreation opportunities in this county, I want to keep the trail in the TSP and start the land use process over.

Matt Simonsen, Newberg: leave it in TSP

Chris Mattson: 20751 NE Cove Orchard Rd, Yamhill. EFU not correct zoning for trails. Take it out of TSP.

Eric Kuehne: 13140 NE Kuehne Rd, Carlton. Take trail out of TSP.

Radford Bean: 1787 SW Fellows St, McMinnville. Keep the trail in the TSP, will increase revenue in the county.

Cal Peterson: 24125 NE Wapato School Rd: I did not like the way the County started the project, and this should be taken out of the TSP.

Megan Corvis: 6100 Canyon View Rd., Gaston. Trail or not, the transportation corridor will be valuable to the county in the future, please retain trail in TSP.

Kurt Kreitzer, 7430 Krono Rd. Keep trail in TSP, the corridor is important. You are stewards of the land.

Eric Witherspoon: 23355 NW Mt Richmond, Yamhill & 230 Pine St, Carlton. Please keep trail in TSP.

Matt Dolphin: 18667 Mt Home, Sherwood. Keep trail in TSP.

Alana Pass: 17675 NE N Valley, Newberg. Keep trail in TSP

David Akerson: 1875 Viewcrest Dr, Dundee: Additional study needs to be done but keep it in TSP.

Susan Turrell, 416 Linke Ave, Carlton: Keep trail in TSP.

Brian Schmidt: 7580 NE Hendricks Rd: Take trail out of TSP.

Wendy Kellington: I was the lawyer that litigated through 5 LUBA cases, this project is dead, so take it out of the TSP.

Leslie Anderson: 1038 NE 13th St., McMinnville. I am opposed to removal from TSP, the corridor can be kept for future opportunities for the county.

Jerry Hart: 2490 NW Crimson Ct, McMinnville: Keep trail TSP, it is a valuable asset.

Todd Beckwith: 3365 SE Lochs Rd. Keep trail in TSP

Jim James: 3260 NW Westside Rd.: I want to keep YWT in TSP.

Jesse, 1209 Equestrian Rd, McMinnville. Leave trail in TSP.

Melody McMaster: 18445 NE Rainbow Ln, Newberg. Please keep the trail in the TSP.

Dana Gilbert, 1139 NW Vista Ct, McMinnville. Keep trail in TSP because it is viable land. I also ask Chair Gaibler to recuse himself as he has a financial interest farming the land adjacent to the corridor.

Brandon Slyter, 205 Kennedy Newberg. I am for recreation, I hope you keep it in TSP. I think this is unfair the commissioners put this on you guys, you should table it and give it back to BOC with a recommendation to let the citizens vote.

Maryl Kunkel: 2505 E Redwood Ct, Newberg. I urge you to keep the trail in the TSP.

Val Blaha, 724 NE Autumn Ridge Dr, McMinnville. The corridor has many uses other than a trail. It belongs to the people of the county. Leave it in the TSP.

William Hardin, 16131 NW Belt Rd, Yamhill. Time to move on, this is a dead horse.

Joseph Going, 2126 NW Elm St, McMinnville. Take the trail out of TSP.

Nicolas Pilakowski, co-owner of Carlton Vet Hospital, Carlton. Keep trail in TSP

Mark Cooke: PO 1044 Newberg, retired Police officer. I urge you to get rid of trail in the TSP.

Richard Smith, 19th St, McMinnville. The trail needs to stay on TSP, it is public land so keep it public.

Elana Mudrack, NW McMinnville. Keep the trail in the TSP.

Sonda Martin, Newberg: Keep the trail in the TSP.

Deliberation:

Craig Brown: I really think that the Park and Recreation Department should be handling this. I think of it as a luxury trail, I am completely against the mass transit rail. With LUBA remanding this 5 times, I'll say remove it from the TSP.

Paulette Alexandria: I'm for trails and I think we will have a trail, and I think everybody will be happy with the trail. But this particular formation of the trail, I think should be taken out of the TSP.

Christy Cooke: I'm seeing a lot of confusion among the crowd. I am on the Park Board, and I see so many passionate people in the county that need your passion. Sometimes you have to pivot in life. This is one of those time. This is EFU land, always has been and a trail is not allowed. We have large parks in the county that need TLC that I hope you put your passion into. I hope we can heal as a county. Agricultural land is protected by the state.

Chuck Dolence: Some basic questions come up for me. What were the plans, were they made public, were the neighbors notified, was the law followed. I vote to take the trail out of the plan.

Brett Veatch: I can emphasize with both sides, but it has thus far been unsuccessful. Policy decisions are up to the commissioners, and they have started the path for removal. I do see the obstacles to this. I would agree at this time it would not be wise to have it in the TSP. It may be wise to make considerations for an easement for future utilities or something in that space if they were to move it out of the county's possession.

Motion: Craig Brown motioned to remove trail language from the TSP, Christy Cooke seconded. Motion passed 5-0, with Mark Gaibler, Lee Schrepel and Steve Belt abstaining.

Election of Officers:

Moved until next meeting.

Hearing Adjourned: 11:32 p.m.