



City of Yamhill

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AGENDA
CITY OF YAMHILL, CITY PLANNING COMMISSION MEETING
Wednesday, December 15, 2021
7:00 PM

THIS MEETING WILL BE A TELECONFERENCE

Please use the link below to join the webinar:

<https://us02web.zoom.us/j/84447497253?pwd=cVArZWsvR3draWpacDBxSWg3VWZWdz09>

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Please use the following phone number link:

(253) 215-8782 or (346) 248-7799

Webinar ID: 844 4749 7253

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Public Hearing – Planning Commission

1. **Call to Order** –Roll Call
2. **Public Hearing:**
 - A. Subdivision Permit Application **SDV 21-01**

Regular Meeting – Planning Commission

3. **Public Comment:** Anyone wishing to comment during this Teleconference Meeting, please send an email with the topic and a brief overview at least 2 days prior to the meeting date to s.b.candau@cityofyamhill.org or call 503-662-3511.
4. **Unfinished Business:**
 - A. Update on new ordinance for Municipal Code 10.64.030 (G) regarding reader board signs.
 - B. Additional information from Walt Wendolowski, City Planner, on ordinance draft for proposed adoption of added code section for temporary carports.

- 5. A. Next Planning Commission Meeting on January 19,2022.
- B. Commissioner Comments/Discussion.

6. **Adjournment**

****** Yamhill Planning Commission meetings are accessible for disabled individuals. The City will also endeavor to provide services for persons with impaired hearing or vision and other services, if requested, at least 48 hours prior to the meeting. To obtain services, please call City Hall at (503)662-3511 ******

STAFF REPORT

TO: Yamhill Planning Commission
FROM: Walt Wendolowski, Contract Planner
SUBJECT: Planning File – Park Meadows Subdivision
DATE: December 8, 2021

I. BACKGROUND

- A. **APPLICANT:** Steve Reimann.
- B. **PROPERTY LOCATION:** The property is located on the south side of East 3rd Street between South Hemlock and South Cedar Streets. There is no property address, and the County Assessor places the property within Township 3 South; Range 4 West; Section 04; Tax Lot 2200.
- C. **PARCEL SIZE:** The subject property contains approximately 12.7 acres.
- D. **EXISTING DEVELOPMENT:** The vacant subject area fronts three public streets and public services are available or may be extended to serve the site.
- E. **ZONING:** Single Family Residential Zone (R-2).
- F. **ADJACENT ZONING AND LAND USE:** Property to the east is zoned Single Family Residential (R-1) and contains a Beulah Park. To the south is land located outside the City's UGB and within Yamhill County. All remaining adjacent property is zoned R-2 with single family homes on subdivision-sized lots the dominant land use.
- G. **REQUEST:** The applicant is requesting approval to establish a 57-lot single-family subdivision on the subject property.
- H. **DECISION CRITERIA:** Yamhill Municipal Code; Chapter 11.08 (Subdivisions and Planned Unit Developments) and Chapter 11.20 (Design Standards).

II. APPLICATION SUMMARY

- A. The applicant wishes to divide the property, creating a 57-lot single family subdivision identified as Park Meadows. The layout is organized as follows:
 - 1. Lots will range in size from 6,154 to 8,204 square feet. Of the 57 lots, 45 lots exceed 7,000 square feet in area with a majority in the 7,500 to 7,800 square foot range.

2. Hemlock, Elm and Cedar Streets will be extended south into the property. These streets will be intersected by East 4th Street which connects with the existing East 4th Street to the east.
 3. The applicant intends to develop the lots with single family homes.
- B. Section 11.08.010 notes a subdivision (or planned unit development) is required for any land division that creates more than three parcels (or three ownerships) in a calendar year. This application and public hearing are consistent with those requirements.
- C. The City mailed out notice of the hearing to area property owners and affected agencies. The City engineer submitted a report regarding public facilities, a copy of which is attached and briefly summarized below:
1. Sewer - The applicant is proposing to route all sanitary sewer to an existing manhole located at the intersection of South Hemlock and East 3rd Street. The capacity of the City's sanitary sewer system was evaluated and documented in the City's Wastewater Facilities Planning Study (WFPS) dated December 2015. Pipe segments from the intersection of East 3rd and South Juniper extending to the wastewater treatment plant are identified as having capacity to support 51-75 and 76-100 additional dwelling units. A 62-lot subdivision removed a portion of the available capacity. The additional 57 lots triggers the need to upsize these pipelines. It is recommended the existing sewer pipes from East 3rd/Juniper to the wastewater treatment plant be upsized from 10" to 12" concurrent with the development. This improvement is not identified in the capital improvement plan and is necessary to support the development, therefore costs associated with the improvement will be borne by the developer.

The proposed 57-lot development is anticipated to increase Average Dry Weather Flow (ADWF) approximately 0.009-MGD or 10% of the existing ADWF. The increase in infiltration not directly proportional to increase in sewer connections but instead a function of the length of sewer pipe in-place. However, the project's new sewer systems will be water-tight and less susceptible to inflow and infiltration associated with storm conditions. As a result, this development is anticipated to have a no measurable impact on the existing deficiencies with the influent treatment plant.
 2. Water - The applicant is proposing to extend a water line from the subject property to the intersection of East Main and South Juniper as well as extend water in East 3rd Street along the property's frontage. The capacity of the City's water system was evaluated and documented in the City's Water System Master Plan (WSMP) dated June 2018. The 57 lots will

increase the total number of City residential customers by roughly 12%. However, the net increased demand from the development will represent less than 5% of the total water produced.

While the existing water system has several constraints, these constraints exist independent of the development and the development will not significantly exacerbate any of the deficiencies. The water system improvements listed above and proposed by the developer will have a net benefit to the City.

3. Storm - The applicant is proposing to collect and route all stormwater runoff from the development to a new storm drain main to be constructed in 3rd Street. The applicant proposes to connect the outfall to the existing 48" culvert in 3rd Street. An open channel extends across private property downstream of the culvert for approximately 350 linear feet before discharging to Yamhill Creek. In general, the City Engineer agrees with the applicant's preliminary stormwater report that additional runoff created from the development represents a small portion of the total flows in the drainage, and only a fractional amount of the total flow to Yamhill Creek. Therefore, water quantity management is not necessary.

The proposed connection to the existing 48" culvert in 3rd Street will need to be evaluated during final engineering review. A direct outfall to the creek may be required. The preliminary plans show a storm main linked through a series of catch basins. This configuration is not acceptable to the City and will need to be modified in the final design to include a storm main with manholes in the roadway.

4. Streets - The applicant is proposing 50-ft right-of-way with 37-ft roadways, mountable curb, and curb-tight 5-ft wide sidewalks for roadways within the development. A $\frac{3}{4}$ street improvement is proposed along the site's frontage of East 3rd Street which will provide a minimum 26-ft wide drivable surface. Standard curb and gutter and a curb tight 5-ft wide sidewalk is provided along the south side of the road. A 30-ft right-of-way dedication is provided which will match the existing rights-of-way at the east and west ends of the project and provide the City with a 60-ft right-of-way. A $\frac{3}{4}$ street is proposed for South Hemlock from 3rd Street to 4th Street which will provide a minimum 26-ft wide drivable surface. Mountable curb and curb tight 5-ft wide sidewalk is provided along the east of the road. A 25-ft right-of-way dedication is provided.

Based on discussions with City public works staff, there is a preference for standard curb and gutter to be installed on all streets rather than the mountable curb presented by the applicant. This matter can be resolved in final engineering review.

It is recommended the developer construct the full width road improvement of South Hemlock from 3rd to 4th; a sidewalk will only be required on the east side. Furthermore, it is recommended the developer extend the South Hemlock right-of-way to the southerly boundary of the subject property. This will provide access to the adjacent property should it become developable. Only right-of-way dedication is necessary; no road improvements are required south of East 4th Street.

Finally, the applicant provided a Transportation Analysis Letter (TAL) prepared by Lancaster Mobley, dated 7/22/2021. The letter addresses the number of peak hourly trips which are anticipated to be generated from this development as well as how those trips will be distributed to the local transportation network. The TAL did not identify any traffic related concerns related to the proposed development.

- D. No other comments were received at the time of this report.

IV. CRITERIA AND FINDINGS –SUBDIVISION

- A. As noted, Chapter 11.08 establishes the procedures and requirements to review subdivision. Findings in this Section will only address those relevant provisions related to subdivisions.
- B. Section 11.08.010 notes a subdivision (or planned unit development) is required for any land division that creates more than three parcels (or three ownerships) in a calendar year. Section 11.08.020 establishes the submittal requirements.

FINDINGS: A subdivision application is required as the proposal would create 57 single family lots. The applicant submitted the required material in Section 11.08.020. the proposal therefore complies with these two Sections.

- C. Section 11.080.030 establishes the review procedures. All preliminary plans must be reviewed by the Commission; approvals are valid for a year; a one-year time extension may be granted; and a new application is required if an approval is allowed to lapse.

FINDING: This hearing before the Commission complies with this Section. Validity, time extensions and re-application provisions apply if the request is approved. Both the City and applicant must comply with these provisions.

- C. Section 11.08.040 lists the subdivision review criteria. Subsection (A) requires the subdivision proposal shall comply with the applicable development standards in Chapter 11.20, as appropriate, including provisions for streets and utilities. Section 11.20.020 establishes the standards for lots and parcels. Each item is reviewed below:

1. Section 11.20.020(A) - Minimum Lot Area. Minimum lot area shall conform to the requirements of the zoning district in which the parcel is located. Where the slope of the ground exceeds 10% in any direction for more than 60% of the buildable area of a lot, the area of a lot shall be increased.

FINDING: Pursuant to Section 10.16.070, the minimum lot dimension requirements in R-2 zone for a single-family home are as follows: minimum area – 6,000 square feet; minimum width – 60-feet; and minimum depth – 90-feet. Based on the submitted subdivision plan, all lots meet or exceed these minimum requirements. In addition, as slopes do not exceed 10%, an increase in the minimum lot area is not required.

2. Section 11.20.020(B) - Lot Width and Depth. The depth of a lot or parcel shall not be more than three times the width of the parcel, except that parcels created for public utility uses or in zones where there is no minimum lot area requirement shall be exempt from width to depth ratio provisions.

FINDING: Based on the submitted subdivision plan, all lots comply with this requirement.

3. Section 11.20.020(C) - Access. All lots and parcels created after the effective date of the ordinance codified in this chapter shall provide a minimum frontage, on an existing or proposed public street, equal to the minimum lot width required by the underlying zone. Exceptions apply to: lots accessed by private streets; lots within a townhouse or planned development; cul-de-sac lots; and, flag lots.

FINDING: Based on the submitted subdivision plan, all lots will front on a public street and meet the minimum frontage requirement.

4. Section 11.20.020(D) - Flag Lots. Flag lots shall only be permitted if it is the only reasonable method by which the rear portion of a lot being unusually deep or having an unusual configuration may be accessed.

FINDING: The layout does not contain flag lots.

5. Section 11.20.020(E) - Through Lots. Through lots shall be avoided except where essential to provide separation of residential development from major traffic arteries, adjacent nonresidential activities, or to overcome specific disadvantages of topography and orientation. Through lots shall be no less than 100 feet in depth. Screening or buffering may be required by the Planning Commission during the review of the land division request.

FINDING: The subdivision layout does not contain any through lots.

6. Section 11.20.020(G) - Lot Lines. The side lines of lots, as far as practicable, shall run at right angles to the right-of-way line of the street upon which the lots face. The rear lot line shall be no less than one-half the dimension of the front lot line.

FINDING: Generally, the side property lines are perpendicular to the street. In no case is the rear lot line less than one-half the dimension of the front lot line.

7. Section 11.20.020(H) - Utility Easements. Utility easements shall be provided on lot areas where necessary to accommodate public utilities. Such easements shall have a minimum total width consistent to comply with City of Yamhill public works standards.

FINDING: Engineering requirements will determine the need for, and location of, easements along with required widths. These will be located on the final plat.

- E. Section 11.20.030 contains additional design standards for subdivisions. Each item is reviewed below:

1. Section 11.20.030(A) - Standards for Blocks.
 - (1) General. The length, width, and shape of blocks shall be designed with regard to providing adequate building sites for the use contemplated; consideration of needs for convenient access, circulation, control, and safety of street traffic; and recognition of limitations and opportunities of topography.
 - (2) Sizes. Blocks should not exceed 1,000 feet in length between street lines, except blocks adjacent to arterial streets, or unless the previous adjacent development pattern or topographical conditions justify a variation. The recommended minimum distance between intersections on arterial streets is 1,800 feet.

FINDING: The blocks follow the general pattern of blocks in the vicinity and are designed to allow connectivity with area neighborhoods. Further, no block exceeds 1,000 feet in length.

2. Section 11.20.030(B) - Traffic Circulation. The proposed subdivision shall be laid out to provide safe and convenient vehicle, bicycle and pedestrian access to nearby residential areas, transit stops, neighborhood activity centers such as schools and parks, commercial areas, and industrial areas; and to provide safe and convenient traffic circulation. At a minimum, "nearby" is interpreted to mean uses within one-quarter mile which can be reasonably expected to be used by pedestrians and uses

within one mile of the subdivision boundary which can reasonably be expected to be accessed by bicyclists.

FINDING: As noted, the layout ensures continued connections with area neighborhoods and does not create any barriers to connectivity.

3. Section 11.20.030(C) - Connectivity. To achieve the objective in subsection (B) above, the Commission may require the following:
 - (1) Stub Streets. Where the potential exists for additional residential development on adjacent property.
 - (2) Pedestrian/Bicycle Accessways. Public accessways to provide a safe and efficient connection from a residential area to nearby residential areas, transit stops, neighborhood activity centers, including schools, parks, shopping centers, other community services and other commercial and industrial areas when such connections are not available by streets and when a pedestrian must go at least one quarter of a mile out of his/her way to make that connection using the street system.

FINDING: Proposed streets connect with the existing street system; there are no dead ends or cul-de-sacs. The layout allows easy access to the public park located to the west.

4. Section 11.20.030(D) - Accessway Design Standards. Pedestrian/bicycle accessways shall meet the following design standards:
 - (1) Minimum dedicated width: 10 feet.
 - (2) Minimum improved width: 10 feet.
 - (3) Maximum length: 250 feet. A clear line of vision for the entire length of the accessway shall be required.
 - (4) Lighting shall be provided illuminating any walkway exceeding 150 feet in length to a level where the system can be used at night. Lighting shall be included in the lighting district(s) established for the subdivision.
 - (5) The accessway shall be designed to prohibit vehicle traffic.

FINDING: This section does not apply as the site does not contain, nor require, accessways.

- F. Section 11.08.040(B) - Each lot shall satisfy the dimensional standards and density standard of the applicable zoning district, unless a variance from these standards is approved.

FINDING: Previous findings indicated all the lots comply with the dimension standards for a single-family lot in the R-2 zone as well as the design standards in Section 11.20.

- G. Section 11.08.040(C) - Adequate public facilities shall be available to serve the existing and newly created lots.

FINDING: Based on comments submitted by the City Engineer, and noted at the beginning of this report, facilities are in place or can be extended to serve the development, including available capacity.

- H. Section 11.08.060 identifies the form of the final plat.

FINDING: If approved, the final plat must conform to the standards and requirements of this Section.

- I. Section 11.08.070 requires the developer to install required improvements or file a financial agreement (bond) assuring the improvements will occur.

FINDING: This provision and requirement applies to an approved subdivision and may be placed as a condition of approval.

- J. Section 11.08.080 establishes the requirements for the final plat review.

FINDING: If approved, review of the final must comply with these provisions.

- K. Section 11.20.050 outlines the improvements requirements for subdivisions. Each item is reviewed below:

FINDING: If approved, the improvements are required to comply with these provisions. For the record, the City Engineer, Public Works Director and Fire District determine compliance with these standards. Individual lots cannot be developed until the improvements are in place or financial bonding provided.

- L. Section 11.20.060 outlines the improvement procedures.

FINDING: If approved, the City and developer are required to comply with the procedures.

- M. Section 11.20.070 outlines the park and recreational facility requirements for subdivisions. This Section provides two options to provide recreational opportunities: (A) provide sufficient land to be set aside for a park; or, (B) submit a payment in lieu of dedicating park land.

FINDING: Given the location of an improved City park to the west, staff recommends the applicant comply with option (B) and submit a payment to the City based on the calculation provided in this Section.

N. Section 11.20.050(B) requires the subdivision to conform with the street requirements in Chapter 11.24. Sections 11.24.010 to 11.24.030 are applicable to the subdivision request and will be reviewed in the following Sections.

O. Section 11.24.010 establishes provisions for City streets. Each item is reviewed below:

1. Section 11.24.010(A) - General. The location, width, and grade of streets shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and to the proposed use of the land to be served by the streets. Where location is not shown in the Comprehensive Plan, the arrangement of streets in a subdivision shall either:
 - (1) Provide for the continuation or appropriate projection of existing principal streets in surrounding areas; or
 - (2) Conform to a plan for the neighborhood approved or adopted by the Planning Commission to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical.

FINDING: The layout is logical as it extends existing street (Hemlock, Elm and Cedar) and establishes an east-west connection with East 4th Street. All streets connect with other streets, establishing a preferred grid pattern.

2. Section 11.24.010(B) - Minimum Right-of-Way and Roadway Widths. The width of streets and roadways shall be adequate to fulfill City public works specifications of this title and, unless otherwise indicated in the Comprehensive Plan. Based on the accompanying table, continuing residential streets must contain a 60-foot right-of-way with a 36-foot improvement. The minimum roadway width may be varied by action of the Council, taking into consideration the unique characteristics of the land to include geography, topography, and its relation to land developments already present in the area.

FINDING: The layout extends local residential streets and complies with the right-of-way and improvement requirements.

3. Section 11.24.010(C) - Reserve Strips. Reserve strips or street plugs controlling access to streets will not be approved unless necessary for the protection of the public welfare or of substantial property rights, and in these cases, they may be required. The control and disposal of the land comprising such strips shall be placed within the jurisdiction of the City under conditions approved by the Planning Commission.

FINDING: As the projected streets connect with the existing street system, reserve strips are not required.

4. Section 11.24.010(D) - Alignment. As far as practical, streets other than minor streets shall be in alignment with existing streets by continuations of the center lines thereof. Staggered street alignment resulting in "T" intersections shall, wherever practical, leave a minimum distance of 200 feet between the center lines of streets having approximately the same direction and otherwise shall not be less than 125 feet.

FINDING: All proposed street extensions align with the existing streets.

5. Section 11.24.010(E) - Future Extension of Streets. Where necessary to give access to or permit a satisfactory future subdivision of adjoining land, streets shall be extended to the boundary of the subdivision; and the resulting dead-end streets may be approved without a turn-around. Reserve strips and street plugs may be required to preserve the objective of street extensions.

FINDING: It is also recommended Hemlock Street right-of-way be extended to the south property line to provide access for potential future development. This will require the applicant to reduce the widths of Lots 41 to 56 by approximately a foot each. However, the adjusted lots will still comply with the dimension and design standard requirements. While the right-of-way will extend south, a right-of-way improvement will not be required.

6. Section 11.24.010(F) - Intersection Angles. Streets shall be laid out to intersect at angles as near to right angles as practical except where topography requires a lesser angle, but in no case shall the acute angle be less than 60 degrees unless there is a special intersection design. The intersection of an arterial or collector street with another street shall have at least 100 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least 50 feet of tangent adjacent to the intersection unless topography requires a lesser distance. Intersections which contain an acute angle of less than 80 degrees, or which include an arterial street, shall have a minimum corner radius sufficient to allow for a roadway radius of 20 feet and maintain a uniform width between the roadway and the right-of-way line.

FINDING: Based on the submitted layout, the intersection angles comply with these provisions.

7. Section 11.24.010(G) - Existing Streets. Whenever existing streets adjacent to or within a tract are of inadequate width, additional right-of way shall be provided.

FINDING: Additional right-of-way is provided as the proposed streets connect with the existing street system in the vicinity.

8. Section 11.24.010(H) - Half-Streets. Half-streets, while generally not acceptable, may be approved where essential to the reasonable development of the subdivision, when in conformity with the other requirements of these regulations, and when the Planning Commission finds it will be practical to require the dedication of the other half when the adjoining property is subdivided. Whenever a half-street is adjacent to a tract to be subdivided, the other half of the street shall be platted with such a tract. Reserve strips may be required to preserve the objectives of half-streets.

FINDING: Half-streets are not required nor included in the layout.

9. Section 11.24.010(I) - Cul-de-Sacs. The use of cul-de-sacs is not encouraged but may be permitted where no other possible design alternative exists. When allowed, a cul-de-sac shall have a maximum length of 400 feet and serve no more than 18 dwelling units. A cul-de-sac shall terminate with a turn-around.

FINDING: The layout does not include a cul-de-sac.

10. Section 11.24.010(J) - Street Names. Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the names of existing streets. Street names and numbers shall conform to the established pattern in the City. Street names shall be subject to the approval of the Planning Commission.

FINDING: Existing street names will be used as the layout continues the existing street pattern.

11. Section 11.24.010(K) - Grades and Curves. Grades shall not exceed six percent on arterials, 10% on collector streets, or 12% on any other street. Center line radii of curves shall not be less than 300 feet on major arterials, 200 feet on secondary arterials, or 100 feet on other streets, and shall be to an even 10 feet. Where existing conditions, particularly topography, make it otherwise impractical to provide buildable lots, the Planning Commission may accept steeper grades and sharper curves.

FINDING: Grades are not an issue as the site is relatively level.

12. Section 11.24.010(L) - Streets Adjacent to a Railroad Right-of-Way. Wherever the proposed subdivision contains or is adjacent to a railroad right-of-way, provisions may be required for a street approximately parallel to and on each side of such right of-way at a distance suitable for the

approximate use of the land between the streets and the railroad. The distance shall be determined with due consideration at cross streets of the minimum distance required for approach grades to a future grade separation, and to provide sufficient depth to allow screen planting along the railroad right-of-way.

FINDING: No street is located adjacent to a railroad right-of-way.

13. Section 11.24.010 (M) - Marginal Access Streets. Where a subdivision abuts or contains an existing or proposed arterial street, the Planning Commission may require marginal access streets, reverse frontage lots with suitable depth, screen planting contained in a nonaccess reservation along the rear or side property line, or other treatment necessary for adequate protection of residential properties and to afford separation of through and local traffic. (Ord. 467 §1, 2002)

FINDING: The layout includes only local residential streets. As noted however, a marginal access street will be provided along Hemlock.

- P. Section 11.24.02 includes provisions to modify right-of-way requirements and width improvements.

FINDING: The applicant did not request a modification to the existing standards.

- Q. Section 11.24.030 requires all street improvements to comply with adopted public works/street standards of the City.

FINDING: Compliance with this requirement will be determined when engineering plans are submitted.

VI. RECOMMENDATION AND CONDITIONS OF APPROVAL

City staff finds the proposal complies with the applicable Subdivision criteria and recommends the Planning Commission approve the application subject to the following Conditions:

- A. The applicant shall participate in a conference with the applicable public facility providers for the purpose of coordinating facility improvements. This conference shall occur prior to submitting engineering drawings. It is recommended the participants include the Yamhill Department of Public Works, City Engineer and private utility providers.
- B. The applicant shall submit an engineering plan for the entire development to the Yamhill Department of Public Works for review and approval. The engineering plan shall include information concerning water, sanitary sewer, storm water, street improvements, easements and other information as necessary to indicate

conformance with City standards. Engineering plans shall comply provisions in Condition "E.", below.

- C. Subsequent to receiving approved engineering plans and prior to recording of the final plat, the applicant shall complete the following:
1. Install public and private services within the subdivision as well as required off-site improvements. All improvements shall comply with the standards and requirements of the City of Yamhill and provisions in Conditional of Approval "E." below. The applicant shall have the option of installing facility improvements in phases provided the City approves engineering plans for the entire project.
 2. Enter into an agreement with the City of Yamhill for payment in lieu of park land dedication per requirements in Zoning Code Section 11.20.070.
- D. Upon completion of public facility improvements, a final plat, complying with provisions in ORS Chapter 92, shall be completed by a registered land surveyor and recorded within one year of the final decision. The final plat shall substantially conform to the proposed layout. City review and recording of the final plat shall be subject to applicable provisions in the Yamhill Zoning Code.
- E. Engineering and Public Works improvements shall conform to requirements of the City Engineer's report dated December 8, 2021 and shall further conform with the following:
1. All public improvements shall be constructed in accordance with the City of Yamhill Municipal Code. Where the City Municipal Code is silent, improvements shall meet the 2021 Oregon Standard Specifications for Construction and ODOT design standards.
 2. All sanitary sewer main shall be minimum 8".
 3. Developer shall enter into a development agreement with the City to establish the fee-in-lieu payment for offsite utility improvements.
 4. Prior to issuance of construction permits the applicant shall submit and obtain a 1200-C permit from DEQ.
 5. Prior to issuance of the construction permits the applicant shall submit a final stormwater report.
 6. Storm mains shall be constructed within the roadways with mainline connecting to manholes at maximum 500-ft spacing. Catch basins shall connect directly to manholes. Up to two catch basin leads may be connected prior to connection to the manhole.
 7. Prior to issuance of construction permits the applicant shall submit a site-specific geotechnical investigation and recommendations report.

8. A photometric plan shall be submitted for the review of the illumination plan. Lighting levels shall meet ANSI/IES RP-8 American National Standard Practice for Roadway Lighting. Luminaires shall be LED and dark sky compliant.
 9. The applicant shall provide standard curb and gutter on all streets.
 10. All streets shall be designed to meet 2011 PROWAG guidelines.
 11. The developer will directly reimburse the City for consulting fees incurred during the review of engineering submittals. Payment will be due upon issuance of the public works permit.
 12. The City will provide inspection of all public infrastructure constructed with the development. The developer shall pay a deposit equal to 2.5% of the engineer's estimate of public improvements.
 13. The developer shall submit a performance bond in the amount of 110% of the engineer's estimate for improvements within existing public rights of way and improvements to existing City infrastructure. The bond shall be in-place prior to groundbreaking of the development.
- G. Compliance with the Conditions of Approval shall be the sole responsibility of the applicant.

VII. PLANNING COMMISSION ACTION

- A. The Planning Commission has the following options:
1. Approve the application, adopting findings and conditions contained in the staff report;
 2. Approve the application, adopting modified findings and/or conditions;
 3. Deny the application, establishing findings as to why the application fails to comply with the decision criteria.
- B. Staff will prepare and Order for the Chair's signature.

Attachment: December 8, 2021 AKS Engineering and Forestry Report

December 8, 2021



City of Yamhill
205 S Maple Street
PO Box 9
Yamhill, OR 97148

RE: Park Meadows Subdivision Application - Engineering Review

AKS has reviewed the Park Meadows Subdivision application materials provided by HBH Consulting Engineers, Inc. (TLID 3404 02200). Below is a summary of public works / engineering comments. The following application materials were reviewed:

- City of Yamhill Subdivision Application – Dated 7/29/2021
- Traffic Analysis Letter – Dated 7/22/2021
- Preliminary Plans – Dated 7/29/2021
- Preliminary Stormwater Report – Dated 7/29/2021

Project Background: The applicant is proposing a 57-lot residential subdivision of 12.70-acres. The existing zoning is R-2 (6,000-SF minimum lot size).

Sanitary Sewer:

There are two components of the sanitary system which need to be evaluated with respect to development:

1. **Conveyance:** The applicant is proposing to route all sanitary sewer to an existing manhole located at the intersection of S Hemlock and E Third Street. The capacity of the City's sanitary sewer system was evaluated and documented in the City's Wastewater Facilities Planning Study (WFPS) dated December 2015. Figure 12 from the WFPS shows the approximate number of additional equivalent dwelling units (EDU's) that can be constructed in the area upstream of the pipe segment before the system needs to be upsized. Pipe segments from the intersection of E Third and S Juniper extending to the wastewater treatment plant are identified as having capacity to support 51-75 and 76-100 additional EDU's. A 62-lot subdivision was constructed in 2020 and has taken a portion of the available capacity from these pipes. The additional 57 lots resulting from this application will trigger the need to upsize these pipelines. We recommended that the existing sewer pipes from E Third/Juniper to the wastewater treatment plant be upsized from 10" to 12" concurrent with the development. This improvement is not identified in the capital improvement plan and is necessary to support the development, therefore costs associated with the improvement should be borne by the developer. We recommend the City manage the design and construction of these offsite sewer improvements and the developer pay a fee-in-lieu to the City. A cost estimate for this improvement has been prepared by AKS and is attached to this letter. The project cost is \$278,000. A development agreement shall be established between the City and the developer which will define the timing of fee-in-lieu payment and the responsibilities of both parties.
2. **Treatment:** The WFSP identifies the existing influent pipe from the Influent lift station to the headworks is unable to pass the current peak instantaneous flow (PIF_s) rate of 820 gpm and the future 2035 PIF_s rate of 1,025 gpm. The influent pumps are not able to pump 1,025 gpm and lack sufficient redundancy. Improvements to the influent lift station are the highest ranked priority in the City's sanitary sewer Capital Improvement Plan.

Wastewater flows vary seasonally with the lowest flow conditions occurring during the period of May through October. This condition is called the Average Dry Weather Flow (ADWF) and is representative of the true wastewater flow from customers. The highest wastewater flow rates typically occur during the winter months, during heavy rain events where stormwater directly enters the sewer system through cross connections or through manhole covers adjacent to stream corridors. This flow condition is known as PIF₅. PIF₅ accounts for the peak hourly system demand plus the 5-year storm during high groundwater periods. Oregon DEQ defines PIF₅ as the baseline for the design of wastewater treatment facilities. For reference, the 2015 WFSP estimates the City's PIF₅ at 15x of ADWF.

The proposed 57-lot development is anticipated to increase ADWF by approximately 0.009-MGD or 10% of the existing ADWF. The increase in PIF₅ is not directly proportional to increase in sewer connections but instead is a function of the length of sewer pipe in-place. The project will increase the City's total length of sewer main by roughly 4%. However, new sewer systems constructed with the development will be water-tight and less susceptible to inflow and infiltration associated with PIF₅ conditions. As a result, this development is anticipated to have a no measurable impact on the existing deficiencies with the influent treatment plant.

Water:

The applicant is proposing to extend a water line from the subject property to the intersection of E Main and S Juniper as well as extend water in E 3rd Street along the property's frontage. The capacity of the City's water system was evaluated and documented in the City's Water System Master Plan (WSMP) dated June 2018. There are five components of the water system which need to be evaluated with respect to development:

1. **Raw Water Supply** – The WSMP indicates the City's water rights and source (Turner Creek) will meet the 2037 demands. Variable creek levels can at times limit the City's ability to intake water to meet the City's demand.
2. **Treatment** – Per the WSMP the City's treatment plant has the capacity to meet the 2037 peak demands however the WSMP includes recommendations for operational changes in the chlorine contact time to meet future peak demands. The treatment plant is limited by the raw water supply. The City has developed a plan for improving the WTP intake which involves constructing a log jam within the stream. The Yamhill Water Advisory Committee (YWAC) recommends this improvement be implement concurrent with the development and be funded by the developer. We recommend the City manage the design and construction of this improvement and the developer pay a fee-in-lieu to the City. A cost estimate for this improvement has been prepared by AKS and is attached to this letter. The project cost is \$100,000. A development agreement shall be established between the City and the developer which will define the timing of fee-in-lieu payment and the responsibilities of both parties.
3. **Storage** – The WSMP identifies an existing storage capacity of approximately 1.0 – million gallons and makes a recommendation to increase the capacity to approximately 2.6-million gallons (total) to meet the 2037 demands; leaving the system 1.6-million gallons short of the recommended storage volume. The storage recommendations are based on emergency storage equal to 3x maximum daily demand (MDD) + Operational/Equalization (0.25x Average Daily Demand (ADD)) + fire flow at 2,750 gpm for 3-hours. The WSMP includes a recommended capital improvement for the construction of new 1.6-million gallon storage tank to address the deficiency. While this additional storage is recommended it is also valuable to understand how the existing 1-million gallons could serve the future need. Assuming a fire flow of 1,000-gpm

for 4-hours (240,000-gal) and operational/equalization of 0.25xADD (78,466-gal) the system can provide storage of 1.0xMDD (672,000-gal) under 2037 build-out conditions. The proposed development does not have an appreciable impact on this existing deficiency.

4. **Distribution** – Per the WSMP most areas of town have sufficient pressures during normal operation year-round. Static system pressures at the point of the connection for the proposed development have been observed from 70 to 80-PSI.
5. **Fire Flow** – The fire flow requirement for single family residential is 1,000-gpm at 20-PSI. The WSMP calls for replacement of existing 4" and 6" water main in 3rd Street, from Hemlock to Maple with an 8" line (approx. 1,100 lineal feet) to meet fire flows at the subject property. This CIP is 20% SDC eligible. However, there are several other offsite water system capital improvements identified in the WSMP which have not yet been constructed. As a result the water improvements in 3rd St may not achieve the required fire flow. We recommend the 8" water be extended from the subject property to the intersection of Juniper and Main Street (approx. 1,200 lineal feet). The water main upstream of this point was recently improved to 12" in conjunction with the high school renovation and will provide the City and development with better fire flows than would result from the 3rd St improvement. We recommend the City manage the design and construction of these offsite water improvements and the developer pay a fee-in-lieu to the City. A cost estimate for this improvement has been prepared by AKS and is attached to this letter. The project cost is \$492,000, 20% of the project is SDC eligible (\$98,280). A development agreement shall be established between the City and the developer which will define the timing of fee-in-lieu payment and the responsibilities of both parties.

The City supplies water to several types of customers including City residential, City commercial, rural residential, and water districts. City residential customers have historically consumed approximately 41% of the total water sold by the City. The City currently supplies water to 487 City residential customers. The 57 lots will increase the total number of City residential customers by roughly 12%. However, the net increased demand from the development will represent less than 5% of the total water produced.

While the existing water system has several constraints, these constraints exist independent of the development and the development will not significantly exacerbate any of the deficiencies. The water system improvements listed above and proposed by the developer will have a net benefit to the City.

Stormwater:

The applicant is proposing to collect and route all stormwater runoff from the development to a new storm drain main to be constructed in 3rd Street. The applicant proposes to connect the outfall to the existing 48" culvert in 3rd Street. An open channel extends across private property downstream of the culvert for approximately 350 linear feet before discharging to Yamhill Creek. The applicant submitted a preliminary stormwater report as part of this project.

- **Water Quality** – The City of Yamhill does not require stormwater quality treatment. The applicant may provide water quality treatment at the applicant's discretion.
- **Water Quantity** – The City requires stormwater quantity management as necessary to ensure developments do not create or exacerbate downstream deficiencies. The applicant submitted a report to document that the project will not create or exacerbate any downstream deficiency and therefore water quantity management is not necessary.
- **Downstream Analysis** – See above

The preliminary stormwater report identifies the subject property as part of a 118-acre tributary drainage basin. No map is provided in the report to delineate the drainage area so we are unable to verify this assumption. In general, we agree with the conclusion of the preliminary stormwater report that additional runoff created from the development represents a small portion of the total flows in the drainage, and only a fractional amount of the total flow to Yamhill Creek.; therefore, water quantity management is not necessary.

The proposed connection to the existing 48" culvert in 3rd Street will need to be evaluated during final engineering review. A direct outfall to the creek may be required.

The preliminary plans show a storm main linked through a series of catch basins. This configuration is not acceptable to the City and will need to be modified in the final design to include a storm main with manholes in the roadway. Catch basins must be connected to the manholes. Up to two catch basins may be linked prior to the manhole connection.

Streets:

The applicant is proposing 50-ft right-of-way with 37-ft roadways, mountable curb, and curb-tight 5-ft wide sidewalks for roadways within the development.

A ¾ street improvement is proposed along the site's frontage of E 3rd Street which will provide a minimum 26-ft wide drivable surface. Standard curb and gutter and a curb tight 5-ft wide sidewalk is provided along the south side of the road. A 30-ft right-of-way dedication is provided which will match the existing rights-of-way at the east and west ends of the project and provide the City with a 60-ft right-of-way.

A ¾ street is proposed for S Hemlock from 3rd Street to 4th Street which will provide a minimum 26-ft wide drivable surface. Mountable curb and curb tight 5-ft wide sidewalk is provided along the east of the road. A 25-ft right-of-way dedication is provided.

Based on discussions with City public works staff, there is a preference for standard curb and gutter to be installed on all streets rather than the mountable curb presented by the applicant. This matter can be resolved in final engineering review.

We recommend the developer construct the full width road improvement of S Hemlock from 3rd to 4th sidewalk will only be required on the east side. Furthermore we recommend that the developer extend the right-of-way dedication of S Hemlock to the southerly boundary of the subject property. We recognize the south boundary of the subject property is the City's Urban Growth Boundary however an extension of Hemlock could provide access to this property should it become developable. We do not recommend constructing the road improvements south of E 4th Street at this time.

The applicant provided a Transportation Analysis Letter (TAL) prepared by Lancaster Mobley, dated 7/22/2021. The letter addresses the number of peak hourly trips which are anticipated to be generated from this development as well as how those trips will be distributed to the local transportation network. The TAL did not identify any traffic related concerns related to the proposed development.

Recommended Conditions of Approval:

1. All public improvements shall be constructed in accordance with the City of Yamhill Municipal Code. Where the City Municipal Code is silent, improvements shall meet the 2021 Oregon Standard Specifications for Construction and ODOT design standards.

2. All sanitary sewer main shall be minimum 8".
3. Developer shall enter into a development agreement with the City to establish the fee-in-lieu payment for offsite utility improvements.
4. Prior to issuance of constriction permits the applicant shall submit and obtain a 1200-C permit from DEQ.
5. Prior to issuance of the construction permits the applicant shall submit a final stormwater report.
6. Storm mains shall be constructed within the roadways with mainline connecting to manholes at maximum 500-ft spacing. Catch basins shall connect directly to manholes. Up to two catch basin leads may be connected prior to connection to the manhole.
7. Prior to issuance of construction permits the applicant shall submit a site specific geotechnical investigation and recommendations report.
8. A photometric plan shall be submitted for the review of the illumination plan. Lighting levels shall meet ANSI/IES RP-8 American National Standard Practice for Roadway Lighting. Luminaires shall be LED and dark sky compliant.
9. The applicant shall provide standard curb and gutter on all streets.
10. All streets shall be designed to meet 2011 PROWAG guidelines.
11. The developer will directly reimburse the City for consulting fees incurred during the review of engineering submittals. Payment will be due upon issuance of the public works permit.
12. The City will provide inspection of all public infrastructure constructed with the development. The developer shall pay a deposit equal to 2.5% of the engineer's estimate of public improvements.
13. The developer shall submit a performance bond in the amount of 110% of the engineer's estimate for improvements within existing public rights of way and improvements to existing City infrastructure. The bond shall be in-place prior to ground breaking of the development.

Sincerely,



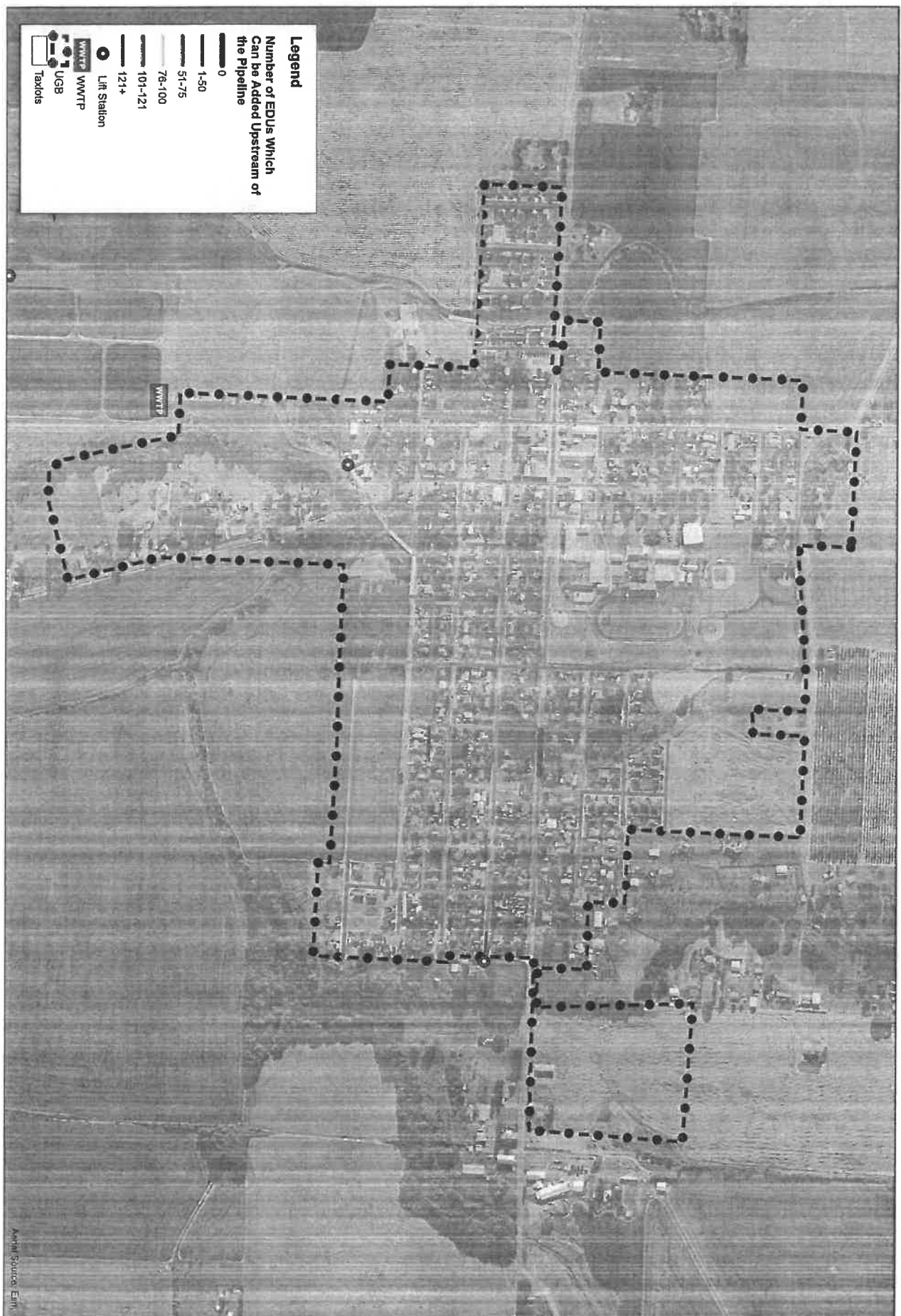
John P. Christiansen, PE
12965 SW Herman Road, Suite 100
Tualatin, OR 97062
503-563-6151 – johcnc@aks-eng.com

Attachments:

- WFPS Figure 12
- WMP Figures 3 and 11
- Park Meadows – Offsite Improvement – Planning Level Cost Estimates







AKS ENGINEERING & FORESTRY, LLC

12965 SW Herman Rd, Suite 100

Tualatin, OR 97062

p: 503.563.6151 | f: 503.563.6152

www.aks-eng.com

**Park Meadows - Offsite Improvement - Planning Level Cost Estimates**

Project No.: 3940-32

Prepared By: JPC

Checked By: JPC

Dat 12/8/2021

Offsite Sewer Improvements - Upsize 10" Sewer Main to 12" from 3rd to the Treatment Plant

Item	Qty	Unit	Unit Cost	Total Cost
Sewer Pipe Burst 10" to 12"	950	FT	\$ 250.00	\$ 237,500
Hard Cost Total				\$ 237,500
Engineering & Const Admin (15%)				\$ 35,625
Legal, Administrative and Permitting (2%)				\$ 4,750
Total				\$ 277,875
SDC Percent	0%			\$ -
Net Total				\$ 277,875

Offsite Water Improvements - 8" water main from 3rd/Hemlock to Main/Juniper

Item	Qty	Unit	Unit Cost	Total Cost
Water Main - 8" DIP	1200	FT	\$ 350.00	\$ 420,000
Hard Cost Total				\$ 420,000
Engineering & Const Admin (15%)				\$ 63,000
Legal, Administrative and Permitting (2%)				\$ 8,400
Total				\$ 491,400
SDC Creditable	20%			\$ 98,280
Net Total				\$ 393,120

Offsite Water Improvements - Log Jam at Treatment Plant Intake

Item	Qty	Unit	Unit Cost	Total Cost
Log Jam	1	LS	\$ 51,000.00	\$ 51,000
Hard Cost Total				\$ 51,000
Engineering & Const Admin (75%)				\$ 38,250
Legal, Administrative and Permitting (20%)				\$ 10,200
Total				\$ 99,450
SDC Percent	0%			\$ -
Net Total				\$ 99,450

PARK MEADOWS SUBDIVISION

Planning Commission Public Hearing

December 15, 2021

PROJECT TEAM

Applicant/Owner: Steve Reimann

Developer: Jake Lucey

Civil Engineer: HBH Consulting Engineers

- Andrey Chernishov, PE & Michael Henry, PE

Legal Council: SSJH

- Mark Hoyt

Traffic Engineer: Lancaster Mobley

- Todd Mobley, PE

OVERVIEW

- South side of E 3rd Street between S Hemlock and S Cedar St
- 12.7 acres
- Currently vacant
- Single family residential zone (R-2)
- 57-lot single family subdivision



SCHEDULE

- Subdivision road and utility construction anticipated to begin summer of 2022
- Home construction to begin end of 2022
- First home ready to move in summer of 2023
- Up to 18 months to construct all homes (end of 2024)

IMPROVING CITY INFRASTRUCTURE

- Existing City infrastructure improvements
 - Offsite sanitary sewer main: Approximately \$278,000
 - Offsite stormwater main: Approximately \$150,000
 - E 3rd St rebuild existing full road width: Approximately \$450,000
- Approximate SDC payments to City for additional improvements
 - Water: \$350,000
 - Sanitary Sewer: \$210,000
 - Park: \$180,000
 - Street: \$115,000
 - Stormwater: \$95,000
 - Total SDC Fees collected by City: Approximately **\$950,000**
- New residents will pay utility bills that will increase money collected by City over long term
- City decides how to spend SDC fees and money collected from new residents' utility bills
- This development will help the City improve public infrastructure

WATER USE

- Historically approximately 40% of water produced is used by City residents and 60% sold as surplus water to users outside of City.
- City has the right to limit or not sell surplus water to users outside the City in the event of a shortage of supply and/or emergency.
- This development will use less than 5% of water produced by City.
- Current City water facilities can serve two times the current inside City water usage, even after this development is constructed.

ESTIMATED CONSTRUCTION EXCISE TAX

- Yamhill Carlton School District
 - 57 units
 - \$114,000
- 1/sq ft, assumes average home size is 2,000 sq ft

Estimated Property Taxes

- Estimated Property Taxes
 - \$450,000
- Assumed Assessed Value Percentage
 - 63%
- Assessed Value
 - \$283,500
- Property Tax Rate
 - .0160032
- Annual Tax Estimate
 - \$4,537
- Total Property Taxes from 57 Lots
 - \$258,609/Year

Estimated Property Taxes - continued

- Amount of Property Taxes going directly to Yamhill-Carlton School District
 - \$111,264/year
 - $.0068838 \times 283,500 = \$1,952/\text{yearly per house (57 Houses Total)}$
- Amount of Property Taxes directly to the City
 - \$60,420/year
 - $.0037389 \times 283,500 = \$1,060/\text{yearly per house (57 Houses Total)}$
- Amount of Property Taxes directly to Yamhill Fire
 - \$23,541/year
 - $.0014581 \times 283,500 = \$413/\text{yearly per house (57 Houses Total)}$

Estimated Utility User Fees

- Average Utility Bill
 - \$150/month
- Each Individual House
 - \$1,800
 - 12 months x \$150
- 57 Houses
 - \$102,600
 - 57 house x \$1,800

Proposed Condition Modification

- Conditions C-1 and E-3 currently conflict.
 - Condition C-1 requires the applicant to construct offsite improvements.
 - Condition E-3 requires the Developer to enter into a development agreement with the City and pay a fee-in-lieu for offsite improvements.
- ❖ Developer Proposes the conditions be modified to allow the Developer to elect between installing offsite improvements, or entering into a development agreement with the City that establishes and requires payment of a fee-in-lieu for offsite utility improvements.

QUESTIONS?

Andrey Chernishov, PE
HBH Consulting Engineers, Inc
501 E First St
Newberg, OR 97132
achernishov@hbh-consulting.com
(503) 554-9553

December 14, 2021

Planning Commission
Yamhill City Hall
205 S. Maple Street
Yamhill, OR 97148

RECEIVED
DEC 14 2021

BY:

Re: File No: SDV-21-01

I am writing to voice my concerns about the application by Steve Reimann for development of a 57-lot subdivision on the property on the south side of East 3rd Street between South Hemlock and South Cedar. Per ORD 467 1, 2002, there must be "adequate public facilities to serve existing and newly created lots." The severe water restrictions we faced this summer demonstrate how our city does not have adequate water supplies to meet the needs of our existing community. With drought and continued climate changes forecast for years to come, the addition of 57 homes is not in the best interest of our city and is irresponsible.

Additionally, I would like to point out the already overcrowded school facilities in the YC school district. 57 additional families, on top of the number anticipated with the new developments in Carlton and Yamhill underway, would add too much stress to district staff and facilities.

Thank you for allowing this perspective and opinion.

Kind regards,
Jenny Morrison

Second Street
Yamhill OR 97148

NOTICE OF PLANNING COMMISSION PUBLIC HEARING

December 15, 2021 7:00 p.m.

City Council Chambers
205 S Maple St
Yamhill, Oregon 97148

Re: Approval of Tax Lot 2200 to be developed for 57 lot single family sub-division
File No: SDV 21-01

Resident Response to the very short public notice of the meeting during the Christmas holiday season (was this done on purpose to keep town resident comments to a minimum?):

We, Margaret and Craig Reinholt, Town of Yamhill residents, do NOT approve of the development of the proposed sub-division for the following reasons.

1. City water availability is inadequate for current Yamhill residents.

Based on the 2021 summer water restrictions for the town of Yamhill during June, July, and August, there is an insufficient summer water supply for current housing. There is a high probability that hotter and dryer summers will continue over a long period of time. This will significantly stress Yamhill's current summer water supply. Also, there was the addition of the large sub-division being constructed behind the High School that wasn't drawing normal housing water volumes during summer restrictions and, if fully developed, would have put an even higher strain on the Yamhill water supply. Current residents should NOT have to survive severe water restrictions imposed on them resulting from new homes.

It would be irresponsible for the city to add more housing until proper and adequate summer water requirements are fully met for current (and future Yamhill) residents for at least the next decade.

2. 57 new houses will add approximately 40 - 50 children to the Yamhill School system.

Does the Yamhill Carlton school district have the resources for the additional children? This doesn't even include the children from the "High School" sub-division. We will NOT approve a tax increase if it comes up on a ballot.

3. Adequate services for Fire, Police, sewer all met. Thinly stretched resources are not acceptable.

Fix the issues before any future Yamhill housing development.

Craig & Margaret Reinholt
Fourth St
Yamhill, Oregon


Margaret Reinholt


Craig Reinholt

**Yamhill
Neighborhood
Association**

Maple St
Yamhill, OR 97148

Phone: /

E-mail: /



City of Yamhill

205 S Maple Street,
Yamhill, OR 97148

Dear planning commission,

13 December 2021

We are contacting you today as representative from Yamhill Neighborhood Association respectfully requests to speak during the planning commissions Zoom meeting on December 15, 2021 regarding (Title 11 LAND DIVISIONS) with respect to new 57 home housing development and our previous water crisis this past year.

Attached please find our petition to request the city of Yamhill abides by the citys own city charter (Title 11 LAND DIVISIONS) with respect to the new 57 home development up for review amd our previous water crisis this past summer.

Kind regards,

Robert Davis
Founder

Sharon Bregante-Candau

From: Yamhill Neighborhood Association
Sent: Monday, December 13, 2021 3:12 PM
To: Sharon Bregante-Candau
Subject: Re: Planning Commission Criteria

December 13, 2021

To the city of Yamhills planning commission.

A representative from Yamhill Neighborhood Association respectfully requests to speak during the planning commissions Zoom meeting regarding (Title 11 LAND DIVISIONS) with respect to new 57 home housing development and our previous water crisis this past year.

Regards,

Robert Davis

Yamhill Neighborhood Association

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.yamhillneighborhoodassociation.org&c=E,1,OHoxNJg39r_fBG57x7nGcUaWeWWyzxNxxk0NXJ6VvKpn78bCykHDI0BuAFQ_DbqywRVeBCIQwAy8vnH0bbqRa0X0D-OqnyBwemr22IY4KFRS54bvppX8,&typo=1

On Mon, Dec 13, 2021 at 1:58 PM Sharon Bregante-Candau <s.b.candau@cityofyamhill.org> wrote:

>

> Please see the following for the agenda and packet for the 12/15/2021

> Public Hearing and Planning Commission meeting:

> [https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofyamhill.org%](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofyamhill.org%2fannouncement%2fcancelled-planning-commission-teleconference-meeting-june-14-2021-at-7pm%2f&c=E,1,4FUQDEchvSSRSgGwTD5oXfbXpH0m_OswWZO10i5BzDwa4z6Qz1E3ZPLlw3OCNvG3qsYb2qDfCCtfo4oloMsEx7Y6TNKq5XUJ3Wa7BTZrH7k,&typo=1)

> 2fannouncement%2fcancelled-planning-commission-teleconference-meeting-

> june-14-2021-at-7pm%2f&c=E,1,4FUQDEchvSSRSgGwTD5oXfbXpH0m_OswWZO10i5Bz

> Dwa4z6Qz1E3ZPLlw3OCNvG3qsYb2qDfCCtfo4oloMsEx7Y6TNKq5XUJ3Wa7BTZrH7k,&ty

> po=1

>

> Please see the public notice for the public hearing for the

> information on the subdivision:

> [https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofyamhill.org%](https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fcityofyamhill.org%2fannouncement%2fnotice-of-public-hearing-wednesday-december-15-2021%2f&c=E,1,Ad1B0ztvCQTVXly9wJG4TDCPbfXgQDDHk-hTDYEKXE04RNI1t8Qt1tyM9noBdWI4IN5zx8Q-Dhmj8dDzKKmTS6z4vVh_9ARDg4hvE--Snel6_pp&typo=1)

> 2fannouncement%2fnotice-of-public-hearing-wednesday-december-15-2021%2

> f&c=E,1,Ad1B0ztvCQTVXly9wJG4TDCPbfXgQDDHk-hTDYEKXE04RNI1t8Qt1tyM9noBdW

> I4IN5zx8Q-Dhmj8dDzKKmTS6z4vVh_9ARDg4hvE--Snel6_pp&typo=1

>

> Thank you,

>

> Sharon Bregante-Candau

> Administrative Clerk

> City of Yamhill

> P.O Box 9, Yamhill, OR 97148

> (503)662-3511

> Fax (503)662-4589

>

> Confidentiality Notice: This email message may contain confidential

> and privileged information. If you have received this message by

December 14, 2021

To the city of Yamhill and it's city council members.

We the undersigned, residents of the city of Yamhill respectfully request the city of Yamhill abide by the city's own city charter (Title 11 LAND DIVISIONS) with respect to new housing development and our previous water crisis.

11.04.010 Purpose.

(A) The purpose of this title is to establish standards and procedures for the partitioning of land in the City. These regulations are necessary to provide uniform procedures and standards for the dividing of land, to assure adequate width and arrangements of streets, to coordinate proposed development with plans for utilities and other public facilities, to avoid undue congestion of population, to assure adequate sanitation and water supply to provide for the protection, conservation, and proper use of land, and to protect in other ways the public health, safety, and welfare.

11.20.050 Improvement Requirements for Subdivisions.

(F) Sanitary Sewers. Sanitary sewer shall be installed to serve the subdivision and to connect the subdivision to existing mains both on and off the property being subdivided. If the required sewer facilities will, without further sewer construction, directly serve property outside the subdivision, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the subdivider as is equitable to assure financing his/her share of the construction and to provide for appropriate reimbursements of costs above those directly attributable to the subdivision. The City Council may require that the subdivider construct sewage lines of a size in excess of that necessary to adequately service the development in question, where such facilities are or will be necessary to serve the entire area within which the development is located when the area is ultimately developed. The City Council may also require that the construction take place as an assessment project with such arrangement with the subdivider as is desirable to assure the subdivider's share of the construction.

(G) Water System. Water lines with valves and Fire District approved fire hydrants serving the subdivision and connecting the subdivision to the City mains shall be installed and operating prior to start of combustible construction. The design shall take into account provisions for extension beyond the subdivision to adequately grid the City system and to serve the area within which the development is located when the area is ultimately developed. However, the developer will be responsible for water main sizes necessary to meet minimum fire flow requirements per Uniform Fire Code. The developer is not expected to pay for the extra pipe material cost of mains exceeding eight inches in size.

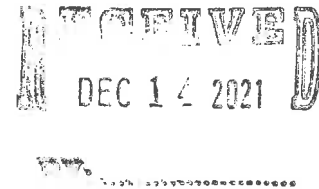
Printed Name	Signature	Address	Comment	Date
Jane Cheser	Jane Cheser	2nd St		12/13/21
Cindy Edwards	Cindy Edwards	Maple St		12-13-21
Alan Gilmore	Alan Gilmore	Olive St		12-13-21
Alpo Gilmore	Alpo Gilmore	Olive		12-13-21
Tina Ober	Tina Ober	2nd		12-13-21
Taleya Ober	Taleya Ober	2nd St		12-13-21
ROBERT DAVIS	Robert Davis	MAPLE ST		12-13-21
TOM JENKINS	Tom Jenkins	CEDAR ST	SECURE ENOUGH WATER SUPPLY FOR EVERYONE	12-13-21
ERNEST SEVEN	Ernest Seven	CEDAR ST		12-13-21
Debra Lidy	Debra Lidy	Cedar St		12-13-21
MISTY WOLF	Misty Wolf	Cedar St		12-13-21
Cher Hart	Cher Hart	Cedar St	SECURE ENOUGH WATER FOR ALL	12/13/21
MICHAEL HART	Michael Hart	CEDAR ST	DITTO HART	12/13/21
Linda Staebler	Linda Staebler	Main		12/13/21
Ken Staebler	Ken Staebler	Main		12/13/21
David	David	Maple St	Need more water change before now evaluation	12/13/21

Petition to [Request the city of Yamhill abide by the city's own city charter (Title 11 LAND DIVISIONS) with respect to new housing development and our previous water crisis.]

Petition summary and background	[We the undersigned, residents of the city of Yamhill respectfully request the city of Yamhill abide by the city's own city charter]
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to [request the city of Yamhill abide by the city's own city charter]

Printed Name	Signature	Address	Comment	Date
DOUGLAS EDWARDS	Douglas Edwards	Maple St.	city should follow their own Rules	12/13
Georgia Metcalfe	Georgia Metcalfe	White Rd	Yamhill OR	12/13
Jim Metcalfe	Jim Metcalfe	White Rd	Yamhill, OR	12/13
William Lotes	William Lotes	White Rd	Yamhill, OR	12/13
Vicki Gunn	Vicki Gunn	Olive St	Yamhill OR	12/13
Johanna Pih	Johanna Pih	St	Follow the rules	12/13
LAWRENCE JUDG	Lawrence Judg	Maple	" " "	12/13
Donald Turk	Donald Turk	Camellia	no more water here	12/13
Edna Chomicki	Edna Chomicki	Camellia	no more	12/13
Stephen Olson	Stephen Olson	Camellia		12/13
RC Donald	RC Donald	Camellia	No Water, Ab Houses	12/13
Valerie Full	Valerie Full	Dahlia St	Keep our Small Town Smaller	12/13

From
Darrell Smith
3rd
Yamhill Or
12/8/21



Regarding application Steve Reimann file #sdv 21-01

I am requesting planning commission deny this application. For the following reasons!

The city first responsibility is to provide basic services to the residents of the city.

Water, sewer and fire protection are the most critical needs and providing these are of first priority.

The crisis of inadequate water supply greatly affected every resident last summer, the hauling and hand watering outside garden was difficult and largely unsuccessful as garden failed. It appears by your published statement that we were nearly at the critical level requiring supplemental water shuttle last summer. With 80 to 90% leakage claimed in the water pipes how could this even help as most of the water would be lost.

Fire protection is greatly reduced by limited water and low flow at hydrants. (this will affect insurance underwriters ratings and our cost of fire insurance)

The fire chief plan to use tender trucks sounds good but in reality is mostly for woodlands fire suppression. Structure fires require water immediately. Tender trucks would not be able to charge lines sufficiently to provide delivery to residents so that would put residents into a disaster situation.

The records provided by city website for water usage do not seem accurate. For example on July 29th Intake gpm was about 375, while the usage/ gpm was about 425. You cant have more coming out of a pipe than is coming in. If this water usage is the sum total of all meters then there is a huge discrepancy because of the 80% water loss between intake and delivery.

Finally the total amount of water allowed on all permits issued to the city of Yamhill from the State of Oregon is limited not only to total yearly usage but to daily withdraw also.

It is so critical that total estimated usage vs. maximum water available estimates be done.

Yamhill needs adequate water and delivery before approval of large scale development.

Darrell Smith

Sharon Bregante-Candau

From: Patty Pairan
Sent: Tuesday, December 14, 2021 6:27 AM
To: Sharon Bregante-Candau
Subject: Re: Planning Commission Question

Thank you. I want to know if the information will be provided to potential buyers. I would like that question answered in the town hall so it is a matter of record. It appears the water situation was not provided to the buyers of the most recent subdivision.

Patty

On Mon, Dec 13, 2021 at 2:28 PM Sharon Bregante-Candau <s.b.candau@cityofyamhill.org> wrote:

I can answer that. Mr. Reimann is aware of the water issues the City experienced over the summer. The broker/real estate agent is fully aware of the situation, as well.

Thank you,

Sharon Bregante-Candau

Administrative Clerk

City of Yamhill

P.O Box 9, Yamhill, OR 97148

(503) 662-3511

Fax (503) 662-4589

Confidentiality Notice: This email message may contain confidential and privileged information. If you have received this message by mistake, please notify us immediately by replying to this message or telephoning us, and do not review, disclose, copy or distribute it. Thank you

From: Patty Pairan
Sent: Monday, December 13, 2021 10:39 AM
To: Sharon Bregante-Candau <s.b.candau@cityofyamhill.org>
Subject: Planning Commission Question

I have a short 2 part question for Mr Steve Reimann. I would hope he would be attending the meeting. If not, the planning commission can get the answer.

Is Mr Reimann aware of the lack of water and restrictions we dealt with this year and potentially will deal with yearly? Will this information be provided to the broker or real estate agent for the subdivision to allow potential buyers to make an informed decision?

Patty Pairan

Yamhill Readerboard Signs – Draft Ordinance
Planning Commission Discussion

Amend 10.64.030(G) as follows:

(G) **Readerboard Signs.** Readerboard signs are prohibited except for theater marquees ~~advertising only current presentations, and automobile service stations advertising only fuel prices.~~ No more than one readerboard sign shall be permitted for each theater and automobile service station. ~~Only permanently attached readerboard signs are allowed after permit is obtained.~~

Add a new Section 10.64.030(J) as follows and renumber accordingly:

(I) ~~Electronic Message Center Signs (EMC) are permitted subject to the limitations shown in the table below:~~

Electronic Message Center Standards by Zone, Size, and Display Method

<u>Zoning</u>	<u>Size of EMC</u>	<u>Number of EMC Signs⁽¹⁾</u>	<u>Display Method</u>	
			<u>Static Message</u>	<u>Alternating Message</u>
<u>C-3 General Commercial PF Public Facility</u>	<u>Up to 24 sq. ft. for the changeable portion of the sign</u>	<u>One</u>	<u>Allowed</u>	<u>Allowed</u>
<u>L-I Light Industrial E-I Employment Industrial</u>	<u>Up to 24 sq. ft. for the changeable portion of the sign</u>	<u>One</u>	<u>Allowed</u>	<u>Prohibited</u>
<u>All Residential Zones</u>	<u>N/A</u>	<u>None</u>	<u>Prohibited</u>	<u>Prohibited</u>

(1) Maximum size of EMC is limited by the maximum size of signs allowed in that zone. Any electronic changeable copy portion of a sign will have its area calculated at a rate two times that of other signs. Therefore, EMCs of the size shown may or may not be allowed.

(2) Static Message - The display on the entire electronic message center stays constant for a period of at least 10 minutes, and during that period does not appear to change, move, scroll, vary color, or vary light intensity. A Static EMC will dim between the hours of 9:00 PM and 7:00 AM to no more than ten percent of its daytime luminosity unless it is located within 100 feet of residentially zoned land in which case it will be turned off between 9:00 PM and 7:00 AM

(3) Alternating Message - The display on the entire electronic message center is held constant for a period of at least fifteen seconds and does not appear to change, move, scroll, vary color, or vary light intensity during that period and where the image transitions to another image instantly or in a transition of less than one second. An Alternating EMC will be turned off between the hours of 9:00 PM and 7:00 AM.

Yamhill Temporary Carports – Draft Ordinance
Planning Commission Discussion

Amend Chapter 10.72 - Accessory Structures as follows:

10.72.070 Vehicle ~~Storage of Trailer Coaches, Camper Units, and Trailers.~~

- (A) Trailer coaches, camper units, and trailers shall not be stored in a required front or side yard. For the purpose of this subsection the word “stored” relates to any unit which shall remain in a similar position for a period of 48 hours or more. (See Chapter 10.84 regarding the use of recreational vehicles as guest quarters.) (Ord. 454 §2, 2000)**
- (B) Temporary accessory structures used as garages or carports.**
 - (1) Temporary accessory structures which are manufactured elsewhere and erected on the site and which require a building permit, shall be structurally sound and shall be anchored. Such structures shall be maintained in good condition using only original manufacturer's metal, plastic, tarpaulin, or fiberglass coverings. No other materials shall be used as a covering. Such structures shall meet all applicable Structural Specialty Code requirements including requiring a building permit.**
 - (2) In residential zones, one temporary accessory structure, used as a private garage or carport, as defined by this title, may be located within the front, side, or rear yard of a lot.**
 - (a) If located in a front yard, the temporary accessory structure will be set back at least 20 feet from the front property line.**
 - (b) If located in a side yard, side yard setbacks must be maintained including clear vision setbacks for corner lots.**
 - (c) If located within a rear yard the following setbacks apply for structures 10 feet or less in height there shall be a minimum five-foot setback along the side and rear property lines. For structures greater than 10 feet in height there shall be a setback of five feet along each side property line and 10 feet along the rear property line.**
 - (3) In commercial and industrial zones, temporary accessory structures may be located on any portion of the lot or parcel, subject to applicable setback and Building Code requirements.**