



City of Yamhill

A small taste of Oregon

AGENDA

CITY OF YAMHILL, CITY PLANNING COMMISSION MEETING
City of Yamhill Council Chambers, 205 S Maple St., Yamhill, OR 97119 & Zoom
Wednesday, February 2, 2022
7:00 PM

Please use the link below to join the webinar:

<https://us02web.zoom.us/j/89455066469?pwd=OW9vUGlFOGFSWm5Jd2ZzaWhZYnJoQT09>

Passcode: 171582

Please use the following phone number link:

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

Webinar ID: 894 5506 6469

Passcode: 171582

1. **Call to Order** –Roll Call
2. **Continuance (from 12/15/2021):**
 - A. Subdivision Permit Application **SDV 21-01**
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.
 - A. Next Planning Commission Meeting on February 16, 2022.
 - B. Commissioner Comments/Discussion.
7. **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 *****

**NOTICE OF PLANNING COMMISSION PUBLIC HEARING
CONTINUATION OF APPLICATION SDV 21-1**

February 2, 2022, 7:00 p.m.

City Council Chambers
205 South Maple Street
Yamhill, Oregon 97148

The City of YAMHILL PLANNING COMMISSION will hold its regular meeting on Wednesday, February 2, 2022 at 7:00 PM via **Zoom**. Go to www.cityofyamhill.org for log in information. This meeting includes a public hearing regarding the continuation of the following application:

APPLICANT:	Steve Reimann.
LOCATION:	The property is located on the south side of East 3 rd Street between South Hemlock and South Cedar Streets. There is no property address.
TAX LOT:	Township 3 South; Range 4 West; Section 04; Tax Lot 2200.
PARCEL SIZE:	12.7 acres.
ZONING:	Single Family Residential Zone (R-2).
REQUEST:	The applicant is requesting approval to establish a 57-lot single-family subdivision on the subject property.
CRITERIA:	Yamhill Municipal Code; Chapter 11.08 (Subdivisions and Planned Unit Developments) and Chapter 11.20 (Design Standards).

NOTICE TO MORTGAGEE, LEINHOLDER, VENDOR, OR SELLER: ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.

The Planning Commission previously reviewed this case at their December 15, 2021 public hearing. The public testimony of the hearing was closed and a decision made to keep the record open, continuing the matter to the January 19, 2022 meeting. However, the January 19, 2022 meeting was cancelled due to unforeseen technical issues, thereby requiring the scheduling of a new hearing.

This hearing will consider the original application along with all the material submitted to the City between December 15, 2021 and January 12, 2022 as part of the open record request. As public testimony of the hearing was previously closed, no new public testimony will be heard. Commission action is limited to deliberations and rendering a decision. For the record, a decision by the Planning Commission to approve or deny the application will be based upon the above listed criteria and these criteria only.

A copy of the any material will be available at least seven days prior to the hearing for inspection at no cost, or, a copy can be obtained for \$.25/page. If you need any special accommodations to participate in the hearing, please notify City Hall 24-hours before the meeting.

For further information please contact Sharon Bregante-Candau Administrative Clerk, Yamhill City Hall, 205 South Maple Street, Yamhill, Oregon 97148; (503) 662-3511.

STAFF REPORT

TO: Yamhill Planning Commission

FROM: Walt Wendolowski, Contract Planner

SUBJECT: Planning File – Park Meadows Subdivision (Continuation)

DATE: January 13, 2022

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. This is the continuation of a hearing first held on December 15, 2021.
- 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. On December 15, 2021, the Planning Commission conducted a hearing on the application. The applicant requested the record be held open to submit additional testimony. Opponents were allowed to submit additional material by December 27 and the applicant could respond with additional material and a rebuttal by January 12, 2022. All material related to this case, including comments submitted after December 15, are included in the Commission packets.
 - D. There will be no testimony at the hearing. The Commission will open deliberations and base its decision on the staff report, previous testimony and all submitted materials. This memo includes suggested conditions of approval for the Commission to consider. These are similar to the suggested conditions from the December staff report, except that at the discretion of the City, the developer may bond facility improvements.

III. 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.
 2. The developer shall have the option of installing facility improvements in phases provided the City approves engineering plans for the entire project. As an additional option, and at the City's discretion, the developer may bond for all or part of the improvements identified in item "C.1.", above.
 3. 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 ground breaking of the development.
- G. Compliance with the Conditions of Approval shall be the sole responsibility of the applicant.

IV. 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.

January 13, 2022



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

RE: Park Meadows Subdivision Application – Response to Citizen Concerns

Planning Commission:

This letter is being provided in response to comments made and questions asked at the December 15, 2021 Planning Commission Hearing for the Park Meadows Subdivision. More specifically related to the City's ability to provide public utilities to support both existing customers and the additional 57 homes created with the proposed development; the primary concern being water availability. Many of the public comments could be generalized into two items; *'the financial contribution by the developer (SDC) is insignificant in addressing the City's water system capital improvements'* and *'fix the water problem before the City approves the development'*. The purpose of this letter is to provide some information to the Planning Commission to provide responses to these concerns.

'Financial Contribution': The financial contribution by developers is established by the City's System Development Charge (SDC) Ordinance. In total, the development will contribute approximately \$950,000 in SDCs for the water, sewer, stormwater, street, and parks funds. Approximately \$350,000 of the SDCs will be contributed directly to the water SDC fund. While the \$350,000 will not fully fund a significant capital improvement project, these funds help the City in several ways. Large scale capital improvement projects often require outside funding in the form of grants and loans. The funds contributed by the developer could be applied as matching funds for grants. In 2021 the City was awarded \$192,000 in Federal Funding to evaluate a replacement for the upper transmission line. This federal funding required a 25% match by the City (\$60,000) to cover the total project cost of \$252,000. SDC funds generated from the Yamhill Park Estates development contributed to the \$60,000 match provided by the City. In another example, the City recently missed a \$1,000,000 grant opportunity with Yamhill County due to lack of matching funds. The financial contribution by the developer improves the City's ability to fund water system capital improvement projects.

The City's top priority water system capital improvement is constructing a 1.6-million gallon reservoir (tank). Additional detail related to this project is provided in the letter provided by AKS to the Planning Commission dated December 8, 2021. Installation of this tank will provide storage for fire protection water and emergency storage for 3-days of maximum daily demand. The financial contribution by the developer improves the City's ability to fund this capital improvement project.

In addition to the direct financial contribution in the form of SDCs, the developer is also going to complete two offsite improvements which alleviate existing system deficiencies. Extending a water line from the subject property to E Main Street will improve fire flows to the southeast side of town which has historically been inadequate. This pipeline will also replace several aging water pipes along the path which will reduce existing water losses.

The offsite sewer improvement will both increase the capacity of the sewer pipeline and reduce inflow and infiltration (I&I). I&I is a significant issue for the City, representing 50% or more of the average wet weather

flows to the wastewater treatment plant. Replacing this sewer pipeline will reduce I&I delivered to the treatment plant, increasing the City's capacity to treat waste water.

'Fix the Water Problem': As highlighted in our letter dated December 8, 2021, the City's ability to generate water is limited by naturally occurring stream flows in Turner Creek. This constraint exists with or without the addition of the proposed development, as was experienced during the drought conditions in the summer of 2021. It is noteworthy that even under the drought conditions, the City was able to produce enough water to match the equivalent of the City's customer water demands during typical winter months. The increased demand in summer months is driven by irrigation. In short, even under the drought conditions and water restrictions of 2021, the City is still capable of meeting the domestic water needs for their customers. There will be other years where rainfall and snowpack will support creek levels to the point where summer water restrictions will not be warranted.

The City has recognized the constraints of the Turner Creek water supply and since April 2021 has been actively evaluating alternative water sources. The City's Water Advisory Committee (YWAC) was established in 2021 to lead the efforts in advising City Council on the opportunities for a secondary water supply. This is a major undertaking and current options involve an interconnection with another water provider in the region. A City of Hillsboro intertie is currently being evaluated. This project will likely cost on the order of \$10 million to construct. With no clear funding source available the timing of completing this project is unknown. The City would see benefit in adding water customers to help bear the burden of this capital improvement.

We understand the limitations of the City's water supply is a concern for the City and its citizens but when considering the additional demand on the water system versus the benefits from adding more customers, we feel it is in the City's best interest to approve the development.

Sincerely,



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



501 E First Street
Newberg, Oregon 97132
phone 503-554-9553
fax 503-537-9554

December 29, 2021

City of Yamhill
Planning Department
205 S Maple Street
Yamhill, OR 97148

Re: Park Meadows Subdivision

Dear Chairman and Planning Commissioners,

We appreciate you allowing a continuance of the Planning Commission meeting by keeping the record open and allowing us to submit new information, as well as to respond to questions posed at the previous Planning Commission hearing.

When we reflected on the testimony at the hearing, one of the issues that seemed to be central to all the testimony was possible impact the proposed development could have on the City's water supply. This a valid and real concern.

Accordingly, we looked at what the water situation in the City of Yamhill would be like with this development and without. It proved to be a helpful lens, contrasting where things stand now, and what they would likely look like if this project proceeds. We will start with what we saw when we looked at what happens if this project is not approved.

If this development is not approved, what changes?

- Nothing

If this project does not proceed, the City goes into next summer with the same aging, failing infrastructure that contributed to the water challenges the City faced last summer. Further, nothing changes as to the City's ability to improve its infrastructure in an effort to eliminate the problem in the future. The City will not receive any additional SDCs, nor will there be additional residents who will be utility rate payers to help shoulder the burden of addressing the City's failing infrastructure. Thus, other than improving the manner in which it prepares for and responds to drought, as referenced below, the City will be in the same position it was in last summer should another unusual drought event occur.

Conversely, if this project is approved, the City stands to substantially improve its ability to coup with a drought should another unusual drought event occur.

What changes if this development is approved?

- City can increase its ability to obtain water by a minimum of 10% (most likely much more)
 - Improvements to the City's raw water intake in Turner Creek will increase the City's ability to capture water passing the intake during low water levels in the creek. The City's Water Advisory Committee is currently looking for funding to begin improvements to the raw water intake (log jam).
 - The net improvements will result in a minimum of 10% more water (most likely much more) being captured by the City during low creek flows
 - The full cost of improvements to the intake in the form of the log jam (approximately \$100,000) are less than one-third of the water SDCs that will be paid by this development if this project is approved

- The Developer has agreed to prepay the water SDCs (approximately \$350,000) so the City can immediately proceed with improvements BEFORE any homes are built or connected to the City's water system (homes will not connect to the system until 2023)
 - While the improvements will increase the City's ability to capture water by at least 10%, the development will only increase water usage by 5%
 - The result is the City should have at a minimum 5% MORE WATER (most likely much more) after all homes are constructed in this development, than without this development
- It is expected the new offsite 8" water main between E Main St and this development along E Third St (approximately 2,650 LF), will further increase the City's water supply because it will eliminate leaks resulting in water loss, from the current pipes
 - It is our understanding this part of the City has some of the worst fire flows in town. The new water main will also improve fire flows and fire hydrant spacing for nearby neighborhoods on S Juniper, E First St, S Hemlock St, and E Third St.

Once homes from this development are connected to the system in 2023, the City will have additional rate payers to help shoulder the burden of needed additional improvements to the City's water infrastructure.

Our reflection revealed that while the concerns about adding additional water users to a system that faced significant challenges last year are legitimate, when one considers the reality of the impact of this development it becomes apparent, the development will actually improve the City's position both in the short, and long term.

In the short term, the City can use the prepaid SDCs to make improvements to its water intake that will result in a net increase in the City's water supply. In the long term, there will be more rate payers to help lighten the load of additional needed improvements to the City's aged and failing infrastructure.

We also found it helpful to refer to the findings of the City's 2018 Water Master Plan (WMP) adopted by the City of Yamhill in June 2018 and information provided in a City Town Hall Meeting and City Engineer report to planning commission, in addressing some of the concerns raised at the hearing.

Questions raised during the hearing, and the information taken from the 2018 Water Master Plan (WMP), Town Hall Meeting, and City Engineer's report to Planning Commission in response to those questions are as follows:

1) Does the City have sufficient water supply?

Section ES.3.1 of the 2018 Water Master Plan (WMP) States:

The City holds two water rights on Turner Creek that allow for a maximum diversion of 575 gallons per minute (gpm) at the intake to the water treatment plant. The water right legally allows the City to divert most of the water in Turner Creek during droughts, if desired by the City. It is our understanding two senior water rights exist downstream of the intake, however those water rights are not being used. The water treatment plant can treat up to 700 gpm. In addition, the City has a storage water right of 9.8 million gallons in the Turner Creek impoundment/earth reservoir above the intake, however according to the City

Engineer, it is currently storing approximately 7.5 million gallons. The City is allowed to discharge up to 448 gpm from this reservoir to supplement creek flows when water levels in the creek are low. The City should store as much water as possible during the late spring and early summer, in case water is needed to supplement Turner Creek during dry periods. It is our understanding the City typically diverts approximately 400 gpm at the intake for several hours each day to meet water demands by all the water users. The total allocated water supply to the City is more than sufficient to meet the system's long-term water supply needs.

Quantity – During the summer of dry years, the creek level drops to where the flow through the intake is barely able to keep up with demand on the treatment plant. At times during the dry season, the treatment plant is required to operate continuously for multiple days in order to maintain adequate water levels in the reservoirs.

In order to maintain adequate supply of water during the driest periods, the WMP states an alternative would involve retrofitting the current intake such that the intake screen is oriented horizontally instead of the current vertical orientation, which would provide a larger wetted area and more raw water supply during dry periods where the water level in the creek is below the top of the intake screen.

The City Engineer has suggested an alternate to rotating the screen, which is to place a log jam below the intake, which would raise the creek level such that more water from the creek enters the intake during dry periods.

The City Engineer has stated the proposed 57 lot subdivision will provide a need for an additional 5% of treated water (we are in concurrence with this statement). In order for this development to not have an impact on available produced water, we will need to increase water reaching the intake screen by approximately 13 gal/min. This number can easily be obtained by either a log jam or rotating the intake screen, which should be in place and functioning prior to completion of all home construction in the proposed subdivision (end of 2024).

It would be our intent to increase water intake flow at a minimum of 10% across the screen during dry periods, thereby providing at least twice as water than is needed for this development during future droughts. It is our understanding during this last summer's drought that about 20% of the water in the creek was being captured and the remaining was flowing past the intake. The log jam could easily increase the flow into the intake by 10% during the next drought and could potentially increase flow into the intake substantially more than 10%.

Even though a log jam at the raw water intake on Turner Creek could provide additional water to the City when the creek level is low during dry periods, in the event of a future drought, the City could reach out to water users early in the summer and provide educational information on ways water can be conserved voluntarily before water curtailment is required – an action not taken last year that we understand significantly contributed the water shortage later in the summer.

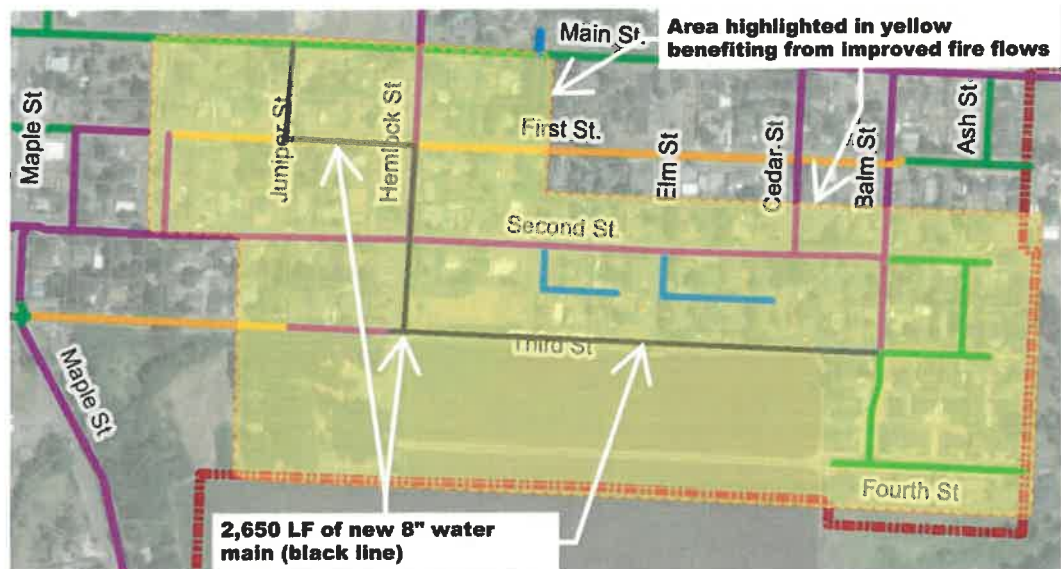
We are not aware of any recent City water shortages over the last 20+ years that resulted in water curtailment/rationing. According to the Oregon Water Resources Department,

which started keeping track of county drought declarations in 1991, the governor declared a drought for Yamhill County only twice; once in 1992 and most recently in 2021. The last time a drought declaration was made for Yamhill County prior to 2021, occurred 29 years ago in 1992. Drought is an unusual occurrence in the county and city.

It is our understanding that the City discovered a leak that resulted in approximately 30,000 gallons/day, which was repaired this summer. The City is looking to continue with a leak detention program to find more such leaks.

2) Will the proposed subdivision effect fire protection in the residential neighborhood?

Yes, the proposed water main along E 3rd Street and the proposed off-site water mains between E Main St and this development will provide several blocks of town with additional needed fire hydrants and upsized water mains. Thereby providing additional residential fire flows to the neighborhood as shown in the map below. Currently, this neighborhood barely meets the City minimum residential fire flow rate of 1,000 gpm. It is our understanding that this part of the City has some of the worst fire flows in town.



In addition, the new line will have the added benefit of eliminating suspect water leaks allowing precious water to escape from the City's aging infrastructure.

3) Will the proposed subdivision have an effect on storage needs?

The proposed development would increase projected emergency storage by a little over 5% of total storage needs. The City's current storage infrastructure has ample capacity to handle the additional storage needed for this development. Further, the system development charge (SDC) fees and user fees will help the City improve its infrastructure. These monies will be essential as matching funds as the City seeks money for a new reservoir that will fill the needs of existing residents and growth through 2037.

In conclusion, it is clear that the City does not have a water supply shortage. Over 40% of the City's produced water is sold to users outside of the City as excess/surplus water. However, we are not asking the City to shut off water to users outside the City. With improvements to the

intake, enough water can be supplied to users inside and outside the City in the event of a future drought. The fees paid by this development will allow those improvements to proceed in advance of new homes connecting to the system. The City has sufficient water treatment plant capacity and an adequate piping system to handle and supply the additional water that will be captured as a result of the improvements. It is also our understanding that the city recently was not able to maximize on a matching funds grant that would have allowed for improvements to the water system. If this project were in place, the City would have been able to use pre-paid water SDC funds and had a grant matched up to \$400,000.

While we recognize a problem with the intake structure during droughts, this project provides the funds to address the issue. As a result, this development does not further strain the City's water needs in a future drought, and in fact provides significantly more water to the City than it can currently provide. Thus, approval of this project will put the City in a better position to handle another drought. It also is why city staff recommended approval of this project in the staff report. In addition, the Water Advisory Committee sent the attached letter to the City Council in support of this development in early December.

Sincerely,
HBH Consulting Engineers, Inc.



Andrey Chernishov, PE
Principal



YAMHILL WATER ADVISORY COMMITTEE

On Tuesday November 30, 2021, the Yamhill Water Advisory Committee meet with all members present. At that meeting AKS provided information on a Log Jam on Turner Creek downstream from the raw water intake. After detailed discussion, a motion made and passed to recommend to the City Council to add the Log Jam to the CIP list and move forward with implementing the project with a completion, by the summer of 2022.



3940-36 Intake -
Log Jam Project Desi

There was also a motion made and passed to recommend to the City Council to negotiate with the new 3rd street development to fund 100% of the cost of the Log Jam project. (Cost \$100,000) Side Note: there may be a chance to get the log or logs donated for this project.

The committee then reviewed the intertie options with McMinnville and with the City of Hillsboro. After reviewing the Pros and Cons to both. A motion made and passed to recommend to Council that we move forward with the City of Hillsboro intertie and spend part of the \$192,000 that the city will be receiving for the Transmission Line review from the Treatment Plant to the Reservoirs for engineering on the intertie. The committee would also like to invite the City of Hillsboro back to a Water Advisory Meeting to continue further discussions.

McMinnville		Hillsboro	
Pro's	Con's	Pro's	Con's
	8-11 miles of line	5-6 Miles of line	
	Cost of Water	Cost of Water	
	Line connects to	Line connects to	
	Distribution	Reservoirs	

Next the Committee looked Water Capital Improvement Projects listed on 2018 report. The committee reviewed with AKS the projects completed. We then reviewed the remaining projects and looked at current funding, (Grants, SDC, and Capital).

A motion made and passed to recommend to Council to apply for the Yamhill County ARPA Grant to complete the S. Olive Street project and use 30% of the match funds from SDC funds and budget for the remaining 20% from the Capital Improvement Fund or other sources.



YAMHILL WATER ADVISORY COMMITTEE

The last item that there was discussion on, is the purposed Sub-division on 3rd Street. After reviewing the group agreed to support this Sub-division and ask the Council to collaborate with the developer on the Log Jam, the Hemlock Street Improvements and AKS mentioned a Sewer improvement.

To: Yamhill Planning Commissioners

Re: Planning File- Park Meadows Subdivision

RECEIVED
DEC 29 2021

BY:

I am writing a letter in support of the approval of the proposed 57 lot subdivision. I realize that the city of Yamhill suffered from issues with its water supply last summer but for this to not happen again we need improvements made to our infrastructure. Those improvements can only come one of two ways: development or increased fees. This is a chance for our city to have the funds necessary to begin to make the improvements needed without passing the cost onto the current residents. The further we fall behind on these issues, the more dire the situation becomes. Everyone can agree that improvements must be made to the system and will come at a cost. The citizens of Yamhill have to understand that there are incremental steps needed to resolve these issues, and the resources that can come from development are a great starting point. This is why I fully support this project.

Sincerely,



Neil Slater

Moores Valley Rd

Yamhill, OR 97148

To whom it may concern:

I am writing a letter in support of the approval of the Park Meadows 57 lot subdivision. While I know that the issues surrounding the city water supply are a concern to all citizens, I also know that we need money generated from development and property taxes to help improve the systems we have in place. Without additional dollars from development, we run a huge risk of falling further and further behind, and in a very scary spot. Having been a part of the infrastructure repairs and additions in Carlton, I have seen how the improvements to their systems have been a benefit to everyone involved in regards to their water supply, ability to fight fires, and distribute sewage.

Thanks,

A handwritten signature in black ink, consisting of several fluid, overlapping loops and strokes, positioned to the right of the word "Thanks,".

Mike Lawson

To: Yamhill Planning Commissioners

Re: Planning File- Park Meadows Subdivision



BY:

Dear City Planning Commissioners,

As the owner of Yamhill Bar & Grill in Yamhill, we fully support the proposed new 57 lot development off 3rd St. We understand that the city does have some constraints with existing infrastructure, but it is also quite apparent that these deficiencies cannot be fixed without the resources that come from development, and with that, an understanding that there is a bigger picture that needs to be addressed. Also, growth and development are crucial to business owners in a small town, and it will help further support and grow the businesses around town. I fully support the development and what it means to the future of our town and see growth as a positive moving forward.

Sincerely,

A handwritten signature in blue ink that reads "Brian Crawford".

Brian Crawford

Yamhill Bar & Grill

To: Yamhill Planning Commissioners

Re: Planning File- Park Meadows Subdivision

I am writing a letter in support of the approval of the proposed 57 lot subdivision. Mark and I were approached by the city of Yamhill approx. 20 years ago, to enter the proposed site into the UGB for residential development to complete the states requirement for future development within the city. We not only agreed, but funded and installed a sewer line, at a substantial cost, on the property in order for the city to not have to bear the cost of a sewer pump station. We are also fully aware that the city of Yamhill suffered from issues with its water supply last summer, but as a long time resident of the area, along with many other generations of my family, I know this does not have to be an annual issue, but for that to happen, we need improvements to our infrastructure. Those improvements can only come one of two ways: development or increased fees. This is a chance for our city to have the funds necessary to begin to make the improvements needed, without passing the cost onto the current residents. The further we fall behind on these issues, the more dire the situation becomes, and we as citizens have to understand that there are incremental steps needed to resolve these issues, and the resources that can come from development are a great starting point. This is why I fully support this project.

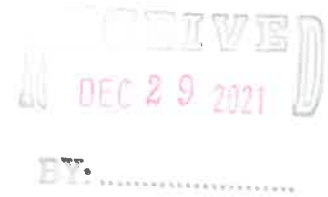
Sincerely,

Jim Van Dyke

A handwritten signature in black ink, appearing to read "Jim Van Dyke", written over the printed name.

To: Yamhill Planning Commissioners

Re: Planning File- Park Meadows Subdivision



I am writing a letter in support of the approval of the proposed 57 lot subdivision. Jim and I were approached by the city of Yamhill approx. 20 years ago, to enter the proposed site into the UGB for residential development to complete the states requirement for future development within the city. We not only agreed, but funded and installed a sewer line, at a substantial cost, on the property in order for the city to not have to bear the cost of a sewer pump station. We are also fully aware that the city of Yamhill suffered from issues with its water supply last summer, but as a long time resident of the area, along with many other generations of my family, I know this does not have to be an annual issue, but for that to happen, we need improvements to our infrastructure. Those improvements can only come one of two ways: development or increased fees. This is a chance for our city to have the funds necessary to begin to make the improvements needed, without passing the cost onto the current residents. The further we fall behind on these issues, the more dire the situation becomes, and we as citizens have to understand that there are incremental steps needed to resolve these issues, and the resources that can come from development are a great starting point. This is why I fully support this project.

Sincerely,

Mark Van Dyke

A handwritten signature in blue ink that reads "Mark Van Dyke". The signature is written in a cursive style with a large, stylized "M" and "V".

Sharon Bregante-Candau

From: Sherry Simmons
Sent: Monday, January 17, 2022 5:26 PM
To: Sharon Bregante-Candau
Subject: New proposed housing development

Sharon please give this letter to the planning commission for the meeting on the 19th..

Planning Commission

Please consider voting No to approve the proposed sub division on 3rd street at this time.

Yamhill needs to consider the impact this will have on the outside water districts and the town of Yamhill proper. The Mayor and City Council have already made commitments to the existing connections that need to be a priority.

Once the water infrastructure has been updated and complete then re evaluate the proposal.

Thank you

Sherry Wilson
_ Main St.
Yamhill

Sent from Yahoo Mail on Android

Sharon Bregante-Candau

From: Patty Pairan
Sent: Monday, January 17, 2022 6:27 PM
To: Sharon Bregante-Candau
Subject: Planning Commission Meeting

I will be attending the meeting but in the meantime I am also sending this letter.

I am opposing the 57 home subdivision as the town does not have the financial means or infrastructure to support additional homes at this time. Even though the subdivision will generate additional monies it will not be enough to get this town another water source and fix our sewer system for an additional 57 homes. That information has been stated in previous council meetings.

I also do not believe our police can handle the crime another 57 homes potentially will bring. Since August criminal activity has gone from 4 incidents to 27 in December. That doesn't even take into consideration the multiple hours each month our officers are in other cities assisting other agencies. Do we seriously want more burglaries, car thefts, assaults and whatever else comes with growing the population for the all mighty buck that will get wasted away. The city may get more money but it will not be enough to fix a problem we've had for years. What makes anyone think that it will all of a sudden be fixed? Why didn't the city address the water issue with all the money from the previous 4 or 5 subdivisions?

Patty Pairan
Maple St

Sharon Bregante-Candau

From: Carol Day Prendergast
Sent: Monday, January 17, 2022 4:59 PM
To: Sharon Bregante-Candau
Subject: Please forward to the Planning Commissioners.

I am in Objection to the Planning Commission moving forward with the approval of the proposed Sub division and the proposed 57 new homes until we are assured to have adequate water supply for the city of Yamhill. Carol Prendergast
Olive Street. Yamhill.

Sharon Bregante-Candau

From: Carol Prendergast
Sent: Monday, January 17, 2022 5:04 PM
To: Sharon Bregante-Candau
Subject: Planning Commission

I am objecting to the planning Commission moving forward on a decision regarding the building of 57 new homes in the proposed sub division until there is adequate water supply for the existing residents in Yamhill. Until the water problem is solved, I find it irresponsible to vote for this new subdivision. Carol Prendergast. 2015 Olive St. Yamhill
Sent from my iPhone

Sharon Bregante-Candau

From: JDisbrow
Sent: Monday, January 17, 2022 2:24 PM
To: Sharon Bregante-Candau
Cc: Robert Davis p.schuetz@cityofyamhill.org
Subject: Request time during public comment, planning commission meeting Wed, 19 Jan 2022

Hi Sharon,

I would like to have time during the public comment section, planning commission meeting Wed, 19 Jan 2022.

I would like to express my concerns regarding the lack of due process by not approving the minutes of the December 15th, 2021 planning commission meeting.

The planning commission meeting on December 15, 2021 has very interesting, informative, and with critical discussion, particularly with regard to the new development. My concern is that failure to approve those minutes puts the city in a precarious position. Can those minutes be considered valid, or are they null and void by not being approved by the planning commission? It is my understanding that the new commission members can not approve the December 15 minutes and that the previous commission is the only body that has approval authority.

I would appreciate a legal opinion on this issue.

Regards,
Jay Disbrow

**Yamhill
Neighborhood
Association**

Maple St
Yamhill, OR 97148

Phone:

E-mail:



City of Yamhill

205 S Maple Street,
Yamhill, OR 97148

Dear planning commission,

17 January 2022

We are contacting you today as representative of Yamhill Neighborhood Association. We respectfully request to speak during the planning commissions live in-person and Zoom meeting on January 19, 2022 regarding (Title 11 LAND DIVISIONS) with respect to new 57 home housing development and our previous water crisis this past year.

In addition to the 163 signed petitions to request the city of Yamhill abides by the city's own city charter we have attached additional documents with regard to their incorrectness and missing information which we will speak about during this meeting.

1. City codes (Title 11 LAND DIVISIONS)
2. Past Water Crisis
3. Walt Wendolowski's report
4. AKS Engineering's report
5. Talk about what is not included in any current reports in your packet
6. Play audio clips

Kind regards,

Robert Davis
Founder

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.

- 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.

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 (PIF₅) rate of 820 gpm and the future 2035 PIF₅ 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 implemented 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.

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.

**Yamhill
Neighborhood
Association**

Maple St
Yamhill, OR 97148

Phone:

E-mail:



City of Yamhill

205 S Maple Street,
Yamhill, OR 97148

Dear Planning Commission,

17 January 2022

Yamhill Neighborhood Association ~~and~~ is against the proposed 57 home development.

All its members respectfully request and insist the planning commission with its 3 new members delay any vote and continue to get additional facts and input ~~for~~ from additional valid sources before making any decision about moving ahead with the proposed 57 home development at this time.

Thank you in advance for your consideration to this matter.

Kind regards,

Robert Davis
Founder