BEFORE THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of a Comprehensive Plan Amendment from Very Low Density Residential to Industrial and a Zone Change From VLDR-2.5, Very Low Density Residential to LI, Light Industrial, and Imposition of a Limited Use Overlay; Planning Docket PAZ-02-21; Tax Lot 5316-3100; Applicant: Beartooth Land Group LLC and Wayne G. Beebe; and Declaring an Emergency	)	Ordinance 917

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (the Board) sat for the transaction of county business on August 26, 2021, Commissioners Mary Starrett, Lindsay Berschauer and Casey Kulla being present.

IT APPEARING TO THE BOARD as follows:

A. Beartooth Land Group LLC and Wayne G. Beebe requested a plan amendment (from Very Low Density Residential to Industrial) and zone change (from Very Low Density Residential-2.5 to Light Industrial) for an approximately two-acre parcel, Tax Lot 5316-3100, located at 17810 SE Wallace Road, Dayton, to allow expansion of the existing Oregon Truss facility; and

B. This matter came before the Planning Commision for public hearing on July 1, 2021, without opposition, and the Planning Commission voted 8-0 to recommend approval of the application by the Board of Commissioners;

C. The Board held a public hearing on the application on August 12, 2021. No testimony in opposition was received by the Board. Following deliberation, the Board voted 3-0 to approve the application. NOW, THEREFORE

THE BOARD ORDAINS AS FOLLOWS:

Section 1. The findings attached as Exhibit "A" and incorporated herein by reference are hereby adopted in support of this ordinance.

Section 2. The Comprehensive Plan Map and Zoning Map of Yamhill County are hereby amended to reflect a Plan Map designation of "Industrial" and a Zoning Map designation of "LI-Light Industrial" for the approximately two-acre Tax Lot 5316-3100, as identified on the attached Exhibit "B" map, incorporated herein by reference.

Section 3. A Limited Use Overlay District (YCZO section 904) is hereby applied to the subject property, limiting allowed uses to truss manufacturing and other similar uses, including a caretaker's dwelling.

Section 4. This Ordinance being necessary for the health, safety and welfare of the citizens of Yamhill County, and an emergency having been declared to exist, is effective immediately.

DONE this 26th day of August, 2021, at McMinnville, Oregon.

ATTEST: YAMHILL COUNTY BOARD OF COMMISSIONERS

BRIAN VAN BERGEN
County Clerk

By: Carolina Rook
Deputy Carolina Rook

Chair MARY STARRETT

Commissioner LINDSAY BERSCHAUER

Commissioner CASEY KULLA

FORM APPROVED BY:

Colton Tolland for
Timothy S. Sadlo
Office of County Counsel

Exhibit A

Ordinance 917 (Board Order 21-365)
Findings in Support of Approval of Planning
Docket No. PAZ-02-21 and Imposition of a Limited Use Overlay

DOCKET NO.: PAZ-02-21

REQUEST: Approval of a Comprehensive Plan amendment from Very Low Density Residential to Industrial and a zone change from VLDR-2.5, Very Low Density Residential to LI, Light Industrial.

APPLICANT: Beartooth Land Group, LLC & Wayne G. Beebe

OWNER: Beartooth Land Group, LLC

TAX LOT: 5316-03100

LOCATION: 17810 SE Wallace Road, Dayton

CRITERIA: Sections 502, 702, and 1208.02 of the Yamhill County Zoning Ordinance. Section 904, Limited Use Overlay; Comprehensive Plan policies as discussed below. OAR 660-12-0060 (Transportation Planning Rule).

FINDINGS:

A. Background Facts

1. *Lot size:* Approximately 2-acres.

2. *Access:* An existing paved driveway provides ingress/egress to SE Wallace Road (Salem-Dayton Highway, OR-221).

3. *On-site Land Use:* There is a single-family dwelling, garage, and accessory building which appears to be used for personal household storage. The applicant states that these structures will remain on the property, along with the septic system and well. The application indicates that the home will be used as a business office and as a caretaker's residence, as needed. The westernmost half of the property is open field with a few trees, and the application states that a majority of this area will be used to store manufacturing materials used in conjunction with the Oregon Truss business located on the adjacent tract to the south of the subject parcel.

4. *Surrounding Zoning and Land Use:* There are three parcels to the south of the subject property that are zoned for Light Industrial (LI) use. The applicant owns all three of these properties and they are used in conjunction with the business operated onsite, Oregon Truss, which manufactures trusses.

Directly to the east of the subject property are three parcels zoned for Very Low Density Residential use, the VLDR-2.5 zone (Tax Lots 5316-01400, 5316-01401, and 5316-01402). Two of these three lots (5316-01400 & 5316-01401) appear to be used residentially with single-family dwellings, accessory buildings, and landscaped yards. The third parcel has 4-bay garage/shop building onsite while the rest of the property is open field, and the property appears to be used predominantly for storage.

Land to the west, north, northwest, northeast, and southeast of the subject property is zoned for Exclusive Farm use, the EF-80 zone. Land to the northeast and southeast of the subject parcel is planted with fruit/nut trees. Adjacent properties to the west and northwest appear to be used for grass seed and hay production, while other farm uses in the surrounding area include nursery stock cultivation, row crops, and livestock pasturage. To the north and northwest of the subject parcel is a tract, composed of Tax Lots 5316-1200 and 5316-3200, which is split-zoned Exclusive Farm use (EF-80) and Public Airports/Landing Fields District (PALF). A review of available aerial imagery indicates that this area of the tract is currently under farm use (grass seed and hay) and there do not appear to be any improvements currently in place to facilitate use as a public airport or landing field.

Approximately 800-feet south of the subject parcel, at the junction of SE Grand Island Loop and SE Wallace Road, are three lots (Tax Lots 5316-2101, 5316-2100, and 5321-2200) that are zoned for Neighborhood Commercial (NC) use. One of the businesses located in this zone is Bob's Grand Island Grocery & Deli which has two property lines in common with the Applicant's tract.

There are two properties in the surrounding area that are zoned Public Work/Safety (PWS). One is a small lot (Tax Lot 5316-2200), measuring approximately 0.1-acres, which is situated between the applicant's lot and the NC zoned lots; this small PWS property appears to be used to store and support telecommunications services. The second PWS-zoned lot (Tax Lot 5316-2300) is located adjacent to the applicant's southwestern-most property line, and this lot is under the ownership of the Portland General Electric Company and appears to be used to support the electrical grid in this area.

South-southwest of the Applicant's property are several lots (Tax Lots 5321-2100, 5316-2600, 5316-2500, 5316-2402, 5316-2901, and 5316-2400) that are either split-zoned EF-80 and VLDR-2.5 or are completely within the VLDR-2.5 zone. All but two of these lots have a homesite and rural residential uses (small vegetable/ornamental gardens, small gathering areas, play equipment, etc.) are evident on these properties. One of these undeveloped lots (5316-02400) is owned by Portland General Electric and is adjacent to the PWS parcel owned by Portland General Electric. The remaining undeveloped lot,

currently being farmed as part of the grass seed and hayfield, is located directly west of the Portland General Electric and the Applicant's property.

Another area of VLDR-2.5 zoned land is in the surrounding area, to the southeast of SE Grand Island Loop and east of SE Wallace Road. This area of VLDR-2.5 land is composed of 19 lots, some of which are split-zoned EF-80/VLDR-2.5. The majority of these lots have a homesite present and the attendant rural residential uses commonly found in the county (e.g., vegetable/flower gardens, gathering areas, play equipment, etc.).

5. *Water:* The application indicates the parcel is served by a well.

6. *Sewage Disposal:* The existing home is served by a septic system.

7. *Exception:* The property was found to be a committed exception to Goals 3 (Agricultural) and 4 (Forestry) in Code Area 5.6 adopted by Exception's Statement II, April 23, 1980 and was plan designated VLDR, Very Low Density Residential. The exception area is not within an 'unincorporated community' as that term is defined by OAR 660-022-0010(10).

8. *Overlay Districts:* A Limited Use Overlay was established as a condition of approval for a Plan Amendment and Zone Change decision on Tax Lots 5316-02401, 5316-02900, and 5316-03000, Docket PAZ-07-07. This Limited Use Overlay restricted the permitted uses on these lots to truss manufacturing and other similar uses, including a caretaker's dwelling.

9. *Previous Actions:* A description of these previous land use actions include the applicant's tract, which includes the other adjacent properties, to help describe how the truss construction business was established.

   A conditional use permit was approved for the operation of a home occupation in 1981, for a roof construction business, Docket C-470-81 (Tax Lot 5316-3000). There were some minor adjustments approved regarding the operation of this home occupation a few years later, in 1983, Docket C-495-83 (Tax Lot 5316-3000). In 1984, a plan amendment and zone change approval was approved for a change from VLDR (Very Low Density Residential) to LI (Light Industrial), Docket PA-144-84/Z-264-84 (Tax Lot 5316-3000). The current owner of the property received site design review approval for some building and remodeling to the existing truss business, Docket SDR-04-04 (Tax Lot 5316-3000). In 2007, a site design review and plan amendment and zone change—from Agriculture/Forestry Large Holding (EF-80) and Very Low Density Residential (VLDR-2.5) to Industrial (LI), and site design review was approved Docket PAZ-07-07/SDR-10-07 (Tax Lots 5316-2401, -2900, -3000); this request required taking exception to Goal 3 of the Statewide Planning Goals. Site design was approved in 2015, for the construction of two new buildings used in conjunction with the existing truss construction business, Docket SDR-17-15 (Tax Lots 5316-2401, -2900, -3000).

B. Zone Change and Plan Amendment Provisions and Analysis

1. The proposed use is for the expansion of an existing truss construction business that operates on the adjacent tract of land to the south of the subject parcel. The Light Industrial zone, Section 702.02(B) lists as a permitted use, subject to site design review: *Farm, industrial or contractor's equipment or materials manufacture, storage, sales, repair or service, including automobile repair garage.*

2. The application must comply with the Yamhill County Comprehensive Plan, the Oregon Revised Statutes, and the Oregon Administrative Rules, which will be addressed throughout this report.

3. The application must also comply with the standards and criteria in YCZO Section 1208.02. These provisions are:

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

Even though, generally, the Yamhill County Goals and Policies are aspirational and the county specifically does not interpret them to be standards for approval of land use permits, this standard requires that they be considered. Some of the goals and policies conflict with one another. The county has consistently interpreted them to be used as a guide to aid decision makers. For example, where goals or policies conflict the county must resolve those conflicts and establish whether it is more appropriate for the two-acre subject parcel to be preserved for rural residential use or whether it is better suited for rural industrial development.

Since an exception to Statewide Planning Goals 3 and 4 has already been taken for the subject parcel, Comprehensive Plan goals and policies related to agricultural and forest lands are not applicable. In addressing this standard, the application states, in part, that the zone change facilitates the expansion of the existing truss construction business, thereby supporting and maintaining economic opportunities for residents of Yamhill County. The application also states that the existing homesite will remain on the property and function as a caretaker's dwelling and to provide a place for employees to rest between work shifts.

Goals and policies that county staff feels are applicable are addressed below:

Industrial Development Goal Statement I.H.1: To concentrate industries of similar types, service needs, and performance characteristics within designated areas of each of the existing urban centers; to encourage adequate land for new industrial development within urban growth boundaries; to encourage the relocation of existing industries from undesirable locations in order to eliminate land use conflicts; to attract new industries in accordance with the need to achieve a more balanced local property tax and employment base, while maintaining a high standard of environmental quality; and to protect the stability and functional aspect of industrial areas by protecting them from incompatible uses.

Policy I.H.1.b: To the greatest extent possible, industrial areas will be located within urban growth boundaries. Those industrial areas located outside urban growth boundaries will be compatible with the industrial development goal and will be located where they can be adequately served by necessary major utility lines, including electric power substations and transmission lines, trunk sewer lines, trunk water lines, and where appropriate, trunk gas lines.

The above goal and policy encourage the location of industrial uses within the urban growth boundaries. Although not located within an urban growth boundary, the applicant's tract has been used for roof and truss construction since 1981. All the necessary infrastructure is in place for the expansion of this Light Industrial operation and use. As mentioned above, the subject parcel and the applicant's tract are neighbored by two properties zoned for Public Work and Safety. One of these properties is owned by Portland General Electric and the other hosts

telecommunications infrastructure. The subject parcel is adjacent to a state highway, SE Wallace Road (Salem-Dayton Highway, Oregon-221). Staff did not receive any comments or concerns from ODOT regarding the proposed plan amendment and zone change. The location and history of this property indicates that this industrial area, although outside of an urban growth boundary, has a history of being adequately served by necessary major utility and access services.

The incremental expansion to this use that began in 1981 has also ensured that the industrial use has developed in a manner that is consistent and compatible with the character of the surrounding area. There is no record in the file of complaints being submitted to the planning department over the last 30 years of operation that would suggest that the use impedes or significantly increases the costs of surrounding farming operations or rural residential uses. The application states that an analysis of all available land zoned for light industrial use was conducted and encompassed all of Yamhill County. This analysis was compared to the applicant's current seven-acre light industrial tract to ensure that there were no alternative sites that could comparably meet the applicant's business needs. To find a comparable location the applicant determined that any alternative site must be zoned for light industrial use; be approximately ten acres in size; have adequate access to truck routes; not have physical limitations to onsite development; and the land must be reasonably priced. The applicant's analysis found that there were no available Light Industrial properties in the county that were comparably or better situated to the operation of the truss construction business. The applicant found that the incremental expansion to the existing business provided by the proposed zone change and comprehensive plan amendment is the most reasonable alternative available to the applicant.

The similar types of uses and existing zoning in the surrounding area appear compatible with the proposed LI zone. An appropriate amount of land, properly located in the community, will help to assure a long-term diversified employment base and will provide a useful service to residents of the local area.

Policy I.H.1.b states in part that industrial uses *: "will be located where they can be adequately served by necessary major utility lines, including electric power substations and transmission lines, trunk sewer lines, trunk water lines, and where appropriate, trunk gas lines."* The purpose of this policy is to ensure that industrial users that are expected to utilize large amounts of water or electricity will be located within close proximity to places where those utilities are available. The applicant states that the uses on the tract are currently served by an existing well and septic system. The existing home on the subject parcel will remain and be used either as a caretaker's dwelling or by employees as a place to rest between shifts. Approximately one acre of the subject parcel will be used for outdoor storage of building materials or finished products associated with the existing truss construction business. The County Sanitarian has said that any further development

or change in use will need to meet all applicable wastewater management standards and requirements. As discussed in greater detail above, the subject parcel is located in close proximity to parcels zoned and used for Public Works and Safety (PWS) and these parcels host electrical and telecommunications infrastructure that can adequately meet the needs of the modest increase in capacity to the existing truss construction business if the zone change and comprehensive plan amendment request is approved.

The Yamhill County Comprehensive Plan, Section I.H., Goal 1, Policy h., states:

Established industrial areas may be extended and new industrial areas designated by plan amendment where development trends warrant such extension or designation and full urban services are extended into the area, if appropriate, and the extension or designation of land use and services is consistent with all other goals and policies of the comprehensive plan.

The applicant owns and operates the existing truss construction property on the adjacent tract currently zoned and used in accordance with the goals and purpose of the Light Industrial zone. The applicant's request for a zone change and comprehensive plan amendment on the subject parcel from Very Low Density Residential to Light Industrial represents an extension to an existing Light Industrial tract, under common ownership, and allows for the applicant to modestly expand the capacity of the truss construction business to meet the development trends in the local area. Aside from the applicant's own business, there are additional Neighborhood Commercial uses occurring on neighboring properties. The proposed zone change and comprehensive plan amendment is in keeping with the surrounding development trends which is a mix of industrial, commercial, and residential uses. The applicant states that the existing home on the property will remain onsite to provide housing and/or a place of rest for employees while allowing for additional storage capacity to support the existing business. As discussed above, the subject parcel will not require the extension or expansion of services to accommodate the proposed zone change and plan amendment.

The applicant's requested zone change and plan amendment will allow for a mix of light industrial and rural residential uses by maintaining the existing house and offering the use of this residence as a dwelling and place of rest to employees while also promoting the expansion to the light industrial business. The applicant's plan for the property, as described in the application, provides a balance to the county's comprehensive planning goals related to industrial and commercial growth without sacrificing the provision of housing for an employee or caretaker.

4. *(B) There is an existing demonstrable need for the particular uses allowed by the requested zone, considering the importance of such uses to the citizenry or the economy of the area, the existing market demand which such uses will satisfy, and*

the availability and location of other lands so zoned and their suitability for the uses allowed by the zone.

Regarding the need for the proposed use, criterion (B): a roofing or truss construction business has been operating on the adjacent LI-zoned tract in one form or another since 1981, with the present truss business operating on the tract since 1991. The application states that the truss construction business is a consumer of Oregon forest products used to produce the building materials for the trusses made at the facility. The applicant's business produces trusses used for residential, commercial, and agricultural construction, products that are vital to the economy and citizens of the county. Approval of the comprehensive plan amendment and zone change will allow for greater production capacity and increase efficiency at the facility while providing additional office space.

Please also see the above discussion of availability and suitability of other LI zoned lands. The applicant has established that there is an existing need for truss manufacturing; that such uses are important and there is an existing demand; and that other lands, at other locations, are either not available or not as suitable as the subject property.

5. *(C) The proposed change is appropriate considering the surrounding land uses, the density and pattern of development in the area, any changes which may have occurred in the vicinity to support the proposed amendment and the availability of utilities and services likely to be needed by the anticipated uses in the proposed district.*

A portion of criterion (C) requires that the applicant establish that the proposed change is appropriate considering the surrounding land uses and the density and pattern of development in the area. A more comprehensive description of the surrounding land uses, development in the area, changes to the surrounding area, as well as existing utilities and services in the area is provided above in these findings. The county concludes that the proposed zone change and comprehensive plan amendment from VLDR to LI is appropriate considering the surrounding land use information presented earlier in this staff report. The subject property is located in an area commonly referred to as Grand Island Junction. This junction of a county road, SE Grand Island Loop, and State Highway, 221 (SE Wallace Road/Salem-Dayton Highway), is surrounded by a mix of agricultural, rural residential, neighborhood commercial, light industrial, and public service uses (electrical and telecommunications). This nexus of development is of a much greater density and intensity than that of the greater Grand Island area. The subject parcel is bordered by a Light Industrial-zoned tract owned by the applicant and used exclusively in conjunction with the truss construction business that has operated onsite since 1991. The applicant's request would allow for approximately two acres to be used to support the light industrial activities occurring on the adjacent 7-acre tract of Light

Industrial land south of the subject parcel. As discussed before, the existing home would remain on the property and would be used alternatively or together as a caretaker's residence, business office space, and rest area for employees. Approximately one acre of the subject parcel not used for office and residential use will be used to store building materials and products stored and produced at the truss construction facility. This will allow for greater efficiency and increased production, which will support the continued operation and potential for growth of the business. The applicant conducted an analysis to determine whether there is other light industrial zoned land available in the county that could match or surpass the efficiencies and cost benefits that would result from the approval of the plan amendment and zone change of the subject parcel. Based on that information, there are no available light industrial properties in the county that would provide comparable amenities, at a similar cost, for the modest expansion to the existing truss facility that would be accommodated if the plan amendment and zone change are approved. The applicant's truss business has been in operation on the neighboring tract since 1991, and the county has no record of complaints regarding the operation of this business or of impacts to surrounding farm, commercial, or residential uses occurring in the surrounding area. Staff did not receive any comments or concerns from surrounding property owners regarding the applicant's request for a plan amendment and zone change. There was no opposition testimony submitted to the Planning Commission or Board. The existing surrounding uses indicate that the subject parcel is in an area that would be minimally impacted by the proposed conversion to a light industrial designation.

As discussed previously in these findings, the existing truss construction business will see a modest increase in storage and production capacity but will continue to be served by the existing onsite services. The business is served by a septic system and well, is served by existing electrical service suitable for the light industrial manufacturing uses occurring onsite and will continue to use the existing access to SE Wallace Road (Salem-Dayton Highway, Oregon 221). Any future development to the truss construction facility (including on the subject property) will be subject to the Site Design Review process. Site design review allows the county to evaluate this potential intensification of a permitted use in the Light Industrial zone to ensure that there are adequate services in place to support the development or, if not, to what extent existing or new services would be required.

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

As discussed above, the applicant surveyed and evaluated other available Light Industrial-zoned land potentially available for its proposed use. Other available lands were evaluated by considering the zoning designations of potential alternative sites, the size of properties, proximity to shipping routes, development limitations

imposed by physical features or location, and the cost of developing a new site to match what the applicant currently has in place on the adjacent seven-acre tract. No available alternative lands were identified that are as well-suited as the site currently used for the applicant's truss construction business. The county concludes that relocating the entire business to an alternative nine-acre site would incur a sizeable cost in resources and time when compared to the zone change and comprehensive plan amendment being requested.

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

As noted above, the property was found to be a "committed" exception to Goals 3 (Agricultural) and 4 (Forestry) in Code Area 5.6, adopted by Exceptions Statement II, April 23, 1980 and was plan designated VLDR, Very Low Density Residential. Goal 14 (Urbanization) requires a limitation on the intensity of development to that which is rural in nature, otherwise, an exception to the Goal is required. Section 702.07(C) in the LI zone states: *The maximum parcel coverage shall be thirty (30) percent for any use.* The parcel is two acres in size, allowing a maximum of approximately 26,000-square feet of structures on the parcel. The application states that the existing dwelling will remain for use by employees as an office and/or caretaker's residence, and the area used by the home encompasses approximately one acre. The application states that the remaining 1-acre will be used for the outdoor storage of materials in support of the truss construction facility located on the adjacent tract to the south of the subject parcel. Additional limitations, such as setbacks and septic requirements would further limit development of additional structures on the property, thus limiting the scale to conform with other rural Light Industrial properties in the county.

C. Limited Use Overlay Provisions

1. Section 904.03 of the YCZO contains provisions for limited use overlays. It states:

(A) When the Limited Use Overlay District is applied, the uses permitted in the underlying zone shall be limited to those specifically referenced in the ordinance adopting the Limited Use Overlay District.

(B) The Limited Use Overlay District may be used to require conditional use approval for uses normally permitted outright.

(C) Reasonable conditions may be imposed in the Limited Use Overlay District as are necessary to assure compliance with the provisions of the Comprehensive Plan and this ordinance.

(D) Until the overlay has been removed or amended, the only permitted uses in an LU

district shall be those specifically referenced in the adopting ordinance.

The applicant intends to use the parcel to expand the outdoor storage capacity of the existing truss construction business operated on the adjacent tract to the south of the subject parcel. The existing home will remain on the property and will function as a business office, caretaker's dwelling, and employee rest area depending on the needs of the business. No new services will be necessary, and no expansion of existing services will be necessary. The potential impacts of other types of uses allowed in the new zone have not been analyzed. As with the existing facility, a limited use overlay is applied as part of this approval, limiting uses on the subject property to truss manufacturing and other similar uses, including a caretaker's dwelling.

D. Goal 12 (Transportation Rule) Provisions and Analysis

1. The provisions of the Transportation Planning Rule, implementing Goal 12, must be addressed. OAR 660-12-0060 contains the provisions that must be met:

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

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

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

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

(A) Types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility;
(B) Degrade the performance of an existing or planned transportation facility such that it would not meet the performance standards identified in the TSP or comprehensive plan; or
(C) Degrade the performance of an existing or planned transportation

facility that is otherwise projected to not meet the performance standards identified in the TSP or comprehensive plan.

2. Regarding (a) and (b), the applicant did not conduct a traffic analysis or submit a trip generation analysis for the potential traffic impacts. The justification submitted by the applicant for this criterion states that, "The applicant does not anticipate generating any new trips as no new employees are anticipated to be hired. Applicant's proposal will ensure greater efficiency of an existing use. All affected transportation facilities are operating at acceptable performance levels. The functional classification of the transportation facilities will not be changed in the Yamhill County Transportation Plan. Therefore, Applicant complies with Goal 12."

   Planning staff did not receive any comments or concerns from either the county Public Works Department or ODOT. The application discusses the future use of the two-acre parcel if the zone change and plan amendment request is approved. One acre of the property will be used for storage while the existing house will remain to be used by employees. The truss construction facility will not be expanded, in terms of production or employees, due to the addition of the approximately two-acre parcel to the existing tract of Light Industrial land. Any future physical expansion to the existing construction facility would be subject to a site design review before building permits would be issued, and at that time staff could request a traffic impact analysis report be submitted with the site design review application. This would allow staff and decision makers to evaluate the scale of any future expansion to the truss construction facility and the potential impacts to traffic in the area, prior to approval of an expansion.

CONCLUSIONS FOR APPROVAL:

1. The request is for a Comprehensive Plan amendment from Very Low Density Residential to Commercial and a zone change from VLDR-2.5, Very Low Density Residential to LI, Light Industrial.

2. The proposal is consistent with Comprehensive Plan goals and policies.

3. The proposal is consistent with Section 1208.02 of the Yamhill County Zoning Ordinance.

4. The applicant has demonstrated that the use complies with the Transportation Planning Rule in that it will not have a significant effect on transportation facilities in the area.

CONDITIONS:

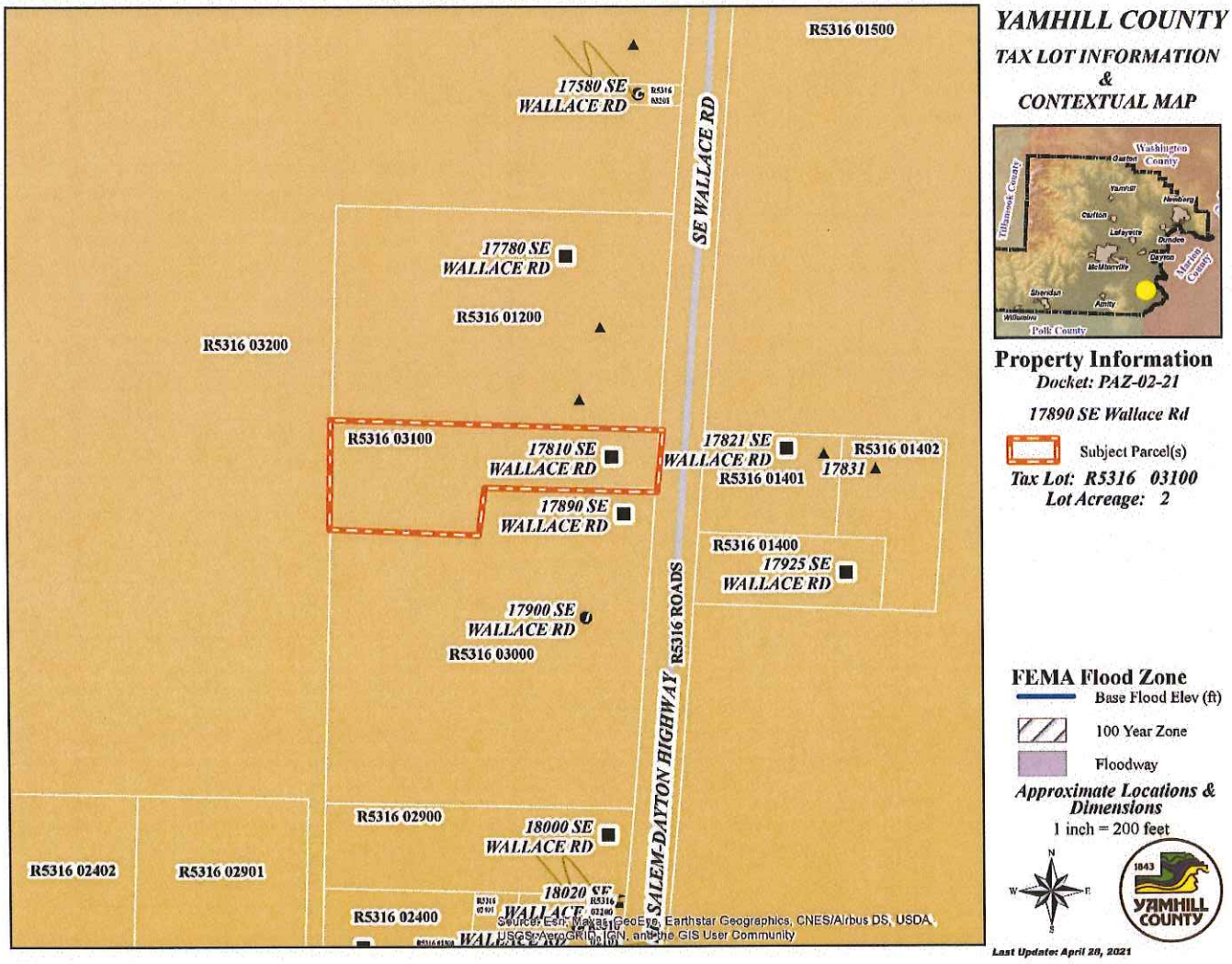
1. An application for site design review shall be submitted by the applicant and approved by the county prior to any new development or change in use of any existing structures on the subject property. For any "Similar Use" listed in YCZO 702.02, applicant shall demonstrate in the site design review how the proposed use is consistent with Goal 14.

2. A Limited Use Overlay District (YCZO section 904) is imposed on the subject property, limiting allowed uses to truss manufacturing and other similar uses, including a caretaker's dwelling.

END

EXHIBIT B
ORDINANCE 917

ADOPTED BY THE YAMHILL COUNTY BOARD OF COMMISSIONERS
AUGUST 26, 2021
A PLAN AMENDMENT FROM
VERY LOW DENSITY RESIDENTIAL
TO
INDUSTRIAL
AND
A ZONE CHANGE FROM
VLDR-2.5, VERY LOW DENSITY RESIDENTIAL
TO
LI, LIGHT INDUSTRIAL



CHANGE APPLIES TO TAX LOT 5316-03100 AS INDICATED ABOVE. APPROXIMATE SCALE - 1 INCH = 200 FEET