

YAMHILL COUNTY BOARD OF COMMISSIONERS

AGENDA – ACTION LIST

January 15, 2026 10:00 a.m. Formal Session Room 32, Courthouse
535 NE Fifth St.
<https://us06web.zoom.us/j/81867313185>
Webinar ID: 818 6731 3185

Welcome! Thank you for attending today’s meeting. Public participation is encouraged. If you wish to address the Commissioners on any item not on the agenda, you may do so as part of the public comment period at the beginning of the meeting. If you desire to speak on any item, please raise your hand to be recognized after the Chair announces the agenda item. Please fill out a public comment card to indicate your intent to speak. For attendees that are attending the meeting via Zoom, the Chair will ask if any Zoom attendees wish to provide public comment in same manner as provided above. At that time, attendees will be asked to use the “raise hand” function in Zoom and staff will unmute the participant. Meetings will continue to be available for view via a live stream on the Commissioners’ You Tube channel. Written public comments may be submitted via email at bocinfo@yamhillcounty.gov by 5:00p.m. Wednesday.

A. CALL TO ORDER

B. FLAG SALUTE

C. CALENDAR SESSION: This time is reserved for the review of the commissioner’s joint schedule (if needed).

D. PUBLIC COMMENT: This time period is reserved for public comment on any topic other than: 1) agenda items, 2) A quasi-judicial land use matter, or 3) a topic scheduled for public hearing. The Chair may limit the length of individual comments.

E. DEPARTMENT UPDATES: District Attorney – Kate Lynch.

F. WORK SESSION: This time is reserved for topics of discussion scheduled for the Commissioners in advance. If a work session is not needed, the balance of the meeting will begin at 10:00 a.m.

1. None.

G. CONSENT AGENDA: None.

H. OLD BUSINESS:

1. Discuss Areas of Liaison for 2026.

[Consensus of the Board was to direct staff to make changes as discussed for final approval on January 22, 2026. No action was taken.]

2. **B.O. 26-009** - Consideration of approval of an Ordinance and findings in the matter of approving a zone map change from Heavy Industrial (HI) to Light Industrial (LI) with a Limited Use Overlay for tax lots 4318-801 and 4318-900; applicant Charles Eggert. *[Continued from December 11, 2025.]*

I. OTHER BUSINESS (Add-ons and non-consent items):

1. **B.O. 26-010** - Consideration of approval of Amendment #16 Agreement #026028 between Yamhill County Health and Human Services and the Oregon Health Authority (B.O. 24-029) in the amount of \$6,300, retroactive to July 1, 2025, through December 31, 2025. Oracle #HHS24037IGA.

2. **B.O. 26-011** - Consideration of approval of Amendment #5 to Agreement #185833 between Yamhill County and the Oregon Health Authority for Public Health Services (B.O. 25-269). Oracle # HHS25038IGA.

3. **B.O. 26-012** - Consideration of approval of Amendment #7 to the Provider Agreement between Yamhill County Health and Human Services and Yamhill Community Care Organization (B.O. 20-457), retroactive to January 1, 2026 through December 31, 2026. Oracle #HHS24023GS.

4. **B.O. 26-013** - Consideration of approval of Amendment #3 to the Local Mental Health Authority, Local Public Health Authority and Coordinated Care Organization agreement between Yamhill County and Yamhill County Care Organization (B.O. 23-004), retroactive to January 1, 2026 through December 31, 2026. Oracle #HHS24024GS.

5. **B.O. 26-014** - Consideration of approval of Construction Services Contract with Haworth Inc. and Notice to Proceed for GSB Improvements Project in the not to exceed amount of \$1,548,454 effective upon approval through August 1, 2026. Oracle #CA26001Con.

6. **B.O. 26-015** - Consideration of approval to submit a letter of support for the Northwest Early Learning Academy (NELA) and their request for \$1,500,000 in funding through Business Oregon.

7. Discuss C-PACE program (Commissioner Johnston).

[Consensus of the Board was to direct staff to prepare a Board Order for consideration. No action was taken.]

J. PUBLIC HEARINGS:

1. To consider the LUBA remand (LUBA #2022-081) of the county's decision regarding Docket C-03-22, a conditional use request to operate a nine (9) guestroom Bed and Breakfast facility as a home occupation. Applicant: Grange Hill, LLC. Appellant: Friends of YC. The remand will be limited to accepting testimony, arguments, and evidence as to whether the subject dwelling, identified as Grange Hill Estate, 9580 NE Worden Hill Road, Dundee, is a dwelling

within the meaning of ORS 215.448, and YCZO 1004.01(C), including whether the dwelling will be occupied by the farm operator. *[Motion to approve the application with the 16 conditions that were previously approved, and the additional condition suggested by the applicant passed unanimously. A Board Order with findings will come before the Board for consideration of adoption January 29, 2026.]*

THE RECORDS FOR PUBLIC HEARINGS CAN BE FOUND AT:

<https://www.yamhillcounty.gov/1190/Public-Hearing-Notices>

K. ANNOUNCEMENTS:

1. For information on county advisory committee vacancies, please refer to the county's website, <https://www.yamhillcounty.gov/765/Boards-and-Committees>, or call the Board of Commissioners' office at 503-434-7501 or 503-554-7801 (toll-free from Newberg).
2. For questions regarding accessibility or to request an accommodation contact the Board of Commissioners' office at (503)-434-7501 or (503)-554-7801 (toll-free from Newberg) or email at bocinfo@yamhillcounty.gov
3. Electronic versions of all meeting agendas and meeting information packets can be found at the county's website: <https://www.yamhillcounty.gov/AgendaCenter>