

BOARD ORDERS AND MINUTES
IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON
FOR THE COUNTY OF YAMHILL
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY (“the Board”) sat for the transaction of county business in formal session on March 1, 2006 at 9:00 a.m. in Room 32 of the Courthouse, Commissioners Leslie Lewis, Kathy George, and Mary P. Stern being present.

Also present was John M. Gray, Jr., County Counsel; John Krawczyk, Administrative Services Director; Mike Brandt, Planning Director; Ken Friday, Planning Division Manager; Cassie Sollars, candidate for Commissioner; Steve Rodewald, Engineer; Ish Duckett, 819 N. Hwy 99w, Suite C, McMinnville; Harold Bowers, Measure 37 claimant; and Charles Harrell, PO Box 1046, Newberg.

Commissioner Lewis called the meeting to order.

A. **PUBLIC COMMENT:** This thirty-minute time period is reserved for public comment on any topic other than a quasi-judicial land use matter or other topic scheduled for public hearing. Unless extended or restricted by the Chair or majority of the Board, public comment will be limited to three minutes per person. None offered.

B. **CONSENT AGENDA:** Ms. Stern moved approval of the consent agenda with the omission of item B(3). The motion passed, Commissioners Lewis, George, and Stern voting aye.

Personnel

1. **B. O. 06-124** - Approve the employment of Stephanie Brown, Forest Grove, as HS Specialist 1 in HHS Adult Mental Health, temporary on-call, Range 17, Step 1, retroactive to February 24, 2006 through June 30, 2007.

2. **B. O. 06-125** - Approve the change of status of Dana Carelle to full-time employment in the Juvenile Department, effective March 6, 2006 through July 1, 2006.

Contracts

3. **Tabled** - Accept a proposal from A&E Security and Electronic Solutions for the installation of eight card key doors in the Annex, \$10,917.

John Krawczyk stated that a discussion with all parties involved is needed at the next informal session.

4. **B. O. 06-126** - Approve an intergovernmental agreement for Yamhill Communications Agency (YCOM) to recognize changes mutually desired by the membership.

Report

5. **B. O. 06-127** - Approve the 2005-07 Carry Over Report for the HHS Mental Health Division.

Public Hearing

6. **B. O. 06-128** - Set a public hearing for March 22, 2006 to consider a request from the Newberg Boat Club and the Columbia Outboard Racing Association for exclusive use of Rogers Landing Park and Boat

Launch for the 2006 Memorial Weekend Boat Races, mass gathering permit fee to be set at \$250.

C. **OLD BUSINESS:** None.

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

Measure 37

1. **B. O. 06-129** - Consideration of approval of M37-100B-05, a Measure 37 claim authorizing Ralph and Verna Schoof to make application to divide 95.9 acres into three lots and to establish dwellings thereon.

John Gray stated that the Board had authorized the claimant to resubmit this claim because of an inconsistency in the original application. He read the operative part of the order. Ms. George moved approval of M37-100B-05. The motion passed, Commissioners Lewis, George, and Stern voting aye.

2. Consideration of approval of M37-118-05, a Measure 37 claim authorizing Harold Bowers and Louayne Reynolds to make application to subdivide 21.05 acres into four or five lots and to establish a dwelling on each vacant lot. *[Continued to March 8, 2006.]*

Mr. Gray read the operative part of the order. Ms. Lewis moved approval of M37-118-05. Mike Brandt noted that it is unlikely that the claimants will get land use approval for what they want based on the 1983 ownership date.

Ish Duckett, representing the claimants, stated that Mr. Bowers was deeded part ownership of the property in 1975 and would be willing to extend the deadline for a week to allow Mr. Gray to look into the matter further.

Ms. Lewis amended her motion to continue M37-118-05 to March 8, 2006. The motion passed, Commissioners Lewis, George, and Stern voting aye.

3. **B. O. 06-130** - Consideration of approval of M37-119-05, a Measure 37 claim authorizing Ellen and Charles McClure to make application to subdivide 69 acres into residential and commercial lots of less than one acre to over one acre in size.

Mr. Gray read the operative part of the order. Ms. George moved approval of M37-119-05. Ms. Stern stated that she doesn't believe the intent of Measure 37 was to approve rural subdivisions. The motion passed, Commissioners Lewis and George voting aye and Commissioner Stern voting no.

4. **B. O. 06-131** - Consideration of approval of M37-120-05, a Measure 37 claim authorizing Richard Kimball to make application to subdivide 5.64 acres into five additional lots and to establish dwellings thereon.

Mr. Gray read the operative part of the order. Ms. Lewis moved approval of M37-120-05. The motion passed, Commissioners Lewis and George voting aye and Commissioner Stern voting no.

5. **B. O. 06-132** - Consideration of approval of M37-82-05, a Measure 37 claim authorizing Robert and Velma Chaffee to make application to subdivide 99.8 acres into lots of one to two acres each and establish dwellings thereon, as suspended on November 30, 2005 at the point of deliberation at the claimants' request.

Mr. Gray read the operative part of the order and stated that the deadline for M37-82-05 and M37-89-05 is this Friday. He recommended that the Board go ahead and take action on the two claims. Ms. George moved approval of M37-82-05. The motion passed, Commissioners Lewis and George voting aye and

Commissioner Stern voting no.

6. **B. O. 06-133** - Consideration of approval of M37-89-05, a Measure 37 claim authorizing Gary Guthrie to make application to subdivide 26.1 acres into thirty lots and establish dwellings thereon, as suspended on November 30, 2005 at the claimants' request.

Mr. Gray read the operative part of the order. Ms. Lewis moved approval of M37-89-05 and pointed out that because of the VLDR 2.5 zoning, the claimant would already be able to potentially subdivide the property into ten lots. She said that Oregon Department of Transportation's Area 3 Manager is aware of the claim and will probably be looking at early acquisition because it is located in the area scheduled for the Newberg-Dundee Bypass arterial.

The motion passed, Commissioners Lewis and George voting aye and Commissioner Stern voting no.

Personnel

7. **B. O. 06-134** - Consideration of approval of the employment of Paola Gentry, McMinnville, as Management Analyst in HHS Public Health, temporary full-time, Range 20, Step 3, effective March 6, 2006 through June 30, 2006.

Ms. George moved approval of the employment of Paola Gentry. The motion passed, Commissioners Lewis, George, and Stern voting aye.

E. PUBLIC HEARINGS:

1. Consideration of Planning Docket PAZ-03-05, a request for zone change of approximately thirty acres from EF-80 to AF-10, applicants Wade and Patricia Miller, as continued from January 25, 2006 at the point of Staff Report. *[Continued to April 12, 2006 at the point of Staff Report.]*

Ms. Lewis opened the public hearing.

Ken Friday stated that the applicant has requested to continue the hearing to April 12, 2006. Charles Harrell, representing the applicant, explained that they are working hard with ODOT to get an application that can be approved.

Ms. George moved to continue PAZ-03-05 to April 12, 2006 at the point of Staff Report. The motion passed, Commissioners Lewis, George, and Stern voting aye.

2. Consideration of Planning Docket PAZ-06-04, a request for zone change of eleven acres from AF-10 to Highway Commercial, applicant Willie Owens, as continued from January 25, 2006 at the point of Proponent's Case. *[Continued to April 12, 2006 at the point of Proponent's Case.]*

Ms. Lewis opened the public hearing.

Mr. Friday stated that this applicant has also requested a continuance to April 12, 2006 in order to continue working with ODOT. Ms. Stern moved to continue PAZ-06-04 to April 12, 2006 at the point of Proponent's Case. The motion passed, Commissioners Lewis, George, and Stern voting aye.

F. ANNOUNCEMENTS:

1. The following positions are open to the public. Contact the Commissioners' Office for applications.
a. Ambulance Service Area Committee, one position for a member of the public;

