

INFORMAL MINUTES

September 25, 2006

2:00 p.m.

Oval Office

PRESENT: Commissioners Leslie Lewis and Mary P. Stern, Commissioner Kathy George being excused for the first part of the meeting.

Staff: John M. Gray, Jr., Steve Mikami, Laura Tschabold, Julia Staigers, Bill Gille, Chris Johnson, Ken Friday, and Mike Brandt.

Guests: David Bates, News-Register; Paul Carlson, 909 1st Avenue, Seattle; John Hawkins, Cheryl Falk, and Gretchen Schuette, PO Box 14007, Salem; Ron Pittman, Chemeketa Community College; John Plett, 14575 Baker Creek Road, McMinnville; Gene Zinda, Patty Webb, Jeb Bladine, and Todd Castor, McMinnville Downtown Association.

* indicates item forwarded to formal agenda

Leslie called the meeting to order.

* Personnel - Steve Mikami presented personnel requests from various departments. See agenda for details.

* Roads - Approve a residential district on a portion of Earlwood Road. Bill reported that the traffic count has been done and is an accurate representation of the traffic volume on the road. Leslie asked Bill to check with the City of Newberg regarding the study on the intersection of Fernwood and Springbrook Roads.

Homelessness Plan - Paul Carlson, U.S. Interagency Council on Homelessness, stated that the principal purpose of the council is to help local governments develop ten-year plans to end homelessness. He distributed handouts comparing the costs of various aspects of homelessness in different cities and stated that supportive housing is a solution which is not only inexpensive, but effective for families as well as individuals. He stated that the Department of Housing and Urban Development (HUD) can provide technical assistance in the planning process and Oregon Housing Community Services may be able to provide some funding.

Chris agreed that homelessness is a serious problem and stated that individuals tend to be successful after engaging in treatment programs. He encouraged the Board to do anything possible to help stabilize housing for people with mental health problems and addictions. The Board agreed to have Paul send sample resolutions from other counties.

Chemeketa Bond - Gretchen Schuette, Ron Pittman, Cheryl Falk, John Hawkins, and John Plett presented a request for the Board to support the upcoming bond measure to finance capital construction and improvements for Chemeketa Community College. They discussed the benefits of the college to Yamhill County, management of the current bonded debt, and the need for

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capital improvements and additional facilities. The Board agreed to prepare a resolution in support of the bond measure.

Dues - Jeb Bladine presented a request for the county to begin paying \$5000 in annual dues to the McMinnville Downtown Association, noting that although the county was originally excluded from the Economic Improvement District, its offices are now a significant part of the downtown area and the city provides a great deal of parking. Mary noted that the \$5000 would pay for an assistant for Patty so she could spend more time working with businesses. She stated that John Krawczyk had approved the use of Economic Development funds for the dues. She added that the Board could consider giving Economic Development funds to the Newberg Downtown Association as well. The consensus of the Board was to approve the annual payment of \$5000 for dues, beginning with the 2006-07 fiscal year.

Kathy joined the meeting in progress and Leslie provided a summary of the discussions so far.

Land Use - Ken briefed the Board on PAZ-02-05, a request for Plan Amendment/Zone Change from EF-40 to AF-10, applicant Dennis Walker. The Board scheduled a site visit for 9:00 a.m. on September 28, 2006.

The meeting recessed at 3:32 p.m. and reconvened at 3:36 p.m.

* Contracts - See agenda for details.

* Measure 37 - Mike presented eleven new Measure 37 claims (see attachment) and recommended modifying, removing, or not applying the land use regulations on each back to the respective dates of ownership. On each of the claims, Mary moved to hold a public hearing. The motions failed, Mary voting aye and Leslie and Kathy voting no.

Mike reported that the ruling in a recent Marion County court case states that counties cannot charge back taxes for Measure 37 claims because the zoning is not actually being changed. He said that some counties have decided to ignore the Marion County case. John G stated that the decision is up to Dave Lawson and suggested that the Board discuss the issue with him. Leslie suggested checking with the Association of Oregon Counties to see what other counties are doing. She suggested that for now, Mike continue advising claimants that they may have to pay back taxes.

The Board discussed the possibility of modifying the new infrastructure ordinance to address serious partitionings in addition to subdivisions.

* Refund - Approve a \$342.36 refund to Garner Electric from the Planning Department.

* Committees - Approve the appointment of Deana Farrell to the Special Transportation Advisory Commission for a three-year term to expire December 31, 2009.

Martin & Wright Property - John G stated that he had received a proposed option agreement

from the McMinnville School District which would give the district the option to buy the Martin & Wright Property within three years and reimburse the county's out of pocket costs upon transfer of title. He stated that since the county has undertaken the burden of cleanup, the district should reimburse the county's current out of pocket costs up front in order to get the option to purchase, with any subsequent costs to be reimbursed upon transfer of title. The Board agreed with his recommendation.

Loan Funds - Authorize the Loan Administration Board of the Council of Governments to use \$25,000 of a regional revolving loan fund program for a loan to Cascade Structural Laminators, Inc. to purchase a lumber drying company near Fort Hill.

Firing Range - Laura stated that she has been asked by McMinnville Police Department to write a grant for funding to improve its firing range. She said that it would not take much of her time. Mary pointed out that the prison's firing range would be a much better facility for the police department to use.

Parking Spaces - The Board discussed the need for signs designating the spaces around the Fenton House for Board staff and visitors only. They agreed to designate three spaces in front of the garage for the commissioners. Leslie requested that the existing signs referring to parking permits be removed.

The meeting recessed to executive session at 4:53 p.m. pursuant to ORS 192.660(2)(e) for the purpose of discussing real property transactions. The meeting reconvened at 5:31 p.m. with no final decisions made.

The meeting adjourned at 5:32 p.m.

Anne Britt
Secretary

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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DATE: September 20, 2006

TO: Board of Commissioners

FROM:  Michael Brandt, Planning Director

RE: Measure 37 Applications

Attached please find eleven Measure 37 applications that have been reviewed by this department. My recommendation for the respective applications is included with each staff report. The applications are as follows:

1. M37-10-06, Helen Caldwell and Betty Cone - To divide the 42.5 acre property into one acre lots and to establish dwellings thereon. The applicant lists the loss of value at \$3,375,000.
2. M37-21B-05, Glenn H. and Diane Gregg - To divide the 78.26 acre property into 13 lots and to establish dwellings thereon. The applicant lists the loss of value at \$2,776,951.
3. M37-94B-05, Sterling, Matthew and Diane Eide - To divide the property into two, 5 acre lots and one 30 acre lot and to establish dwellings on the vacant lots. In addition, to further divide the 30 acre lot in the future. The applicant lists the loss of value at \$400,000.
4. M37-21-06, Jack and Juanita Temple - To divide off one to three acres with the existing dwelling from the 76.9 acre property. The applicant lists the loss of value at \$90,000.
5. M37-22-06, The Dorothy Au Trust - To divide the 28.29 acre property into five lots and to establish dwellings thereon. The applicant lists the loss of value at \$2,000,000.
6. M37-23-06, Craig and Vickie Timmons - To divide the 10.37 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,900,000.
7. M37-24-06, Gordon Cook - To divide the 38.8 acre property into nine lots of approximately 2.69 acres each and to establish dwellings thereon. Approximately 12.4 acres of the property would remain undeveloped. The applicant lists the loss of value at \$1,624,208.
8. M37-25-06, Harris Family Trust - To divide the 88 acre property into two acre lots and to establish dwellings thereon. The applicant lists the loss of value at \$1,892,000.

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9. M37-26-06, Harris Family Trust - To divide the 20 acre property into four, 5 acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$327,840.

10. M37-27-06, Russell Wilson - To divide two adjacent lots totaling 316.17 acres into 20 acre lots and to establish dwellings thereon. Because of topography the owner is estimating that 11 lots could be created. The applicant lists the loss of value at \$1,000,000.

11. M37-28-06, Stanley Murayama - To establish a dwelling on the 79 acre property. The applicant lists the loss of value at \$200,000.

I am scheduled to review these applications with you on Monday, September 26, 2006. If you have any questions or need additional information, let me know. I will be out of the office Thursday and Friday, September 21 and 22.

EXHIBIT A 2/2