

INFORMAL MINUTES

December 18, 2006

2:00 p.m.

Oval Office

PRESENT: Commissioners Leslie Lewis and Kathy George, Commissioner Mary P. Stern being excused.

Staff: John M. Gray, Jr., John Krawczyk, Laura Tschabold, Bill Gille, Mike Brandt, Caren Anderson, Marilyn Kennelly, and Paul May.

Guests: None.

* indicates item forwarded to formal agenda

Leslie called the meeting to order at 2:13 p.m. and immediately recessed to executive session pursuant to ORS 192.660(2)(e) for the purpose of discussing real property transactions. The meeting reconvened at 2:42 p.m. with no final decisions made and the sense of the Board conveyed to John Gray.

* Measure 37 - Mike presented 36 new Measure 37 claims (see attached list). He recommended the denial of M37-48-05 and M37-64-06 because no land use regulations had been enacted since the ownership dates which reduced the property values. John G suggested tabling M37-47-06 because of ownership issues. Mike recommended modifying, removing, or not applying the land regulations on the remaining 33 claims back to the respective dates of ownership.

The Board agreed to table M37-47-06 and M37-72-06 for further discussion. Kathy moved to hold a public hearing on January 24, 2007 for M37-83-06. The motion passed, Kathy and Leslie voting aye. The remaining claims will be considered at the January 3, 2007 formal session.

Kathy suggested reconsidering the criteria used to determine whether or not public hearings should be held on Measure 37 claims, since so many claims have been filed recently, the Board has very little ability to address issues raised by the public, and holding public hearings can be misleading to neighbors. Mike agreed that public hearings accomplish nothing for claims requesting straightforward land divisions with no ownership issues.

* Approve an order correcting the spelling of Mary Ann Novak's name in Board Order 06-951 for Measure 37 Docket M37-51-06.

Emergency Management - Paul provided an update on Emergency Management, noting that the activation of the Emergency Operations Center during the December 14th storm had gone well. Leslie stated that she had responded to a message from Chief Blodgett and informed him that a meeting would be held to resolve procedural issues. John K stated that Laura is the person to call in for accounting issues during emergency events. Paul discussed the need for a list of contact information for all county management personnel. He also requested authority to buy at

least 10,000 sandbags from the U.S. Corps of Engineers at a cost of \$36 per hundred. John K instructed him to make sure there is sufficient appropriation authority in his budget.

Paul distributed and reviewed draft copies of the Citizen Planning Guide for Disaster Preparedness and stated that he would forward it to the Emergency Management partners after approval by the Board. Leslie suggested that it be from both the Board and the Sheriff's Office. Paul stated that the Fire Defense Board is willing to work jointly with the county on a fire plan and has the resources to do much of the effort.

CCF Planning - Marilyn distributed draft guidelines for the six-year planning process for the Commission on Children & Families and stated that the full guidelines should be out by about February, although the plans are not due until next December. She stated that the next fiscal year would be a transition year as the funding cycle is changed to do the large RFP's in even years to allow for better budgetary planning. Leslie agreed that the change makes sense.

- * Contracts/Grants - See agenda for details.
- * Dues - Authorize the payment of \$17,569.29 to the Association of Oregon Counties for 2007 dues.
- * Stop Signs - Authorize the installation of permanent stop signs at the following locations:
 - a. Melott Road at its intersection with Bald Peak Road;
 - b. Nut Tree Lane at its intersection with Pheasant Hill Road.
- * Committees - Approve the reappointment of Donna Albarella, Dave Meier, Julia Florea, Dr. Robert Moore, Terry Lucich, Janis Cameron, and Frank Douglas to the Ambulance Service Area Committee for two-year terms to expire December 31, 2008.
- * Minutes - See agenda for formal minutes to be adopted.

Kathy moved approval of the following informal session minutes. The motion passed, Commissioners Lewis and George voting aye.

- B. O. 06-1022** - April 10, 2006
- B. O. 06-1023** - April 17, 2006
- B. O. 06-1024** - May 9, 2006
- B. O. 06-1025** - June 26, 2006
- B. O. 06-1026** - September 11, 2006
- B. O. 06-1027** - September 25, 2006
- B. O. 06-1028** - October 2, 2006
- B. O. 06-1029** - October 9, 2006
- B. O. 06-1030** - October 16, 2006 1:30 p.m.
- B. O. 06-1031** - October 16, 2006 2:00 p.m.

Kathy moved approval of the following budget work session minutes. The motion passed, Commissioners Lewis and George voting aye.

B. O. 06-1032 - April 3, 2006 9:00 a.m.

B. O. 06-1033 - April 3, 2006 2:00 p.m.

B. O. 06-1034 - April 4, 2006 9:00 a.m.

B. O. 06-1035 - April 5, 2006 9:00 a.m.

B. O. 06-1036 - April 5, 2006 1:30 p.m.

Areas of Responsibility - The Board discussed the draft version of the 2007 Areas of Responsibility and agreed that unless Mary has any changes, it is ready for adoption.

The meeting adjourned at 4:31 p.m.

Anne Britt
Secretary

MARY

Yamhill County
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DATE: December 13, 2006

TO: Board of Commissioners

FROM: *MB* Michael Brandt, Planning Director

RE: Measure 37 Applications

Attached please find 36 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. M37-02B-04, Renee Callanan.- To divide the 45.57 acre property into two acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$450,000.
2. M37-41B-05, William and Portia Mardock - To divide the 38.73 acre property into two acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,760,200.
3. M37-48-05, Celia Zimmerman Dromgoole and Gordon Dromgoole - To divide the 39 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$370,000.
4. M37-47-06, Patricia Ediger - To divide the 155.28 acre property into six lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$620,000.
5. M37-53-06, Robert Scholl - To divide the 65 acre property into one to five acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$7,035,000.
6. M37-54-06, Max and Joyce Morrow - To divide the 47 acre property into seven lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,875,000.
7. M37-55-06, Maxine Barber, Trustee of Maxine Barber Trust - To divide the 19.73 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$1,654,976.
8. M37-56-06, Frank and Beverly Rasmussen - To divide the 14.72 acre property into seven lots

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- and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$375,000.
9. M37-58-06, Fredrick and Susan Capell - To divide the 16.48 acre property into one acre and larger lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$500,000.
 10. M37-59-06, S.B. Nicoll Revocable Living Trust - To divide the property into five acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,035,583.
 11. M37-60-06, Kenneth and Wilma Payne - To divide the 44.84 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$150,000.
 12. M37-63-06, William Howell - To divide the 5.28 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$200,000.
 13. M37-64-06, Robert White - To divide the 2.64 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$300,000.
 14. M37-65-06, Ray Fields - To divide the 40.5 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$265,000.
 15. M37-66-06, James and Patricia Horrocks - To recognize three tax lots, totaling 15.63 acres, as legal lots, to divide one of the lots into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$600,000.
 16. M37-67-06, Michael Bayliss - To divide the 234 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$800,000.
 17. M37-68-06, Sheila Weinmann and William Cruse - To establish a dwelling on the 40 acre property. The applicant lists the loss of value at \$200,000.
 18. M37-69-06, Laughlin Orchards, Inc. - To divide the 167.7 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$150,000.
 19. M37-70-06, Laughlin Orchards, Inc. - To establish three dwellings on three platted lots. The applicant lists the loss of value at \$150,000.
 20. M37-72-06, Vernie and Kenneth Eisland - To divide the 26 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,735,663.
 21. M37-73-06, Alexander and Willette Steele - To divide the 9.56 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$175,000.
 22. M37-74-06, Alexander and Willette Steele - To divide the 11 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$350,000.
 23. M37-75-06, Alexander and Willette Steele - To divide the 11.26 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$350,000.

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24. M37-76-06, Alexander and Willette Steele - To divide the 8.2 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$220,000.
25. M37-77-06, Alexander and Willette Steele - To divide the 7.3 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$220,000.
26. M37-78-06, Alexander and Willette Steele - To divide the 7 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$245,000.
27. M37-79-06, Jeffrey and Billy Magar - To divide the 9.16 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,265,000.
28. M37-80-06, Edward and Helen Pritchett - To divide two properties totaling 113.21 acres into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$140,000
29. M37-81-06, Edward and Helen Pritchett - To divide two properties totaling 92.79 acres into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$70,000.
30. M37-82-06, M & M Forests - To divide the 50 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$200,000.
31. M37-83-06, Roy and Betty Wahle - The applicant is seeking compensation in the amount of \$23,900,000. In the alternative, the applicant is seeking multiple uses on three lots totaling 95.74 acres.
32. M37-84-06, Norman and Patricia Fleming - To divide the 19.9 acre property into two to three acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,540,000.
33. M37-85-06, Ivan and Dina Nuxoll - To divide the 185 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$150,000.
34. M37-86-06, Joyce Peasley and Alan and Vicky Peters - To divide the 17.87 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$400,000.
35. M37-88-06, Susan Teppola - To establish a dwelling on the 47.51 acre property. The applicant lists the loss of value at \$201,538.
36. M37-89-06, Gary and Eleanor Fendall - To divide two properties totaling 7.04 acres into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$947,589.

I am scheduled to review these applications with you on Monday, December 18, 2006. If you have any questions or need additional information, let me know.

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