

**INFORMAL MINUTES**

**February 5, 2007**

2:00 p.m.

Oval Office

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

Staff: John M. Gray, Jr., John Krawczyk, Laura Tschabold, Steve Mikami, Richard Sly, Mike Brandt, and Murray Paolo.

Guests: David Bates, News-Register; Merilyn Reeves, Friends of Yamhill County; and Jim Azumano, Governor’s Office.

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\* indicates item forwarded to formal agenda

Kathy called the meeting to order.

\* Personnel - The Board discussed personnel requests from various departments. See agenda for details.

John K discussed the salary range of Emergency Management Coordinators in comparable counties and recommended a monthly salary of \$4535. He said that he will be ready to start advertising the position after he hears back from Greg Hansen of Polk County regarding the possibility of taking a more regional approach. Kathy stated that she is working on the job description and will try to have it for Board review next week.

\* Contracts - See agenda for details.

\* Minutes - See agenda for formal session minutes to be adopted. Mary moved approval of the following informal session minutes. The motion passed unanimously.

B. O. 07-142 - October 23, 2006;

B. O. 07-143 - November 20, 2006.

\* Budget Transfer - Approve the transfer of appropriation authority and funds for computer equipment related to the relocation of the Commission on Children & Families:

From 10-92-950.01 Contingency \$2000

To 10-17-543.01 Dept. Equipment \$2000

\* Refund - Approve a \$700 refund from the Planning Department to Fred Turek.

\* Committees - Approve the appointment of Al Hansen, Attorney, to the Local Public Safety Coordinating Council for a three-year term to expire July 2010.

\* Measure 37 - Mike presented 37 new Measure 37 claims (see attached list) and recommended modifying, removing, or not applying the land use regulations on each back to the respective dates of ownership. On each claim, Mary moved to hold a public hearing. The

motion passed unanimously for M37-132-06, applicant George Steele, and the public hearing was scheduled for March 7, 2007. The remaining motions failed, Mary voting aye and Kathy and Leslie voting no. The orders for those claims will be adopted on February 14, 2007.

Rural Economic Development - Jim Azumano stated that the Office of Rural Policy was established by the governor to review the potential for a revised Needs and Issues program. He reviewed steps taken so far to address rural economic development issues and stated that he would like to come back and meet with people recommended by the Board in order to get some input on rural economic development program concepts. He reviewed the 2003 Needs & Issues Inventory County-wide Priority List and noted that it would be helpful to have an inventory of issues throughout the county in addition to the existing inventory of needs. Ms. Stern pointed out that individual cities have very different issues. Laura said that it would be helpful to have a list of categories to give to the cities.

The meeting recessed at 4:00 p.m. and reconvened at 4:03 p.m.

Facilities - Murray presented a recommendation from the Facilities Committee for the relocation of Information Services to the two houses near the Annex, which would cost about \$10,000, and requested Board approval of the proposal. John K stated that this would probably come from the Contingency Fund. Murray read a memo from Richard Sly with a correction to the motion approved by the Facilities Committee as recorded in the December 15, 2006 minutes.

John K reminded the Board that this would be a short-term solution and Information Services would need a permanent location within five years. The group discussed long-term options. Steve agreed to find out the purchase price of the Winkler Building and when the current leases expire. John K stated that an extensive study would have to be done before making a serious offer because of environmental issues and remodeling costs.

Communications Report - Murray distributed copies of the Yamhill County Public Safety Radio Communications System UHF Coverage Analysis, Conventional Evaluation & Recommendations Report from AdComm Engineering Co. and noted that the numbers are conservatively high. Leslie moved to receive the report. The motion passed unanimously.

Newberg-Dundee Bypass - The Board discussed House Bill 2518 and Senate Bill 469 regarding tolling issues. Leslie stated that she believes tolling can be part of the funding mechanism for the bypass as long as it is not on existing roads and despite negative reports in the newspaper, the project is still feasible.

The meeting adjourned at 4:52 p.m.

Anne Britt  
Secretary

# Yamhill County

## DEPARTMENT OF PLANNING AND DEVELOPMENT

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DATE: January 31, 2007

TO: Board of Commissioners

FROM:  Michael Brandt, Planning Director

RE: Measure 37 Applications

Attached please find 37 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. M37-105-06, Pekkola Farms, Inc.- To divide the 320 acre property into eight lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$670,000.
2. M37-121-06, Sidney Brockley and Aida Iranzo - To divide the 62.52 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$720,000.
3. M37-128-06, Elmer and Twyla Pond - To divide the 40 acre property into five acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,270,000.
4. M37-129-06, James and Marge Trent - To divide the 49.3 acre property into one-half acre to ten acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$600,000.
5. M37-130-06, Michael and Patricia Green - To reconfigure the 76.5 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$340,000.
6. M37-131-06, Cora Yutzy Trust- To divide the 29.6 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$925,000.
7. M37-132-06, George Steele - To divide the 22.65 acre property into 22 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$2,265,000.
8. M37-133-06, Charles and Harding Roe - To divide the 102.3 acre property into ten lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$500,000.

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KG \_\_\_ MS \_\_\_ LL \_\_\_

9. M37-134-06, Juliana Roe and Thomas Charles Roe Trusts - To establish a dwelling on the 20 acre property. The applicant lists the loss of value at \$50,000.
10. M37-135-06, Charles, Marilyn, Harding and Christina Roe - To establish a dwelling on ten acres of the property and to establish another dwelling on the remainder of the 45 acre property. The applicant lists the loss of value at \$100,000.
11. M37-138-06, Kirsch Joint Living Trust - To divide the 67.3 acre property into eleven lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$500,000.
12. M37-139-06, Monte and Terri Wood - To establish a dwelling on the 24.89 acre property. The applicant lists the loss of value at \$50,000.
13. M37-140-06, Monte and Terri Wood - To divide the 7.86 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$50,000.
14. M37-141-06, Helen Bailey - To divide the 99.47 acre property into 10 to 20 acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$750,000.
15. M37-142-06, Burns Family Trust - To divide the 247.8 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$150,000.
16. M37-143-06, Robert Roe Revocable Living Trust - To divide the 200 acre property into twelve lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$600,000.
17. M37-144-06, E. Ellen Roe Revocable Living Trust - To divide the 147.3 acre property into nine lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$350,000.
18. M37-145-06, Robert Roe Revocable Living Trust - To divide the 36 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$100,000.
19. M37-146-06, E. Ellen Roe Revocable Living Trust - To divide the 101.5 acre property into eight lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$350,000.
20. M37-147-06, Robert Roe Revocable Living Trust - To divide the 44 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$150,000.
21. M37-148-06, Margery Kendall - To divide the 127.8 acre property into seven lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$429,000.
22. M37-149-06, Carlene Kadell - To divide the 37 acre property into lots of between 2.5 to 17 acres and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$500,000.
23. M37-150-06, Victor Brown - To establish a dwelling on the 5 acre property. The applicant lists the loss of value at \$135,000.
24. M37-151-06, Eric Winkler - To replace a farm help dwelling with a principal dwelling; to establish a principal dwelling on another lot; and to convert an existing dwelling into a guest house

**EXHIBIT A 2/3**

and to establish a new principal dwelling on that same lot. The applicant lists the loss of value at \$425,000.

25. M37-152-06, Patrick and Jeanette Bernards - To divide the 137.78 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$200,000.

26. M37-153-06, Patrick and Jeanette Bernards - To divide the 40 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$100,000.

27. M37-154-06, Donald and Annette Blair - To divide the 5.21 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$150,000.

28. M37-156-06, Hess Living Trust - To divide the 13 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$750,000

29. M37-157-06, Ellen Konzelman - To divide the 30 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$200,000.

30. M37-159-06, John and Jean Daeges - To divide the 110.2 acre property into ten lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$200,000.

31. M37-160-06, Yvonne Pugh - To divide the 50.33 acre property into eight lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$650,000.

32. M37-161-06, Kenneth and Katherine Durant - To divide the 16.1 acre property into two lots. The applicant lists the loss of value at \$100,000.

33. M37-164-06, David and Patricia Ornduff - To establish a dwelling on the 26.47 acre property. The applicant lists the loss of value at \$135,000.

34. M37-165-06, Alois and Inge Wendlberger Trust - To establish a dwelling on the 30 acre property. The applicant lists the loss of value at \$210,000.

35. M37-166-06, Kathryn Schrepel Revocable Living Trust - To divide a two to ten acre lot from the 50 acre property and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$160,000.

36. M37-167-06, Bette Grimm - To divide two properties totaling 267.74 acres into eleven lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$6,100,000.

37. M37-168-06, Theodore, Joyce, Rollie and Kathleen Morris - To divide two properties totaling 153.7 acres into seven lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,200,000.

I am scheduled to review these applications with you on Monday, February 5, 2007. If you have any questions or need additional information, let me know.

**EXHIBIT A 3/3**