

INFORMAL MINUTES

April 16, 2007

2:00 p.m.

Oval Office

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

Staff: John Krawczyk, John M. Gray, Jr., Steve Mikami, Laura Tschabold, Tonya Saunders, Mike Brandt (via telephone), and Murray Paolo.

Guests: David Bates, News-Register; Chief Gordon Rise, Yamhill Police Department.

* indicates item forwarded to formal agenda

Kathy called the meeting to order.

* Personnel - Steve presented personnel requests from various departments. See agenda for details. He discussed a loan program offered by Oregon Savings Growth to allow county employees to borrow from their retirement savings. The Board's consensus was to proceed with the program. The Board also agreed to proceed with conditional offers for the Finance Manager and Emergency Manager positions.

Rider Appreciation Day - Tonya discussed a proposal to involve the commissioners in a Rider Appreciation Day as part of National Transit Week on May 13-19, 2007. The tentative consensus was for May 15, 2007.

* Contracts - See agenda for details.

* Measure 37 - Mike presented 51 new Measure 37 claims (see attachment). Leslie stated that she would not be participating in items #26-46 on the list because her company has done business with Stimson Lumber. She moved to hold public hearings on M37-211-06 and M37-224-06, then amended her motion to add M37-203-06. The motion passed, Kathy, Mary, and Leslie voting aye. The hearings were scheduled for May 9, 2007.

Mary moved to hold public hearings on the remaining claims. The motion failed, Mary voting aye, Kathy voting no, and Leslie abstaining on #26-46 and voting no on the rest.

John G discussed the remaining claims, recommending the denial of M37-215-06, M37-219-06, M37-222-06, M37-223-06, and M37-251-06. He recommended modifying, removing, or not applying the land use regulations for the other 43 claims back to the respective dates of ownership.

* Budget Transfer - Approve a transfer of appropriation authority and funds to assist the cities of Amity, Carlton, and Yamhill with the installation of Mobile Data Terminals in police vehicles:

From 10-39-801.23 Communications Equipment \$3000
To 10-39-611.02 Contract Services \$3000

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Leslie explained that grant funding only covered a portion of the installation costs for the six MDTs. John K expressed concern about setting a precedent.

- * Refunds - Authorize the following refunds from the Planning Department:
 - a. \$1086 to Alan Ruden Construction;
 - b. \$833 to Charles and Gloria Dreske.
- * Policy - Adopt an amended Gift Policy for Retirement & Years of Service, replacing B.O. #06-938.
- * Road Vacation - Approve Public Works Docket RV-1-2007, a request by Noah Berkey and Mary Dollar to vacate a portion of First Street in Whiteson, no public hearing required under ORS 368.351.
- * Fees - Adopt a new fee schedule for the Surveyor's Office, effective May 1, 2007.
- * Adopt a new fee schedule for the Juvenile Department, effective May 1, 2007.
- * License - Deny a request by Sheridan Hop for a business license to do automobile wholesaling in Dayton. Kathy explained that the owner would need to apply for a conditional use permit.
- * Surplus Property - Declare eight halogen growing lights seized by the Sheriff's Office as surplus county property to be donated to Wascher Elementary School.

Landfill - Mary stated that Ken Huffer will draft a letter with input from Sherrie Mathison and herself regarding Ash Island State Park and Landfill issues, to be reviewed by the Board and then signed.

Photography - Mary noted that the proposal from Bill Miller Photography for a Community Service Program had not been discussed during the April budget meetings. The Board agreed to discuss it during Budget Committee meetings in May.

The meeting adjourned at 3:36 p.m.

Anne Britt
Secretary

Yamhill County

DEPARTMENT OF PLANNING AND DEVELOPMENT

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Phone: (503) 434-7516 • Fax: (503) 434-7544 • Internet Address: <http://www.co.yamhill.or.us/plan/>

DATE: April 11, 2007

TO: Board of Commissioners

FROM:  Michael Brandt, Planning Director

RE: Measure 37 Applications

Attached please find 51 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. M37-57-06, Norman Barnett - To divide the 619 acre property into twenty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$4,350,000.
2. M37-158-06, Robert Lehman - To divide the 145 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$100,000.
3. M37-187-06, Gordon Dromgoole and Gordon Zimmerman - To divide the 80.61 acre property into three lots and to establish a dwelling and or commercial/light industrial development on each vacant lot. The applicant lists the loss of value at \$350,000.
4. M37-201-06, Gaibler Living Trust - To divide the 29.18 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,687,533.
5. M37-202-06, Larry and Dorothy Hays - To divide the 29.9 acre property into twenty lots and to establish a dwelling on each vacant lot. In addition, several commercial uses are proposed including a restaurant, hunting lodge, rental bungalows and boat rentals. The applicant lists the loss of value at \$2,079,589.
6. M37-203-06, Stan Bunn - To establish a commercial office and a separate advertising sign on the .05 acre property. In addition, the applicant has included an extensive list of proposed and alternative uses for the property. The applicant lists the loss of value at \$94,545.
7. M37-204-06, Stan Bunn - To establish an additional dwelling and shop building on the 1 acre property. In addition, the applicant has included an extensive list of proposed and alternative uses for the property. The applicant lists the loss of value at \$100,000.

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8. M37-205-06, Jan and Frances Fourier - To divide the 66.8 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$275,000.
9. M37-206-06, Edward Christie - To divide the 7.13 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$350,000.
10. M37-207-06, Beardslee and Phillips - To divide the 155.36 acre property into seventeen lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$2,872,000.
11. M37-208-06, Richard and Cathy Day - To divide the 85.95 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$605,000.
12. M37-210-06, Herbert Anderson - To divide the 279.22 acre property into fourteen lots and to establish a dwelling, commercial uses and other non-farm uses on each vacant lot. The applicant lists the loss of value at \$2,000,000.
13. M37-211-06, Herbert and Barbara Anderson - To divide the 133 acre property into twenty to one hundred lots and to establish a dwelling, commercial uses and other non-farm uses on each vacant lot. The applicant lists the loss of value at \$3,000,000.
14. M37-212-06, Timothy and Suzanne Kreder - To divide the 154 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$609,091.
15. M37-213-06, Timothy Kreder - To divide the 85.83 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$521,092.
16. M37-214-06, Darice Shalberg - To divide the 22.8 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,500,000.
17. M37-215-06, Larry Seits - To divide the 20 acre property into two lots to separate two, existing dwellings. The applicant lists the loss of value at \$500,000.
18. M37-216-06, Phocis, Inc. - To divide the 796 acre property into 55 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$20,000,000.
19. M37-217-06, John and Mary Dugan - To divide the 29.7 acre property into six lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$4,364,851.
20. M37-219-06, Richard and Norma Nelson - To divide the 47.74 acre property into thirty lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$7,169,410.
21. M37-220-06, Dean Werth - To divide the 42.17 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$230,312.
22. M37-221-06, Larry and Karen Waide - To divide the 36.25 acre property into 24 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$5,677,466.
23. M37-222-06, Larry and Karen Waide - To divide the 126.68 acre property into 84 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$20,731,744.

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24. M37-223-06, Jacquelyn Wagner - To divide the 4 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$814,513.
25. M37-224-06, Shirley McDaniel - To divide the 16.77 acre property into fourteen lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$6,399,987.
26. M37-226-06, Stimson Lumber Company - To divide the 320.5 acre property into twenty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
27. M37-227-06, Stimson Lumber Company - To divide the 240 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
28. M37-228-06, Stimson Lumber Company - To divide the 424.5 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
29. M37-229-06, Stimson Lumber Company - To divide the 39.39 acre property into twenty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
30. M37-230-06, Stimson Lumber Company - To divide the 520 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
31. M37-231-06, Stimson Lumber Company - To divide the 120.7 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
32. M37-232-06, Stimson Lumber Company - To divide the 38 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
33. M37-233-06, Stimson Lumber Company - To divide the 134.73 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
34. M37-234-06, Stimson Lumber Company - To divide the 41 acre property into twenty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
35. M37-235-06, Stimson Lumber Company - To divide the 459.6 acre property into multiple lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
36. M37-236-06, Stimson Lumber Company - To divide the 160 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
37. M37-237-06, Stimson Lumber Company - To divide the 40 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
38. M37-238-06, Stimson Lumber Company - To divide the 459.1 acre property into twenty and forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.

39. M37-239-06, Stimson Lumber Company - To divide the 75 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
40. M37-240-06, Stimson Lumber Company - To divide the 244.15 acre property into twenty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
41. M37-241-06, Stimson Lumber Company - To divide the 1,780 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
42. M37-242-06, Stimson Lumber Company - To divide the 157.07 acre property into twenty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
43. M37-243-06, Stimson Lumber Company - To divide the 222.12 acre property into twenty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
44. M37-244-06, Stimson Lumber Company - To divide the 284.43 acre property into twenty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
45. M37-245-06, Stimson Lumber Company - To divide the 395.85 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
46. M37-246-06, Stimson Lumber Company - To divide the 1,811.49 acre property into forty acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,954 per acre.
47. M37-247-06, Morton and Barbara Lowe - To divide the 7.7 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$400,000.
48. M37-250-06, Cliff and Ione Jones - To divide the 243.64 acre property into eight lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$400,000.
49. M37-251-06, Raymond and Joyce Washington - To divide the 12 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$115,000.
50. M37-254-06, Lee Schrepel - To divide the 59 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$150,000.
51. M37-255-06, Jack Shine - To divide the 63.78 acre property into not more than 30 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$4,950,000.

I am scheduled to review these applications with you on Monday, April 16, 2007. If you have any questions or need additional information, let me know.

EXHIBIT A 4/4