

**INFORMAL MINUTES**

**May 7, 2007**

2:00 p.m.

Oval Office

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

Staff: John Krawczyk, Steve Mikami, Laura Tschabold, Rick Sanai, Ron Wellborn, Becky Weaver, Sarah Bates, Mike Brandt, and Sherrie Mathison.

Guests: David Bates, News-Register; Capt. Don Forman, Lake Oswego; Sgt. Craig Hogman, Vancouver; Elise Hui, Housing Authority of Yamhill County (HAYC); Jeannie Kinman and Phil Griffin, HAYC Board of Commissioners.

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\* indicates item forwarded to formal agenda

Kathy called the meeting to order.

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

Project Lifesaver - Deputy Wellborn showed a brief video about Project Lifesaver, a program to help locate people with autism or similar disorders who wander from their residences. He demonstrated the transmitter to be worn by the subject and stated that Yamhill County would be the first agency in Oregon to implement the program and would assist other agencies to do the same. The group discussed possible sources for donations to cover the \$8200 in startup costs. Captain Forman stated that Lake Oswego already has the startup money and could combine training with Yamhill County to save each agency \$1500. Deputy Wellborn noted that he plans to start training at the end of June. The commissioners expressed their support of the program.

\* Measure 37 - Mike presented 39 new Measure 37 claims (see attachment). Leslie moved to hold public hearings on M37-209-06, M37-256-06, M37-257-06, M37-264-06, M37-271-06, M37-273-06, M37-275-06, and M37-288-06. The motion passed, Kathy, Mary, and Leslie voting aye. The hearings were scheduled for May 23, 2007. [Note: The hearing for M37-288-06 was later changed to May 30, 2007 at the request of the claimant.]

Mary moved to hold public hearings on the remaining claims. The motion failed, Mary voting aye and Kathy and Leslie voting no.

Mike discussed the remaining claims, recommending the denial of M37-268-06 because no land use regulations have been enacted by the county since the date of ownership that would reduce the property value. He recommended modifying, removing, or not applying the land use regulations for the other thirty claims back to the respective dates of ownership.

Affordable Housing - Elise Hui, Housing Authority of Yamhill County (HAYC), stated that she would be making a presentation about Senior and Family Affordable Housing to developers in Newberg, including the Austins, and would appreciate feedback from the Board

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**INFORMAL SESSION**

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**May 7, 2007**

2:00 p.m.

KG\_\_\_MS\_\_\_LL\_\_\_

today. She shared the PowerPoint presentation, discussing the reasons why affordable housing is so important, the huge need for such housing in Yamhill County, the mission and programs of HAYC, community partnerships, and options for partnering to develop property in Newberg. Jeannie Kinman emphasized the importance of marketing to help the community understand the programs and to find property for housing projects. Phil Griffin requested that the commissioners let him know if they are aware of any organization that would be interested in this presentation or anyone, especially developers in the Newberg area, who might be interested in serving on the HAYC Board of Commissioners. The commissioners suggested including more pictures in the presentation to show that low-income housing can be very attractive.

Elise discussed the Low Rent Public Housing disposition application, which would allow HAYC to dispose of seventy units located in scattered sites throughout Newberg and McMinnville. She explained that this disposition would include the sale of most of the units to the public at market rates as well as the possible sale of some of the units to a local nonprofit corporation for rehab and ultimate sale to home buyers who are at or below 80% of the area median income. The Board endorsed the approach recommended by HAYC and offered its support in HAYC's efforts to complete the project successfully.

The Board discussed the need for a ten-year plan to end homelessness and noted that no progress has been made in developing a plan because there is nobody to take charge of the project and no funds available from the county. Elise stated that HAYC has discussed the possibility of developing a small committee to decide who should be involved, seek funding, and begin working on the plan. Laura suggested including Marilyn Kennelly from the Commission on Children & Families, who might be able to direct some CCF funds to the project.

\* Roads - Accept a document amending Board Order 06-154A to modify the legal description for Public Works Docket RV-1-2006, vacation of a portion of public road created in Hobsons Fruitland Subdivision, petitioners Albert Lutze and Stephen Bowdoin.

Contracts/Grants - Laura suggested hiring Tina Frost, who used to work for Metro on grants, as a consultant to assist Tonya Saunders with the complex federal earmark grant application.

The Board discussed a proposed agreement with Liberty Marketing Company for the publication of Yamhill County wall maps and agreed not to pursue the offer, but to get information from Bill Gille and Dan Linscheid regarding any plans to update existing maps.

\* Committees - See agenda for details.

\* Fees - Consideration of approval of an adjusted fee schedule for Riverbend Landfill and Recycling Center, effective July 1, 2007 through June 20, 2008. Sherrie explained that this includes a CPI increase, forgives a reduction in the tipping fee, and simplifies the fee structure.

\* Consideration of approval of an adjusted fee schedule for the Clerk's Office. Leslie stated that \$25/hour seems too low to cover actual research costs by staff members. John K said he would work with Jan Coleman to come up with a revised figure if appropriate.

\* Resolutions - Approve Resolution 07-5-9-1 requesting the issuance of Industrial Development Revenue Bonds by the State of Oregon to Freeman Manufacturing for the development of a manufacturing facility project in Newberg.

Mary discussed a request for a resolution in support of proposed amendments to Senate Bill 833. The Board agreed to review the amendments as soon as the information is received, after which Mary will prepare the resolution for the Board's consideration.

\* Budget Transfer - Approve a transfer of appropriation authority and funds to pay the portion previously agreed upon for the Public Works management study:

From	10-92-301.01	Contingency	\$21,023
To	10-39-611.02	Contract Services	\$21,023

Fire Victims - The Board agreed to send a certificate of appreciation and a plant, paid for with personal funds, to a retired couple who sheltered neighboring foster care residents after a house fire.

Coffee Cart - Mary presented a request from the Job and Career Center for a \$4056 loan from the Economic Development Fund to purchase an espresso machine to be used in a training program for clients. She stated that the loan would be repaid over twelve months and grant funds have already been obtained to cover program costs for the first six months, after which the program should be self-supporting. John K will prepare an amortization schedule and Rick Sanai will prepare the agreement for adoption by the Board at a later date.

Bargaining - John K stated that because Teamsters has filed a petition to represent Public Works employees, YCEA bargaining has to be put on hold temporarily until an outcome is reached regarding Public Works.

Paving Projects - The Board agreed to recommend that the Road Improvement Advisory Committee reconsider its prioritization of summer paving projects and focus on a number of shorter, higher-traffic roads rather than just on Meadowlake Road, due to the limited resources available this year.

Air Support - Kathy stated that the Board needs to have some policy discussions regarding Murray Paolo's proposal to add a fixed-wing aircraft to his program. Leslie stated that the focus for now should be on the existing Air Support program and getting intergovernmental agreements in place for funding sources. The Board agreed that Leslie should let Murray know of the Board's concerns and desire to be involved in such decisions.

The meeting adjourned at 4:17 p.m.

Anne Britt  
Secretary

**Yamhill County**  
**DEPARTMENT OF PLANNING AND DEVELOPMENT**  
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DATE: May 3, 2007  
 TO: Board of Commissioners  
 FROM: *MB* Michael Brandt, Planning Director  
 RE: Measure 37 Applications

**RECEIVED**  
 MAY 03 2007  
 YAMHILL COUNTY  
 COMMISSIONERS

Attached please find 39 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. M37-171-06, Hazel Timmons Trust- To divide the 12.67 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$509,000.
2. M37-172-06, Hazel Timmons Trust - To divide the 3.67 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$125,000.
3. M37-209-06, Gerald and Kathleen Macken - To divide the 17 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,000,000.
4. M37-248-06, Harry Barnett - To divide the 78.5 acre property into lots of ten acres or less and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,000,000.
5. M37-249-06, H. Ford and Margaret Forster - To divide the 45.66 acre property into nine lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$900,000.
6. M37-252-06, Leona Atchley- To divide the 19.3 acre property into two acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,931,000.
7. M37-256-06, Earl Gene Gross - To divide the 38.14 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$5,443,663.
8. M37-257-06, Landmark Ventures Oregon, Ltd. - To divide the 9.93 acre property into one acre lots and to establish a dwelling on each vacant lot. In addition, several commercial, industrial and agricultural uses are proposed. The applicant lists the loss of value at \$1,450,000.
9. M37-259-06, Joan Cooper - To establish a dwelling on a seven acre portion of the property. The applicant lists the loss of value at \$170,000.

**EXHIBIT A 1/3**

10. M37-260-06, Donald Alexander - To remove the restrictions of the Interchange Overlay District. The applicant lists the loss of value at \$465,000.
11. M37-261-06, Oliver and Emily Reynoldson - To divide the 64.8 acre property into thirteen lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$2,600,000.
12. M37-262-06, Gary and Barbara Skiles - To divide the 4.79 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$230,000.
13. M37-263-06, Michael and Charlene Hintermeyer - To divide the 80 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$600,000.
14. M37-264-06, Dorothy Kreder Pekkola - To divide the 273.87 acre property into one to five acre lots and to establish a dwelling on some vacant lots, to establish industrial uses on other lots and to construct docks along the Yamhill River. The applicant lists the loss of value at \$8,900,000.
15. M37-265-06, Jeffrey and Kathy Pearson - To divide the 43.6 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$250,000.
16. M37-266-06, William and Diane Schulz - To divide the 3.78 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$120,000.
17. M37-267-06, Dorothy Lloyd - To divide the 131 acre property into seven lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$975,000.
18. M37-268-06, Helen Avery Estate - To divide the 42.8 acre property into ten lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$6,300,000.
19. M37-269-06, Lorraine Paddock - To divide the 7.7 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$90,000.
20. M37-270-06, Gayle Wilhoit - To establish a dwelling on each vacant lot. The applicant lists the loss of value at \$600,000.
21. M37-271-06, Henry and Christie Wyman Trust - To divide the 37.5 acre property into 23 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$950,000.
22. M37-272-06, Deborah Park Jeffries and Rebecca Park Pennington - To divide the 101.1 acre property into 2.5 acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$8,431,097.
23. M37-273-06, Margaret Hasslen - To divide the 126 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,734,456.
24. M37-274-06, Clorene Robertson - To establish a dwelling on the five acre vacant lot. The applicant lists the loss of value at \$120,000.
25. M37-275-06, William and Gloria Bartels - To divide the 131.65 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$2,600,000.

**EXHIBIT A 2/3**

26. M37-276-06, Clorene Robertson - To divide the five acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$215,000.
27. M37-277-06, Hulda Rutschman - To divide the 54.1 acre property into ten to fifteen lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,000,000.
28. M37-278-06, Paul David Poole - To establish a dwelling on the 44.83 acre property. The applicant lists the loss of value at \$50,000.
29. M37-279-06, Robert and Betty Janzen- To establish a dwelling on 9.52 acre property. The applicant lists the loss of value at \$100,000.
30. M37-280-06, Robert and Betty Janzen - To divide the 13.44 acre property into lots to merge with proposed development in adjacent Polk County and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$100,000.
31. M37-281-06, Robert and Betty Janzen - To divide the 114.46 acre property into ten to twelve lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,200,000.
32. M37-282-06, Robert and Betty Janzen - To establish a dwelling on the 8.58 acre property. The applicant lists the loss of value at \$100,000.
33. M37-283-06, Robert and Betty Janzen - To establish a dwelling on the 9.37 acre property. The applicant lists the loss of value at \$100,000.
34. M37-284-06, Robert and Betty Janzen - To establish a dwelling on each of two, ten acre lots. The applicant lists the loss of value at \$200,000.
35. M37-285-06, Robert and Betty Janzen - To establish a dwelling on the ten acre property. The applicant lists the loss of value at \$100,000.
36. M37-286-06, Martin Rieder and Connie Yokoshima - To divide the 106.4 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 \$1,815,000.
37. M37-287-06, Brentano and Schwartz - To divide the 55 acre property into five acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,300,000.
38. M37-288-06, McPhillips Farms, Inc. - To divide and develop the 521.68 acre property with multiple commercial uses and multiple dwellings and cabins. The applicant lists the loss of value at \$4,415,000.
39. M37-289-06, John Bernards - To divide the 92 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$315,000.

I am scheduled to review these applications with you on Monday, May 7, 2007. If you have any questions or need additional information, let me know.

**EXHIBIT A 3/3**