

YAMHILL COUNTY BOARD OF COMMISSIONERS

AGENDA – Action List

December 18, 2025 10:00 a.m. Formal Session Room 32, Courthouse
535 NE Fifth St.
<https://us06web.zoom.us/j/85660072323>
Webinar ID: 856 6007 2323

***Welcome!** Thank you for attending today's meeting. Public participation is encouraged. If you wish to address the Commissioners on any item not on the agenda, you may do so as part of the public comment period at the beginning of the meeting. If you desire to speak on any item, please raise your hand to be recognized after the Chair announces the agenda item. Please fill out a public comment card to indicate your intent to speak. For attendees that are attending the meeting via Zoom, the Chair will ask if any Zoom attendees wish to provide public comment in same manner as provided above. At that time, attendees will be asked to use the "raise hand" function in Zoom and staff will unmute the participant. Meetings will continue to be available for view via a live stream on the Commissioners' YouTube channel. Written public comments may be submitted via email at bocinfo@yamhillcounty.gov by 5:00p.m. Wednesday.*

Notice: This Formal Session is virtual only.

A. CALL TO ORDER

B. FLAG SALUTE

C. CALENDAR SESSION: This time is reserved for the review of the commissioner's joint schedule (if needed).

D. PUBLIC COMMENT: This time is reserved for public comment on any topic other than: 1) agenda items, 2) A quasi-judicial land use matter, or 3) a topic scheduled for public hearing. The Chair may limit the length of individual comments.

E. DEPARTMENT UPDATES: None.

F. WORK SESSION: This time is reserved for topics of discussion scheduled for the Commissioners in advance.

1. None.

G. CONSENT AGENDA:

Roads

1. **B.O. 25-400** - Approval of the placement of road signs to limit trucks over 10,000 pounds at Corral Creek and Renne Roads.

2. **B.O. 25-401** - Approval of the posting of 50 mile per hour speed limit signs on North Valley Road between Ribbon Ridge Road and Albertson Road.

Minutes

3. **B.O. 25-402** - Approval of minutes from Formal Session on December 4, 2025.
 4. **B.O. 25-403** - Approval of minutes from Formal Session on December 11, 2025.
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H. OLD BUSINESS:

1. **B.O. 25-404** - Consideration of approval of a Board Order in the matter of upholding the Planning Director's decision to approve planning docket C-01-25, conditional use permit for the operation of a loss mitigation business as a home occupation; Tax Lot 4401-02300. Applicant: Isidro Javier Ceja.

I. OTHER BUSINESS (Add-ons and non-consent items):

1. **B.O. 25-405** - Consideration of approval of a revised fee schedule for the Assessor's Office effective January 1, 2026.
2. **B.O. 25-406** - Consideration of approval of Amendment #1 to Grant Agreement #35711 between Yamhill County and Oregon Department of Transportation (ODOT) correcting the number of Category E1 vehicles to 3 and the number of seats to 9, retroactive to March 7, 2025 through March 9, 2026. Oracle #TR25001GA.
3. **B.O. 25-407** - Consideration of approval of an agreement between Yamhill County and Bent, LLC. for construction of the N. Hill Road Bridge Maintenance Project in the amount of \$176,675 effective upon issuance of Notice to Proceed through June 30, 2026 and to rescind B.O. 25-384. Oracle #PW25004Con.
4. **B.O. 25-408** - Consideration of approval of an agreement between Yamhill County Health and Human Services and Haworth Inc., for the Behavioral Health Community Restoration Housing project funded through HB 5202 in the not to exceed amount of \$1,400,345 effective upon full execution through December 31, 2026. Oracle #HHS25057CON.
5. **B.O. 25-409** - Consideration of approval of an amendment to a real estate lease agreement between Yamhill County Health and Human Services and the Housing Authority of Yamhill County (B.O. 09-617) increasing the amount from \$3,873.52 to \$3,982.37 per month retroactive to November 1, 2025 through October 31, 2026. Oracle #HHS24020IGA.
6. **B.O. 25-410** - Consideration of a request for transfer of \$500,000 from HHS Fund 216 to Capital Improvement Fund 440 for the purchase of the former IT Offices at 636 NE 7th St and 626 NE 7th St, McMinnville.
7. **B.O. 25-411** - Consideration of approval to provide Intent to Award to Haworth Inc. for construction services at the Government Services Building.

8. **B.O. 25-412** - Repeal of Board Order 25-378 – Approval of a Board Order and findings in the matter of approving on remand planning Docket No. PAZ-01-24/S-03-24, a Comprehensive Plan amendment and approval of a fourteen-lot subdivision for Tax Lot No. R4418 01000; Applicant: John Abrahms

9. **B.O. 25-413** - Consideration of approval of Ordinance 943 in the matter of a Comprehensive Plan Amendment from Agriculture/Forestry Large Holding to Very Low Density Residential District, and a Zoning Map Amendment from EF-80 to VLDR-1, with “Exceptions” to Statewide Planning Goal 2 (Exception Process), Goal 3 (Agricultural Lands), Goal 4 (Forest Lands), and Goal 14 (Urban Development on Undeveloped Rural Lands), and the Transportation Planning Rule; and Approving Planning Docket No. PAZ-01-24/S-03-24, Request for Approval of a Fourteen-lot Subdivision, for Tax Lot No. R4418 01000, Applicant John Abrahms, and Declaring an Emergency.

10. **B.O. 25-414** - Consideration of ratification of the 2025-28 collective bargaining agreement between Yamhill County and the Federation of Oregon Parole & Probation Officers (FOPPO).

11. **B.O. 25-415** - Consideration of extending provisions of the 2025-28 FOPPO collective bargaining agreement to non-bargaining employees of the Department of Community Justice.

J. PUBLIC HEARINGS: None.

THE RECORDS FOR PUBLIC HEARINGS CAN BE FOUND AT:

<https://www.yamhillcounty.gov/1190/Public-Hearing-Notices>

K. ANNOUNCEMENTS:

1. For information on county advisory committee vacancies, please refer to the county’s website, <https://www.yamhillcounty.gov/765/Boards-and-Committees>, or call the Board of Commissioners’ office at 503-434-7501 or 503-554-7801 (toll-free from Newberg).

2. For questions regarding accessibility or to request an accommodation contact the Board of Commissioners’ office at (503)-434-7501 or (503)-554-7801 (toll-free from Newberg) or email at bocinfo@yamhillcounty.gov

3. Electronic versions of all meeting agendas and meeting information packets can be found at the county’s website: <https://www.yamhillcounty.gov/AgendaCenter>

Approved by the Yamhill County Board of
Commissioners on 12/18/2025
via Board Order 25-415