

## INFORMAL MINUTES

January 8, 2007

3:00 p.m.

Oval Office

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

Staff: John M. Gray, Jr., Laura Tschabold, Steve Mikami, Julia Staigers, Mike Brandt, Tonya Saunders, Dave Lawson, and Richard Sly.

Guests: David Bates, News-Register.

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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.

\* Contracts/Grants - See agenda for details. John G reviewed the intergovernmental agreement regarding the Lafayette Bridge easements and discussed the possibility of using the Willamette River property previously removed from the surplus property sale as replacement park property.

\* Vehicles - Authorize the purchase of two new 2007 Chevrolet extended cab 4x4 pickups from Bruce Chevrolet of Hillsboro for the Planning Department, \$20,285 each, and declare unit P-085 as surplus county property to be sold on e-Bay to the highest bidder. Leslie stated that John K had previously suggested a transition to more fuel efficient vehicles, but the Planning Department needs 4x4 vehicles for the terrain they cover.

\* Measure 37 - John G discussed the three claims continued from January 3, 2007. He recommended the denial of M37-47-06 because a break in ownership means that there has been no reduction of property value since the acquisition date.

He suggested that M37-59-06 be continued until he is able to determine if either of the trustors is still alive.

\* Mary moved to hold a public hearing for M37-72-06. The motion passed unanimously and the Board agreed to schedule the hearing for February 7, 2007.

Mike presented 35 new Measure 37 claims (see attached list) and recommended modifying, removing, or not applying the land regulations on each claim back to the respective dates of ownership.

\* Mary moved to hold a public hearing for each of the 35 claims. For M37-93-06, M37-95-06, M37-100-06, and M37-112-06, the motions passed unanimously. For M37-94-06, the motion passed with Kathy and Mary voting aye and Leslie voting no. The five public hearings

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3:00 p.m.

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

will be scheduled for February 7, 2007.

The motion to hold a public hearing for M37-116-06 failed with Mary voting aye, Leslie voting no, and Kathy recusing herself. The motions for public hearings failed on the remaining claims with Mary voting aye and Kathy and Leslie voting no. John G said he would prepare the orders for adoption on January 17, 2007.

\* Transit District - Initiate the formation of the Yamhill County Transit Area, a county service district, and set the first public hearing on formation for February 14, 2007.

John G explained that if no petition of remonstrance is received after the second public hearing, the Board can adopt the resolution to form the district on March 14, 2007. He stated that the district will have no taxing authority initially, although a local option levy could be placed on the ballot in the future.

The group discussed a letter from the City of Dundee stating that it will withdraw its support of the district if taxes are imposed. John G explained that the city would not be able to withdraw from the district once it is formed unless the Board goes through the process to remove territory. He recommended that the Board go ahead and initiate the process to form the district and noted that the city would have two opportunities to opt out of the district before it is formed. He added that the Board could also initiate the annexation process to add territory in the future.

Tax Appeal - Dave Lawson stated that he would be meeting on January 26, 2007 with all parties of the SP Newsprint appeal to try to reach an agreement. He said that he can't support the number proposed by the Department of Justice and the Department of Revenue, but he will probably suggest a number that can be agreed upon in order to get some closure.

O&C Revenue - Dave discussed the catastrophic financial impact on many counties of the loss of O&C revenue and stated that there has been some talk about turning Assessment & Taxation duties over to the state since it is an unfunded mandate. He said that he would most likely not oppose the proposal because it would be more cost-effective and would provide substantial savings to the county.

Use of Force Policy - Richard Sly stated that he has been working with John G to develop a Use of Force Policy to implement along with optional arming, which was awarded through arbitration in April 2006 to employees covered by the Federation of Oregon Parole and Probation Officers (FOPPO). John G stated that the union intends to implement the optional arming on January 16, 2007 whether or not a county policy is in place. Richard distributed copies and provided an overview of the proposed policy, which includes mandatory training. John G suggested that the Board adopt the policy on Wednesday, after which employees could begin carrying weapons as soon as they have completed the training. He noted that the first training session is scheduled for January 11, 2007 in the Annex.

Leslie stated that this is a very important policy and she is disturbed by the fact that she wouldn't have the time necessary to do research and provide input if it is adopted on

Wednesday. After further discussion, the Board agreed to let Richard implement the policy with the understanding that the Board will review it and either ratify it or make changes.

Emergency Management - The Board discussed a recent Emergency Management (EM) meeting and agreed to schedule a follow-up meeting to allow for further discussion of concerns. The meeting was tentatively scheduled for February 1, 2007 at 1:30 p.m. The group also discussed the need to find a full-time assistant who is well-trained in EM. Kathy suggested reviewing the Emergency Operations Plan and re-evaluating the chain of command. Mary noted that Bob Maca is willing to provide input if needed. The group discussed ideas for involving department heads in brainstorming and evaluation and agreed that moving EM to the Board's control is a good change because of the need to coordinate with other departments in addition to the Sheriff's Office.

The meeting adjourned at 5:35 p.m.

Anne Britt  
Secretary

**Yamhill County**  
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DATE: January 3, 2007

TO: Board of Commissioners

FROM:  Michael Brandt, Planning Director

RE: Measure 37 Applications

Attached please find 35 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. M37-87-06, Patricia Ediger.- To divide the 28.5 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$500,000.
2. M37-90-06, David Erickson - To divide the 29.2 acre property into five acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$751,850.
3. M37-91-06, Johnie and Laura Young - To divide the 2.7 acre property into two lots and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$275,000.
4. M37-92-06, Lloyd and Dolores Bertrand - To divide the 14.35 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$105,000.
5. M37-93-06, Stuart Lindquist - To divide the 340 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$31,800,000.
6. M37-94-06, Stuart and Janice Lindquist - To recognize existing, platted lots as buildable for dwellings and to divide the remainder of the 137 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$12,800,000.
7. M37-95-06, William and Faye Sanders - To divide the 90.88 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$12,832,744.
8. M37-96-06, George and Carol Billette - To divide the 9 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$550,000.

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9. M37-98-06, Wilton and Gloria Andrews - To divide the 35.5 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$320,000.
10. M37-99-06, Tris Victor Stiller - To divide the 119 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$500,000.
11. M37-100-06, James and Diane Brown - To divide the 74.72 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$10,858,861.
12. M37-101-06, Patricia Ediger - To establish a dwelling on the 9.37 acre property. The applicant lists the loss of value at \$120,000.
13. M37-102-06, William and Janice Van Dyke - To divide the 127.94 acre property into 50 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$7,007,580.
14. M37-103-06, Thomas and Leona Draper - To divide the 21.1 acre property into eight lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$922,222.
15. M37-104-06, John and Margaret Hickert - To divide the 13.59 acre property into ten lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$2,580,000.
16. M37-106-06, Clevenger Family Trust - To divide the 108 acre property into five acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$3,500,000.
17. M37-107-06, Wallace and Mary Jo Ann Wood - To divide the 56.04 acre property into 14 lots and to establish a dwelling on each vacant lot. In addition, to divide two additional lots; one to be used for a common wall condominium and the remaining lot to be used for a private air strip, par-three golf course and related homeowner association improvements. The applicant lists the loss of value at \$650,000.
18. M37-108-06, William and Lorraine Bjork - To divide the 18.41 acre property into five lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$200,000.
19. M37-109-06, John and Candace Kirsch - To establish a dwelling on the 42 acre property. The applicant lists the loss of value at \$50,000.
20. M37-110-06, Myron Redford - To divide the 38.11 acre property into two lots and to establish a dwelling on each vacant lot and to establish a dwelling on a five acre property. The applicant lists the loss of value at \$150,000.
21. M37-111-06, Richard and Judith Dougherty - To divide the 20 acre property into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$200,000.
22. M37-112-06, Wendell and Patsy Trivelpiece - To divide a 10.6 acre portion of a 49.46 acre property into one acre lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,108,288.
23. M37-113-06, George and Cynthia Nelson - To establish a dwelling on the 8.77 acre property. The applicant lists the loss of value at \$50,000.

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24. M37-114-06, Linda Gusa - To divide the 9.2 acre property into two lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$50,000.
25. M37-115-06, Jim and Sandra Van De Walle - To divide two to three acres off of the 78.33 acre property and to establish a dwelling on the vacant lot. The applicant lists the loss of value at \$175,000.
26. M37-116-06, Gary and Katherine George - To partition the 393.9 acre property into six, 20 acre parcels, five, 40 acre parcels and one, 66 acre parcel and to establish a dwelling on each vacant parcel. Division is to be through a series of partitions over six years or longer. The applicant lists the loss of value at \$1,500,000.
27. M37-117-06, James and Beverly Miller - To divide the 27.4 acre property into 14 lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$700,000.
28. M37-118-06, Dee Goldman - To divide three properties totaling 89.08 acres into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$433,000
29. M37-119-06, Gary McIlvaine - To establish a dwelling on the 20 acre property. The applicant lists the loss of value at \$150,000.
30. M37-120-06, Verla Howard - To divide the 21.5 acre property into eight lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$1,005,000.
31. M37-122-06, Dorothy Hatch - To divide the 47.3 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at 338,000.
32. M37-123-06, Gordon Zimmerman - To combine six lots into four lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$900,000.
33. M37-124-06, Richard and Thomas Green - To establish a dwelling on the 2 acre property. The applicant lists the loss of value at \$80,000.
34. M37-125-06, Dixie Manson - To divide the 3.36 acre property into three lots and to establish a dwelling on each vacant lot. The applicant lists the loss of value at \$80,000.
35. M37-126-06, Daniel and Kendra Cawley - To establish a dwelling on the 8.7 acre property. The applicant lists the loss of value at \$250,000.

I am scheduled to review these applications with you on Monday, January 8, 2007. If you have any questions or need additional information, let me know.

**EXHIBIT A 3/3**