

BOARD ORDERS AND MINUTES

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON

FOR THE COUNTY OF YAMHILL

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY (“the Board”) sat for the transaction of county business in formal session on March 3, 2010, at 9:00 a.m. in Room 32 of the Courthouse, Commissioners Kathy George, Mary P. Stern, and Leslie Lewis being present.

Also present were Laura Tschabold, County Administrator; John M. Gray, Jr., County Counsel; Rick Sanai, Assistant County Counsel; Ken Friday, Planning Division Manager; John Krawczyk, Budget Director; Hannah Hoffman, News-Register; Jessica Cain and Chris Brown, 700 Deborah Rd, Ste 250, Newberg; Marc Willcuts, 700 Deborah Rd, Ste 200, Newberg; and Kris Bledsoe, 3500 SW Redmond Hill Rd.

Commissioner George called the meeting to order.

A. **PUBLIC COMMENT:** This thirty-minute time period is reserved for public comment on any topic other than a quasi-judicial land use matter or other topic scheduled for public hearing. Unless extended or restricted by the Chair or majority of the Board, public comment will be limited to three minutes per person. None offered.

B. **CONSENT AGENDA:** Ms. Lewis moved approval of the consent agenda. The motion passed, Commissioners George, Stern, and Lewis voting aye.

Minutes

1. Approve the following formal session minutes:

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| a. <u>B. O. 10-117</u> - October 14, 2009; | e. <u>B. O. 10-121</u> - November 9, 2009; |
| b. <u>B. O. 10-118</u> - October 28, 2009; | f. <u>B. O. 10-122</u> - November 23, 2009; |
| c. <u>B. O. 10-119</u> - November 4, 2009; | g. <u>B. O. 10-123</u> - December 2, 2009; |
| d. <u>B. O. 10-120</u> - November 6, 2009; | h. <u>B. O. 10-124</u> - February 10, 2010. |

Contracts/Grants

2. **B. O. 10-125** - Approve an agreement between HHS Chemical Dependency and Herbert & Louis, LLC, provider, for evaluation of the county’s performance in implementing SAMHSA Adult Drug Court Grant #TI 021515, not to exceed \$23,450/year, effective through September 30, 2012.

3. **B. O. 10-126** - Approve Service Element Prior Authorization (SEPA) Approval Unit #440905 for the 2009-11 Financial Assistance Agreement #127319 between HHS and Oregon Department of Human Services.

4. **B. O. 10-127** - Approve Grant Agreement #26569 between the Transit Division, grantee, and Oregon Department of Transportation for the new Jobs and Transportation Act grant program, \$314,102, effective through June 30, 2011.

Committees

5. **B. O. 10-128** - Approve the following appointments to the Mental Health Advisory Board:

- a. Sally Martin, term retroactive to November 19, 2009, through May 30, 2011;
- b. Ashley Lee, term retroactive to February 25, 2010, through May 30, 2012.

6. **B. O. 10-129** - Approve the reappointment of Randy Webb to the Employee Safety Advisory Committee for a two-year term to expire March 18, 2012.

Refunds

7. **B. O. 10-130** - Authorize a \$510 refund from HHS Public Health to Ryan Hawkins.

8. **B. O. 10-131** - Authorize a \$793 refund from the Planning Department to David Brown, executor of the Lillian Brown Estate.

C. **OLD BUSINESS:** None.

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

- 1. **B. O. 10-132** - Consideration of approval of the following grant projects proposed by YCAP:
 - a. YCAP shelters in McMinnville and Newberg, funded by ESGP;
 - b. Blanchet Farm shelter in Carlton, funded by ESGP;
 - c. HPRP Prevention and HPRP Rapid Re-housing programs.

Ms. George moved approval of item D(1). The motion passed, Commissioners George, Stern, and Lewis voting aye.

Ms. Stern stated that she would draft a letter from the Board in support of a grant application by the City of McMinnville to Oregon Department of Transportation for transportation growth management planning.

- 2. **B. O. 10-133** - Consideration of the following appointments to the Budget Committee:
 - a. Chris McLaran, term to expire June 30, 2012;
 - b. Shelley Halleman, term effective July 1, 2010, through June 30, 2013.

Ms. Lewis stated that she was impressed with all of the applicants and their broad range of experience, much of which was related to budgets. After discussion of each of the applicants, Ms. Lewis moved approval of item D(2). The motion passed, Commissioners George, Stern, and Lewis voting aye. The commissioners agreed to keep the remaining applications for other opportunities within the county.

E. PUBLIC HEARINGS:

1. Consideration of Planning Docket PAZ-04-09(KF), a request for plan amendment/zone change from VLDR 2.5 to LI Light Industrial to eventually accommodate a storage lot for recreational vehicles, applicant Far West Development. *[Tentatively approved with limited use overlay zone, findings to be adopted March 10, 2010.]*

Ms. George opened the public hearing. There were no abstentions or objections to jurisdiction. Rick Sanai read the statement required for land use hearings relating to the requirement that parties must raise all issues at the hearing or waive their right to raise the issues on appeal.

Staff Report - Ken Friday described the subject property, surrounding zoning, and approval criteria. He stated that the Planning Commission had voted unanimously to recommend approval of the application with a limited use overlay zone requested by the cities of Newberg and Dundee.

Proponents - Jessica Cain, representing the applicants, stated that the applicants are seeking a better use for the 8.5-acre subject property. She stated that the proposal is for an outdoor storage facility that would be fenced and lighted and for caretakers' quarters no larger than 1500 square feet to allow for onsite security. Marc Willcuts later clarified that he hopes to eventually add some indoor storage buildings, with the total square footage of all buildings not to exceed the 35,000 allowed in a LI zone. In response to a question from Mr. Friday, he said that the plan for additional buildings did not come up in discussions with city planners. Mr. Friday stated that the building plans would have to go through a site design review anyway, which the cities would be part of.

Ms. Cain said that there is clearly an abundance of residential property on the current market and most RV storage properties are less than an acre in size and are located within city limits, so the purchase prices are higher. She stated that the size of the subject property would allow all traffic flow to occur onsite and it is a more suitable site for the proposed use than another parcel owned by the applicants. She said that Oregon Department of Transportation has raised some concern about whether RV storage could be allowed in the LI zone, but pointed out that it is allowed on the adjacent property, which is zoned Heavy Industrial.

She stated that the primary concern raised by Newberg and Dundee city planners was that they don't want the cities to grow together. She said that the planners are satisfied with the applicants' proposal to plant fast-growing trees on the subject property as a visual buffer. She noted that a letter in the record explains in depth how the application meets the approval criteria.

Opponents - None.

Public Agency Reports - Mr. Friday stated that there are no reports in addition to those already in the record.

Staff Recommendation - Mr. Friday recommended approval of the application with a limited use overlay. He reviewed the details of the limited use overlay and stated that he would modify his staff recommendation to include the option for additional buildings up to 35,000 square feet total, since it would be easier to do that now than to have the applicants return later with the request.

Close of Public Hearing / Deliberations - Ms. Stern moved tentative approval of Planning Docket PAZ-04-09 with the conditions listed by Mr. Friday, with findings to be adopted on March 10, 2010. She stated that she believes the applicants have met the relevant criteria for approval. Ms. Lewis agreed, noting that by limiting the buildings to 35,000 square feet, the Board avoids having to grant an exception to Goal 14. She expressed her appreciation to the applicants for their willingness to include the buffer zone in accommodation of the cities' wishes. The motion for tentative approval passed, Commissioners George, Stern, and Lewis voting aye.

The meeting recessed at 9:24 a.m. and reconvened at 9:35 a.m. in the Oval Office for consideration of item D(2). Present for this portion of the meeting were the three commissioners, Laura Tschabold, John Krawczyk, and Hannah Hoffman.

F. ANNOUNCEMENTS:

1. The following positions are open to the public. Contact the Commissioners' Office for applications.
 - a. Commission on Children & Families, four alternate members;
 - b. Parks & Recreation Board, one position;
 - c. Planning Commission, one position;
 - d. Special Transportation Advisory Commission, one position.

The meeting adjourned at 9:50 a.m.

Anne Britt
Secretary

YAMHILL COUNTY BOARD OF COMMISSIONERS

Chair KATHY GEORGE

Commissioner MARY P. STERN

Commissioner LESLIE LEWIS