

IN THE BOARD OF COMMISSIONERS OF THE STATE OF OREGON
FOR THE COUNTY OF YAMHILL
SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of an Ordinance Adopting)
the McMinnville Growth Management and)
Urbanization Plan, McMinnville Urban)
Growth Boundary, Appendices, and) ORDINANCE 730
Supporting Findings as Part of the Yamhill)
County Comprehensive Plan, and Declaring)
an Emergency.)

THE BOARD OF COMMISSIONERS OF YAMHILL COUNTY, OREGON (“the Board”) sat for the transaction of county business in formal session on October 16, 2003, in room 32 of the courthouse, Commissioners Leslie Lewis, Kathy George, and Mary P. Stern being present.

THE BOARD MAKES THE FOLLOWING FINDINGS:

A. In August, 2000, the McMinnville Planning Department contracted with ECONorthwest to prepare a residential buildable lands and land needs analysis that would provide a legislative review of its comprehensive plan in order to determine if adequate land exist within the McMinnville urban growth boundary sufficient to support future residential growth. The analysis would also serve to update elements of the McMinnville Comprehensive Plan, Volume 1, related to housing, community facilities, and urbanization.

B. The first draft of the “McMinnville Residential Land Needs Analysis” was completed in January, 2001, and presented to the McMinnville Planning Commission and McMinnville City Council at a public work session held on January 23, 2001. Joint public hearings before the planning commission and city council were held on February 27 and April 10, 2001, at which considerable public testimony was received regarding the draft analysis. In addition, a public hearing before the Citizens’ Advisory Committee (CAC) was held on March 20, 2001, during which additional public testimony concerning the draft analysis was received. A final public hearing on the analysis was held before the planning commission and city council on May 22, 2001, at which time the “McMinnville Residential Land Needs Analysis” was adopted. Subsequent to that action, the Oregon Department of Land Conservation and Development appealed the city’s decision to the Oregon Land Use Board of Appeals (LUBA). On December 19, 2001, LUBA remanded the city’s decision.

C. In response to the remand, the city conducted community-wide public forums on June 3 and July 8, 2002 in an effort to solicit input regarding McMinnville’s future growth and how it should best be managed. Following the public forums, at which over 150 people participated, a joint work session was held on September 17, 2002, with the city council, planning commission, citizens’ advisory committee, McMinnville Urban Area Management Commission, and Yamhill County

Board of Commissioners to review the results of those forums and to provide direction to staff regarding preparation of the "McMinnville Growth Management and Urbanization Plan".

D. The draft "McMinnville Growth Management and Urbanization Plan" was presented to the reviewing bodies noted in the preceding paragraph at a public work session held on June 18, 2003. An additional joint public work session was held on July 21, 2003. Joint public hearings with these same reviewing bodies were held August 4 and 5, 2003, to receive public testimony regarding the draft plan.

E. At a final joint public hearing on August 12, 2003, after studying the testimony provided and the contents of the draft plan, the planning commission, McMinnville Citizens' Advisory Committee, McMinnville Urban Area Management Commission, and Yamhill County Board of Commissioners recommended to the city council that the plan be adopted, subject to certain amendments, with findings to be prepared for adoption on October 14, 2003. The amendments to the draft plan included the following: 1) that the "Thompson Property" be added to the proposed urban growth boundary expansion; 2) that an amount of land similar to that contained in the Thompson property be excluded from the southwest sub-area; 3) that all maps and text be revised accordingly; and 4) that the changes recommended by staff in the memorandum entitled "Response to comments received during McMinnville Growth Management and Urbanization Plan public hearings" dated August 12, 2003, be incorporated into the plan, with the exception of the recommendation pertaining to the exclusion of floodplain land from the proposed boundary expansion (include such land in boundary expansion).

F. The McMinnville City Council met on October 14, 2003 to review and adopt the findings and statement of reasons in support of the "McMinnville Growth Management and Urbanization Plan" as provided herein; NOW THEREFORE,

THE YAMHILL COUNTY BOARD OF COMMISSIONERS ORDAINS as follows:

Section 1. That the "McMinnville Growth Management and Urbanization Plan" dated May 2003, as described and amended in the following description, a copy of which is attached hereto and incorporated herein by this reference, is hereby adopted as part of the Yamhill County Comprehensive Plan, including the following appendices:

(a) Appendix A, "Population and Employment Justification", is adopted as an update to the "McMinnville Residential Land Needs Analysis" dated May, 2001, and the "McMinnville Economic Opportunities Analysis" dated November, 2001.

(b) Appendix B, "Revised Buildable Land Analysis", is adopted as an update to the "McMinnville Residential Land Needs Analysis" dated May, 2001, and the "McMinnville Economic Opportunities Analysis" dated November, 2001. Table 13 of Appendix B is further amended to reflect revised employment forecasts, and Table 24 is amended to reflect adjustments to public and semi-public land needs as described in the Planning Department's "Response to comments received during McMinnville Growth Management and Urbanization Plan public hearings memorandum dated August 12, 2003.

(c) Appendix C, "Alternative Sites Analysis" is adopted to satisfy the requirements of ORS 197.298 and the requirements of Statewide Planning Goals 2 and 14.

Section 2. That the "McMinnville Growth Management and Urbanization Plan - Findings", dated October 14, 2003, a copy of which is attached hereto and incorporated herein by this reference, is hereby adopted as part of the Yamhill County Comprehensive Plan.

Section 3. That the Yamhill County Comprehensive Plan Map is amended to reflect a revised urban growth boundary consistent with the boundary contained in the "McMinnville Growth Management and Urbanization Plan", as amended by the addition of the Thompson property and deletion of parcels in the southern portion of the southwest sub-area, a copy of which is attached hereto and incorporated herein by this reference.

Section 4. That the "McMinnville Growth Management and Urbanization Plan" is further amended to reflect changes to certain information, text, tables, and maps as caused by the inclusion of the Thompson property into the proposed urban growth boundary, and removal from the proposed boundary of two parcels located in the southern portion of the southwest sub-area. These changes are summarized in the document entitled "McMinnville Growth Management and Urbanization Plan - Addendum" dated October 14, 2003, a copy of which is attached hereto and incorporated herein by this reference.

Section 5. This ordinance being necessary for the health and welfare of the citizens of Yamhill County and an emergency having been declared to exist, shall become effective upon passage.

DONE this 16th day of October at McMinnville, Oregon.

ATTEST

YAMHILL COUNTY BOARD OF COMMISSIONERS

CHARLES S. HERTZ
County Clerk

By: *[Signature]*
Deputy County Clerk WHITE

APPROVED AS TO FORM:

[Signature]
JOHN M. GRAY, JR.
Yamhill County Counsel

[Signature]
Chair LESLIE LEWIS

[Signature]
Commissioner KATHY GEORGE

[Signature]
Commissioner MARY P. STERN

YAMHILL COUNTY BOARD OF COMMISSIONERS

A G E N D A

October 16, 2003 10:00 a.m. Formal Session Room 32 Courthouse

Call to order; flag salute.

A. **PUBLIC COMMENT PERIOD:** This fifteen-minute time period is reserved for public comment on any topic other than a quasi-judicial land use application or other topic scheduled for public hearing.

B. **CONSENT AGENDA:**

Minutes

1. Approve formal minutes for September 25, 2003.

Personnel

2. Approve a temporary reduction in work hours for Jennifer Beecroft, Public Health, to 27 hours/week, effective October 16, 2003 through April 30, 2004.

3. Ratify the temporary emergency hire of Evelyn Mero as temporary fulltime extra help in the Accounting Division, \$20/hour, effective October 14 through December 31, 2003.

4. Approve employment of Maureen Stewart-Mooney as Mental Health Associate, extra help, on-call, in the crisis respite program, Range 14, Step 1, \$13.38/hour, effective October 25, 2003 through June 30, 2004.

Contracts

5. Approve an agreement between Administrative Services and Liberty Northwest for workers' compensation insurance coverage effective October 1, 2003 through September 30, 2004.

6. Approve a contract between CCF and Juliette's House to allocate funds to provide the "Safe Kids" program to schools in Yamhill County, in the amount of \$9,900, retroactive to July 1, 2003 through June 30, 2004.

Committees

7. Appoint the following persons to the Ambulance Service Area Advisory Committee, as established by Ordinance 723, for staggered terms not to exceed three years:

Dr. Robert Moore, County Health Officer, term expires December 31, 2004.

Mary Newall, 9-1-1 Coordinator, term expires December 31, 2005.

Janis Cameron, 9-1-1 Coordinator, term expires December 31, 2006.

Terry Lucich, fire district representative, term expires December 31, 2006.

Jay Lilly, fire district representative, term expires December 31, 2005.

Kathy Barr, hospital administration representative, term expires December 31, 2006.

Dr. Ricci S. Pardini, emergency physician, term expires December 31, 2006.
Lt. Ken Summers, S.O. emergency management, term expires December 31, 2004.
Frank Douglas, emergency medical services, term expires December 31, 2006.
Ross Rutschman, emergency medical services, term expires December 31, 2005.

C. OLD BUSINESS:

Consideration of adoption of findings in support of approval of Planning Docket NFD-08-02, a remand hearing of an approval of a request for a dwelling not in conjunction with farm use, applicant Aron Faegre representing Alfred Nordgren, as tentatively approved on October 2, 2003.

D. OTHER BUSINESS (including add-ons and non-consent items):

1. Consideration of Ordinance 730 adopting the McMinnville Growth Management Urbanization Plan, McMinnville Urban Growth Boundary, Appendices, and Supporting Findings as part of the Yamhill County Comprehensive Plan, and declaring an emergency.
2. Consideration of the temporary part-time employment of Dustin Miner as utility worker/flagger, Public Works, \$10/hour, effective October 17, 2003 through April 8, 2004.

D. PUBLIC HEARING:

Consideration of a request for annexation of Tax Lots 3321-00700 and 3321-00800 to the Dundee Rural Fire District, Petitioners William and Julia Wayne and Barbara Stewart.

E. ANNOUNCEMENTS: There is a vacancy for a person to represent the general public as a member of the newly established 14-person Ambulance Service Area Advisory Committee. The term is for two years. Other members represent fire districts, emergency medical services, the two local hospitals and an emergency physician. Interested persons should contact the Commissioners' Office. Applications will be available through November 16, 2003.