

COUNTY ROAD # 275

T2S, R3E4 W

*60' WIDTH (UPPER END ONLY)*

CRS # 72 A.S. Matt 4-18-1865 Book 2 pg 23 C.J. # 2 pg 489  
( this is virtually the present alignment)

*SEE C.J. 16 pg. 96*

DEED VOL 173 PP 112, 108  
40 FT

DEED VOL 119 PP-404  
40 FT

10'

30'

10' Vol. 173 P. 114

CO. RD #289  
(STUB ROAD)

DEED VOL 173 P.P-110

DEEDED TO COUNTY  
40 FT WIDE

DEED VOL 83  
PP 593

DEED VOL 83  
PP 578

DEED VOL 88  
PP-510

DEED VOL 91  
PP-66  
VOL 16 JOURNAL

DEED VOL 96  
PP-229  
PP-230

N 32° 06' E 90.7

N 29° 41' E 183.7

40' WIDE  
POB N 62° 05' W 718.1  
FROM SE COR. OF  
'CHIPPIS' 45.33 AC.  
TRACT

SEARCH  
1.0 ac. to

N 30° 24' E 81.7

40' WIDE STRIP  
N 68° 55' E 639.2

N 30° 24' E 81.7

N 30° 24' E 81.7

POB N 30° 11' W 1020.9  
N 22° 15' E 257.5  
DEED VOL 98  
PP-530

SE

SE

TERMINUS C  
IN MYERS GA

D L C

D L C

D L C

D L C

D L C

D L C

D L C

S.S. H. #151

CO. ROAD #277

CRS # 190 B-199 INITIAL PT.  
WHERE RD. (S.S.H #151) INTERSECTS  
THE EAST LINE OF T.B. HUIT  
D L C. ACCEPTED - COMM.  
JOURNAL VOL. 5 PP-274

PAUL TAPPAN, JR.  
362-4675

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 July 22, 2009, at 9:00 a.m. in Room 32 of the Courthouse, Commissioners Leslie Lewis, Kathy George, and Mary P. Stern being present.

Also present were John Gray, Jr., County Counsel; Rick Sanai, Assistant County Counsel; Laura Tschabold, Administrative Services Director; Pat Anderson, Human Resources; Mike Brandt, Planning Director; Bill Gille, County Engineer; Dan Linscheid, Surveyor; John Phelan, Public Works Director; Ilsa Perse, 5765 Mineral Springs Rd, Carlton; Marilyn Reeves, PO Box 1083, McMinnville; Jane and Derek Scott, 19505 NE Woodland Loop Rd, Yamhill; Elizabeth Stark and Donna and Robert Delikat, 19509 NE Woodland Loop Rd, Yamhill; Carol and Joseph Christen, 17240 NE Laughlin Rd, Yamhill; Demetri Tsohantoridis and Jessica Cain, 700 Deborah Rd, Ste 250, Newberg; Ron and Barbara Garand, PO Box 747, Yamhill; Craig Markham, 22245 NE Ilafem Ln, Dundee; and Lynn Gerber, 20230 NE Laughlin Rd, Yamhill.

Commissioner Lewis 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. Stern moved approval of the consent agenda. The motion passed, Commissioners Lewis, George, and Stern voting aye.

Personnel

1. **B. O. 09-430** - Approve the employment of Janet Davidson as Office Specialist 2 in the Assessor's Office, regular full-time, Range 7, Step 3, effective July 27, 2009.
2. **B. O. 09-431** - Approve the employment of Todd Sprague as HS Specialist 2 in HHS Adult Mental Health, regular full-time, Range 20, Step 1, effective August 3, 2009.
3. **B. O. 09-432** - Approve the change of status of Robin Lewallen to Range 20, Step 1, in HHS Adult Mental Health, effective August 3, 2009.

Contracts/Grants

4. **B. O. 09-433** - Approve an agreement between the Juvenile Department and Catholic Community Services, provider, for Functional Family Therapy services, \$37,100, retroactive to July 1, 2009, through June 30, 2010.
5. **B. O. 09-434** - Authorize HHS Public Health to apply for a \$10,000 grant from the Community Online Resource Exchange (CORE) program to continue the Healthy Relationships group at the school-

**MINUTES** Yamhill County Board of Commissioners LL \_\_\_KG\_\_\_MS\_\_\_  
Page 1 July 22, 2009 9:00 a.m. Formal Session

Craig Markham submitted written testimony for the record. He stated that the lavender is a thinly veiled excuse to make money from the events, which would interfere with permitted uses and create a precedent with negative implications for legitimate agricultural activities.

Merilyn Reeves, Friends of Yamhill County, submitted written testimony for the record. She stated that the county should encourage farmers' markets and festivals in communities where there is an appropriate setting with fire control. She urged the county to provide a survey of the road, which has been described as a shared driveway.

Ilsa Perse submitted written testimony on her own behalf. She stated that it is disingenuous to compare a niche crop like lavender to the wine industry. She pointed out that tasting rooms exist for the marketing of wine, not as event centers to be rented out as marketing tools. She said that she attended the lavender event at the subject property and saw the potential for traffic backup on Woodland Loop and Laughlin Roads. She stated that agri-business can be a huge economic boom and it is time for the county to develop well-thought-out plans to address the growing industry.

Carol Christen submitted written testimony for the record regarding concerns about traffic and amplified sound.

Ms. Lewis noted for the record the letters that had been received by the Planning Department.

Elizabeth Stark described her wedding event, which took place on the subject property. She stated that many of her friends carpooled to the wedding, with a total of about 25 to 30 vehicles. She stated that the lavender farm is a great opportunity for her family and for other people, and will hopefully provide her with a summer job. She said that having an event location on the property would help promote the lavender business.

Public Agency Reports - Ms. Lewis stated that, in addition to the reports in the record, the county received an e-mail message from Mike McCord, District 16 Watermaster, that says that up to 5000 gallons per day can be used from a domestic well for making lavender products, but it cannot be used to irrigate crops.

Dan Linscheid discussed the maps and pointed out the location of county roads in the area. He stated that the access road is solely a proscriptive easement and has been there for over 60 years, although the county would have to go to circuit court to have it legalized. He said that the county would likely prevail in such a request and the court would take into consideration issues such as maintenance, ditches, and equity to all neighbors. He explained that the proscriptive easement only includes the actual road, but the legalized width would be 40 feet. He said that Mrs. Scott is probably correct in stating that the road is mostly on her property.

Bill Gille discussed the traffic counts on Woodland Loop Road and Laughlin Road, which he had done himself, and accident reports, which were taken from Public Works files. He stated that many times accidents are not reported to Public Works. Ms. Stern pointed out that all but three of the accident reports are from the wintertime.

IN THE BOARD OF COUNTY COMMISSIONERS OF THE STATE OF OREGON  
FOR THE COUNTY OF YAMHILL

100

FILED  
YAMHILL COUNTY, OREGON

OCT 16 11 17 AM '79

SITTING FOR THE TRANSACTION OF COUNTY BUSINESS

In the Matter of Accepting a Deed )  
for Additional Right-of-way along )  
Market Road #275 from Leo & Elvena )  
Sticka.

ORDER NO. 79-330  
WANDA CATT  
COUNTY CLERK  
DEPUTY

THE BOARD OF COMMISSIONERS of Yamhill County, Oregon, on the 3rd day of October, 1979, sat for the transaction of County business, Commissioners Colin Armstrong, Ted Lopuszynski and John P. Macaulay being present. IT APPEARING TO THE BOARD that Leo F. Sticka and Elvena M. Sticka, husband and wife, have presented a deed granting right-of-way along Market Road #275, and IT FURTHER APPEARING TO THE BOARD that this matter has been submitted to and approved by the Yamhill County Legal Counsel, Engineer and Surveyor, and IT FURTHER APPEARING TO THE BOARD AND THE BOARD SO FINDS that it would be in the best interest of the people of Yamhill County to accept the said portion of road described hereinafter as a County road and part of the County Road system, NOW THEREFORE,  
IT IS HEREBY ORDERED BY THE BOARD that the said deed from Leo F. Sticka and Elvena M. Sticka, husband and wife, dedicating additional right-of-way recorded in Film Volume 145, Page 296, Deed and Mortgage records of Yamhill County, Oregon, which by this reference is made a part hereof as fully set forth herein, be and hereby is accepted by Yamhill County as part of the County road system and known hereafter as part of Market Road #275.

DONE this 3rd day of October, 1979, at McMinnville, Oregon.

RECEIVED

OCT 22 1979  
YAMHILL COUNTY  
ROAD DEPARTMENT

ATTEST:

WANDA CATT  
County Clerk

*Patricia A. Mullen*

Patricia A. Mullen

Deputy  
APPROVED AS TO FORM

By: *Daryl S. Garretson*  
Daryl S. Garretson, County Counsel

YAMHILL COUNTY BOARD OF COMMISSIONERS

*Colin Armstrong*  
Chairman  
Colin Armstrong

*Ted Lopuszynski*  
Commissioner  
Ted Lopuszynski

*John P. Macaulay*  
Commissioner  
John P. Macaulay

ROADWAY DEED

KNOW ALL MEN BY THESE PRESENTS, that LEO F. STICKA and ELVENA M. STICKA  
husband and wife, do/xxxx hereby dedicate, grant and  
convey unto Yamhill County, a political subdivision of the State of Oregon, for  
public roadway and utility purposes, the following described real premises in  
Yamhill County, Oregon, to-wit:

The legal description attached hereto as Exhibit "A",  
and by this reference made a part hereof.

TO HAVE AND TO HOLD the above-described, dedicated and granted premises,  
unto Yamhill County forever.

The true and actual consideration paid for this transfer, stated in terms  
of dollars, is: NONE.

WITNESS my hand and seal this 28<sup>th</sup> day of September, 1979.

Leo Sticka  
Elvena Sticka

STATE OF OREGON )  
                          ) ss.  
County of Yamhill )

On this 28<sup>th</sup> day of September, 1979, personally appeared the above-  
named Leo and Elvena Sticka,  
and acknowledged the foregoing instrument to be their voluntary act and  
deed.

Before me: William E. Schaffner  
Notary Public for Oregon  
My Commission expires: 2-17-80

EXHIBIT "A"

Legal description for that certain Roadway Dedication Deed executed by:

LEO F. STICKA and ELVENA M. STICKA, husband and wife.

Being a portion of real property lying in Section 19, Township 2 South, Range 3 West, Willamette Meridian in Yamhill County, Oregon, and being only that portion of the property described below which lies within that property described in Film Volume 66, Page 113 of the Deed and Mortgage Records of Yamhill County, and being more particularly described as follows:

A strip of land 60 feet in width, lying 30 feet on each side of the following described county road centerline.

Beginning at a point lying in the center of County Road No. 275 which lies South 122.02 feet and East 1460.76 feet of the Southwest corner of said Section 19; thence along the arc of a 572.96 foot radius curve concave to the Southeast (long chord bears Northeasterly 251.08 feet) a distance of 253.13 feet to a point; thence North 55° 55' 45" East 216.63 feet to a point; thence along the arc of a 572.96 foot radius curve concave to the Northwest (long chord bears Northeasterly 233.23 feet) a distance of 234.87 feet to a point; thence North 32° 26' 30" East 314.17 feet to a point; thence along the arc of a 572.96 foot radius curve concave to the Southeast (long chord bears Northeasterly 129.09 feet) a distance of 129.38 feet to a point; thence North 45° 22' 42" East 250.00 feet to a point which lies North 890.60 feet and East 2402.43 feet of the Southwest corner of said Section 19, said point being the terminus of the centerline herein described. (Bearings are relative to North on West line of said Section 19).

Containing 1.52 acres of right-of-way, 0.52 acres of which is new right-of-way.

Subject to the rights of the public in and to public roads.