



**CITY OF YAMHILL, CITY COUNCIL MEETING  
THURSDAY, June 22, 2017 7:00 P.M.  
MINUTES**

**1. CALL TO ORDER: Roll Call**

The meeting was called to order by Mayor Terp at 7:00PM

**Present:** Mayor Terp and Councilors Disbrow, Gilmore, Echauri and Potter

**Staff present:** City Recorder Gilmore, Superintendent Howard, Chief Graven,  
City Planner John Morgan, Attorney Walt Gowell

**2. PUBLIC COMMENT:**

None Received.

**3. PRESENTATIONS & APPOINTMENTS:**

A. None Scheduled.

**4. UNFINISHED BUSINESS:**

**A. Consider the Yamhill/ Carlton School District Variance Application Appeal – Variance Permit Case #17-01.**

The Yamhill City Council, at its regular meeting of June 7, 2017, held a hearing on the appeal by Roger Grahn of the planning Commission's approval of Variance Case 17-01. This is the variance request of the Yamhill-Carlton School District for a variance to allow a roof height of 43.5 feet for two new buildings on the school campus where 35 is the maximum height allowed in the zone.

At the conclusion of the hearing on June 7<sup>th</sup>, Mr. Grahn requested the record be left open for seven days so he could provide additional written testimony.

The Council granted Mr. Grahn's request, and allowed the applicant an additional seven days to provide a written rebuttal. The Council agreed to continue the hearing on June 22, 2017 for the receipt of this information on the record, and to close the hearing and deliberate on the variance request.

Received into the record is the June 14, 2017 letter from Mr. Grahn's attorney, Steve C. Morasch, providing additional arguments to support the appeal.

Received into the record is the June 20, 2017 letter and attachments from the School District's attorney, J. Kevin Shuba.

Mayor Terp closed the receipt of written testimony as of yesterday, June 21, 2017.

It was noted that no oral testimony could be received either during the hearing or during deliberations.

Attorney Walt Gowell directed Council to begin deliberations, and reminded the audience that they may not ask questions or give any testimony. Council members may ask City Staff questions during their deliberation.

Councilor Potter stated that she has reviewed the oral and written testimony and supports the Planning Commission's decision to approve the Variance permit request.

Councilor Disbrow supports the Planning Commission's decision to approve the Variance permit request and believes the School District did a better job presenting their argument in favor of the variance.

Councilor Gilmore upholds the Planning Commission's decision to approve the Variance permit request and addressed that only 10% of the domed roofs are over the regulation 35 feet, and feels a variance should be granted.

Councilor Echauri also upholds the Planning Commission's decision to approve the Variance permit request and has confidence in their judgement.

Mayor Terp also supports the Planning Commission's decision to approve the Variance permit request and does not feel there was compelling argument to vote in favor of the appeal.

Terp asked if the Council had any questions prior to any decision.

Disbrow questioned Planner Morgan regarding the discrepancy between the State Building Code and the Yamhill Municipal Code for measuring building heights.

Morgan stated the standard practice you find in most zoning ordinances measure heights consistent with the Building Codes. Essentially under the Building Code regulations, the roof height would be the average height between roof eave and pitch, in which case, the domed roof height would meet requirements and there would be no need for a variance permit request.

Echauri made motion, Gilmore seconded to deny the appeal by Mr. Grahn and approve Variance #17-01, the application of OH Planning+Design on behalf of Yamhill-Carlton School District for a variance to height standards, adopting the following as findings of fact, and directing staff to prepare a Council Order embodying this action for the Mayor's signature:

FINDINGS: The Planning Commission Order approving the variance request including the findings-of-fact incorporated therein.

FINDINGS: The School District's rebuttal to Mr. Morasch's letter including its analysis and findings.

Roll call: Ayes: Potter, Disbrow, Terp, Echauri and Gilmore

Nays:

The motion carried.

**5. NEW BUSINES:**

- A. Consider installation of new Police Department building sign-Chris Livingston, Reserve Officer.

Chris Livingston, Yamhill Police Reserve Officer presented a building sign for the Police Department and requests permission to install the sign over the Police Department entrance door. Council consensus is to approve the installation and directed Public Works staff to work with Livingston to complete the installation.

- B. Consider Yamhill Community Club request for use of Beulah Park during Derby Days on July 15, 2017 and consider wood donation.

Bob Landauer, representing the Yamhill Community Club, requested to use Beulah Park during Yamhill Derby Days and for park fees to be waived. Landauer also requested for the City to donate cords of oak firewood to the Community Club to be auctioned at the Derby Days event.

Echauri made motion, Gilmore seconded to approve the use of Beulah Park and waive the park fees, and approval to donate up to 6 cords of firewood.

Roll call: Ayes: Potter, Disbrow, Terp, Echauri and Gilmore  
Nays:

The motion carried.

**6. CONSENT AGENDA:**

- A. Approve Council Minutes  
(1) Regular session – June 7, 2017

Motion by Gilmore, seconded by Disbrow to approve the June 7, 2017 Council Minutes.

Roll call: Ayes: Potter, Disbrow, Terp, and Gilmore  
Nays:  
Abstain: Echauri

The motion carried.

**7. INFORMATION/ANNOUNCEMENTS:**

- A. Yamhill Derby Days Parade – July 15, 2017  
B. Yamhill's Eclipse Event- Beulah Park – Monday, August 21, 2017.

**8. ADJOURNMENT: 7:25 PM**

Motion by Echaury that the meeting adjourn at 7:25PM.  
The motion carried by unanimous vote.

Respectfully submitted,

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Paula Terp  
Mayor, City of Yamhill

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ATTEST:  
Lori Gilmore, City Recorder