

COLUMBIA COUNTY BOARD OF COMMISSIONERS

SPECIAL MEETING  
MINUTES

May 24, 2004

The Columbia County Board of Commissioners met in an special meeting with the Columbia County Fair Board and the Park Advisory Committee. Those present were Commissioner Rita Bernhard, Commissioner Anthony Hyde and Commissioner Joe Corsiglia, together with John Knight, County Council and Janet Wright, Board Staff. Fair Board members present were: David Thompson, Deloris Bellingham, Paul Connelly, Don Courtain and Rick Fetterly. Park Committee members present were: Bill Eagle and Carole Smith.

Commissioner Bernhard called the meeting to order. The purpose of this meeting is to discuss the plans for Asbury Acres.

Dave Hill and Aaron Clodfelter conducted a presentation of the various options for Asbury Acres that had been previously discussed. They went over Options A through D. The options included various ball fields, soccer fields and wetland mitigation plans. Dave stated that the Division of State Lands is requiring a 3:1 mitigation for the wetlands on the site. He estimated that it would take nine acres to mitigate filling wetlands at the site. He also stated that in order to deal with the wetlands, the group needed to recommend their preferred plan to the Board for approval, prior to submission to DSL for a fill permit. His concerns are 1) how much mitigation and wetland replacement is necessary. Some of the options presented required off site mitigation at a 3:1 ratio and 2) where would the money and land for the off-site mitigation come from.

At this time, Judge Don Kalberer took over facilitation of the meeting.

Bill Eagle would be happy with anything at this point. He understands that the Fair has some valid concerns, but he would just like to see this move forward. He also understands that the Port of St. Helens has offered Peggy mitigatory land, but still needs to pay for mitigation.

Carole Smith would like to see something that gets everyone involved and utilizes the space to its greatest degree. She doesn't want to negatively impact the Fair.

Lona Pierce is on the Asbury Acres Task Force. She is not worried about which option is used, just waiting for the plan to be finalized.

Peggy Crisp has been in contact with a representative of the Division of State Lands who stated that Option B was the only option that was acceptable. She has also talked with Woody and the 4H group. Option B is the only option that is self-funding because the fields are the right size for baseball and soccer. Peggy said that they needed these size fields to do Babe Ruth, Little League, soccer and adult baseball.

Bill Eagle asked about the 2 ton horse trailers damaging the fields. It was stated that when the fair is going on, cars and trailers park on the current soccer field which damages it.

Commissioner Hyde asked to hear from the Fair Board. David Thompson talked about the camping on the field by the 4-H people. When this was first proposed, it was said that they could be driven on the field, but that has changed and they no longer allow parking on the field. There are so many cars during the Fair days that they still end up parking in the gully.

Carole Smith felt that there could be different options for the fair parking to stay off the playing fields.

There was a question about the priority of events. The Fair wants their activities to take priority over the Baseball/Soccer Associations.

Commissioner Corsiglia indicated that users would have to enter into a user agreement for priority use and maintenance. The Board's priorities for this property is to 1) make sure the Fair users were not infringed upon; 2) provide space for other users, i.e., baseball and soccer, as economically feasible. Commissioner Bernhard stated that input from all stakeholders is necessary.

Rhonda asked about the time frame and field sizes. She asked that the soccer and little league representatives be a part of that discussion.

Carole Smith asked about previous plans that had water, bathrooms and a basketball court. Dave wanted to incorporate walking/hiking trails, picnicking, restroom and minimal use parking for day use, which would reduce mitigation requirements and also reduce the number of baseball and soccer fields developed on the site.

Commissioner Bernhard asked the Fair Board about property being taken away if Option B is approved. Sixty feet is a big amount to lose for parking for those coming to the park. John Knight stated that the cost needs to be looked at.

A representative of the Soccer Association stated that they were earnestly hoping for 2 fields and to also keep the one they have. The Soccer Association leases the field, but during the fair season, the field is used for steeple chases. The Fair uses the soccer field during the fair for the logging show.

The City of St. Helens is planning to have 4 baseball and 2 soccer fields at Dahlgren Park. There are approximately 2 ½ acres of wetlands there.

Commissioner Hyde stated that everything he has heard is development of the fields but don't impact the current fair use. Commissioner Bernhard has the same concerns. She favors other

options rather than Option B because of the impacts to the Fair.

Commissioner Corsiglia wants to visit the questions before looking at any options. We are laying out a plan that DSL will accept. We need to find out stats on the field sizes and have Aaron come up with an Option "E".

Commissioner Corsiglia asked Todd Dugdale questions on phasing. Todd stated that DSL would want an overall plan. Availability of funds will dictate the ability to develop, but DSL would want a complete plan submitted to them for approval. Commissioner Corsiglia asked Todd to provide a time line to submit a plan. Todd stated that the land use process could happen within 40-60 days from a submittal of a plan.

A representative from 4-H stated that he would like to meet with the other players in this.

Commissioner Hyde suggested that the Parks Committee, Fair Board and all other stakeholders get together and make a recommendation to the Board.

Dave Hill summed up the next step. Meet again with all stakeholders, with no more than two representatives from the Fair, Soccer Assn, Asburry Acres Task Force, Baseball groups and Friends of the Fair to work on the plan.

With nothing further coming before the Board, the meeting was adjourned.

Dated at St. Helens, Oregon this 24<sup>th</sup> day of May, 2004.

NOTE: A tape of this meeting is available for purchase by the public or interested parties.

BOARD OF COUNTY COMMISSIONERS  
FOR COLUMBIA COUNTY, OREGON

By: 

Rita Bernhard, Chair

By: \_\_\_\_\_

Anthony Hyde, Commissioner

By: 

Joe Corsiglia, Commissioner

Recording Secretary:

By: 

Jan Greenhalgh