

COLUMBIA COUNTY BOARD OF COMMISSIONERS
BOARD MEETING

MINUTES

October 12, 2005

The Columbia County Board of Commissioners met in scheduled session with Commissioner Anthony Hyde and Commissioner Joe Corsiglia, together with Sarah Hanson, Assistant County Counsel and Jan Greenhalgh, Board Secretary. Commissioner Bernhard was not present.

Commissioner Hyde called the meeting to order and led the flag salute.

MINUTES:

Commissioner Corsiglia moved and Commissioner Hyde seconded to approve the minutes of the October 5, 2005 Board meeting and October 5, 2005 Staff meeting. The motion carried unanimously.

VISITOR COMMENTS:

Tammy Maygra, 34319 Canaan Road, Deer Island: Tammy asked the Board for clarification on relationship between the Columbia County Development Agency and Port Westward. Does this group deal with everything that goes on at Port Westward.

Commissioner Hyde explained that the Development Agency was established to implement an Urban Renewal Plan. The plan was developed to encourage economic development within the region that is articulated in the plan. The region is essentially the road coming from Van Street off Hwy 30 all the way to Port Westward and the Port Westward site. Any new taxes that are created within that district are captured and those are called "tax increments". Those taxes are used to retire the plan. There is an \$8.6 million project for a water system at Port Westward that is in the plan. The \$390,000 in attorney fees was for the implementation of that \$8.6 million project. Tammy asked if those attorney fees are split. Commissioner Hyde explained that there was a lot of discussion around how much of the attorney fees the Development Agency would or could pay. The agency was very clear that they would pay anything that had to do with the retirement of the plan and there was a lot of discussion of what part of these attorney fees are about the retirement of the Urban Renewal Plan and what part of the fees are other Port business. The county only pays for attorney fees dealing with the Urban Renewal Plan.

Tammy then asked about the possible condemnation of the Thompson property and, if that happened, that Spiro would then ask to be included in the Enterprise Zone. Commissioner Hyde explained that the Development Agency and the Enterprise Zone are two totally separate things.

Tammy also wanted to know if Sarah Hanson logs her time spent on each project, say the Urban Renewal project. Sarah stated that, for the last year, half of her time was related to Urban Renewal activities. The URA reimbursed the general fund for half of her salary. The same will happen next year.

Thelma Bonar, 56734 Way Lane, Warren: Thelma is here to talk about the Hospital Coalition. She asked if there was any agreement between the County and the Health district regarding the costs for the election. She is concerned about this because she feels the people are being taken for a ride. Commissioner Corsiglia recalls that the district stated that they would reimburse the county, win or lose, however, he would have to check on that to be sure. Thelma has tried to find out how much this election cost and cannot get an answer. The Board will find out and let her know. Another point is that the coalition had to submit a budget on what it is going to cost to run the hospital and Thelma wants to know if that was ever done because she cannot locate a copy of any budget. Discussion was held on the tax rate and how the coalition determined and justified the rate \$.38/\$1,000. The Board explained, however, that this is not under the control of the Commissioners, but the District itself.

PUBLIC HEARING: MEGAN ERICKSON ZONE CHANGE (PF-76) TO (RR-2):

As scheduled, the public hearing, "In the Matter of the Application of Megan Erickson for a Comprehensive Plan Amendment and Zone Change from Primary Forest (PF-76) to Rural Residential (RR-2)", was held.

Sarah Hanson dealt with the administrative matters. According to our ordinance, the Board is to hear this matter on the record of the Planning Commission decision unless the Board votes to open the record for additional new evidence. After discussion, Commissioner Corsiglia moved and Commissioner Hyde seconded to hold this hearing denovo and allow additional testimony into the record. The motion carried unanimously. The Board then declared no conflicts of interest or ex parte contact. Sarah then read the pre-hearing statement into the record as required by ORS 197.763. Sarah entered County Counsel's hearing filed into the record, labeled Exhibit "1" and noted all contents. She stated that if there is anyone who believes there should be additional documentation in the record, they will need to submit it today or they will not be considered part of the record.

Todd Dugdale, LDS Director, came before the Board to give the staff report. Megan Erickson, owner of a 2.58 acre lot in the Quincy Homes subdivision is applying for a zone change from PF-76 to RR-2, which also required a comprehensive plan amendment. The lot was originally designated as forest resource because it was part of a tract under the same ownership with large parcels to the east, also zoned PF-76. The owner would like to build a home on a lot zoned residential so that she is not constrained by the forest zoning rules, conditional use permit, fire break standards, etc. DLCDC required an Exception Statement to Statewide Forest Goal 4. The Exception Statement clearly documents that the lot is not valuable forest land. The subject lot of the subdivision and the adjacent Quincy Rural Community is committed to residential and other uses. Todd reviewed the applicable criteria and findings. He also noted that no objections to this application have been received. The Planning Commission held a public hearing on this application and has recommended approval with the 2 conditions as listed in the staff report. The Planning Commission also recommends that the application fees be waived and returned to the applicant because the property was originally mis-zoned. Todd feels the property was zoned correctly at the time under state law.

Sarah explained that, if approved, this will need to be adopted by Ordinance, because it is a Comprehensive Plan Amendment and therefore would need two readings prior to adoption.

PROPONENTS:

Bruce Erickson, 19836 Thomas Road, Clatskanie. He sold this property to his daughter Megan, who is the applicant. He gave some history on the property. There used to be a house on the property years ago. He believes that the property was zoned PF-76 because a logging company used to own it but it should not have been. The property has water and septic approval. Megan has requested a refund of the application fee because it should not have been zoned PF-76 in the first place.

OPPONENTS:

None

With no further testimony coming before the Board, the hearing was closed for deliberations. Under discussion, the Board feels it is quite obvious that this piece of property should be re-zoned. Commissioner Hyde appreciates that this issue can be mitigated without going through the M37 process. With that, Commissioner Corsiglia moved and Commissioner Hyde seconded to tentatively approve the Plan Amendment Ordinance No. 2005-05, with recommendations by staff. The motion carried unanimously.

Further, Commissioner Corsiglia moved and Commissioner Hyde seconded to continue this matter to October 19, 2005 at or after 10:00 a.m. The motion carried unanimously.

CONSENT AGENDA:

Commissioner Hyde read the consent agenda in full. With no comments, Commissioner Corsiglia moved and Commissioner Hyde seconded to approve the consent agenda as follows:

- (A) Ratify Select-to-Pay for 10/11/05
- (B) Order No. 68-2005, [To Execute and Deliver Quitclaim Deed], "In the Matter of Selling Certain County-Owned Real Property Known as Tax Account No. 02-08 5235-000-03200 to Suellen Rinker and Michael Howard".
- (C) Authorization to fill one Corrections Technician position in the Jail.

AGREEMENTS/CONTRACTS/AMENDMENTS:

- (D) 2005-07 IGA for Medicaid Administrative Claiming.

- (E) Amendment #2 to the Intergovernmental Agreement with the Oregon Commission on Children & Families.
- (F) Public Procurement Contract with the Rural Development Initiatives, Inc.
- (G) Amendment #3 to Grant Award Contract #C03022 with OECDD.
- (H) Amendment #3 to Grant Award Contract #CF3023 with OECDD.
- (I) FY 2006 Emergency Management Performance Grant Program Certification.

The motion carried unanimously.

DETERMINATION OF VALUE OF PROPERTY OWNED BY ODFW:

Sue Poling, County Assessor, explained that the department is getting ready to certify the 2005-2006 tax roll. She presented a letter that needs to be signed by the Board, in lieu of taxes. With that, Commissioner Corsiglia moved and Commissioner Hyde seconded to approve the Notice of Determination of Value of Real Property Owned by Oregon Department of Fish & Wildlife, Pursuant to ORS 495.340(4), and authorize the Chair to sign. The motion carried unanimously.

OFFERS TO PURCHASE COUNTY OWNED PROPERTY:

Cynthia Zemaitis, Natural Resources Administrator, came before the Board with an offer to purchase a parcel of county owned property. An offer has been received from Jean Cheek to purchase Tax Lot #5210-010-00299 in the amount of \$2,592.00, which meets the statutory 15%. Cynthia would recommend approval. With that, Commissioner Corsiglia moved and Commissioner Hyde seconded to approve the sale of TL #5210-010-00299 to Jean Cheek in the amount of \$2,592. The motion carried unanimously.

COMMISSIONER HYDE COMMENTS:

None.

COMMISSIONER CORSIGLIA COMMENTS:

Commissioner Corsiglia wanted to applaud the Clatskanie Arts Commission. They had their first presentation of the season on Friday night, with the biggest turnout so far.

COMMISSIONER BERNHARD COMMENTS:

Not present.

There was no Executive Session held.

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

Dated at St. Helens, Oregon this 12th day of October, 2005.

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: _____

Anthony Hyde, Chair

By: _____

Joe Corsiglia Commissioner

By: _____

Not Present

Rita Bernhard, Commissioner

Recording Secretary:

By: Jan Greenhalgh
Jan Greenhalgh