

COLUMBIA COUNTY BOARD OF COMMISSIONERS
BOARD MEETING

MINUTES

December 13, 2006

The Columbia County Board of Commissioners met in scheduled session with Commissioner Joe Corsiglia, Commissioner Rita Bernhard and Commissioner Anthony Hyde, together with Sarah Hanson, Assistant County Counsel, and Jan Greenhalgh, Board Secretary.

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

MINUTES:

Commissioner Bernhard moved and Commissioner Hyde seconded to approve the minutes of the December 6, 2006 Staff meeting. The motion carried unanimously. The minutes of the December 6, 2006 Board meeting was held over one week.

VISITOR COMMENTS:

None.

HEARING: KEVIN BENDER CONDITIONAL USE AND 2 RESOURCE DWELLINGS:

This is the time set for the public hearing, "In the Matter of the Application of Kevin Bender, dba Western States Development Corp., for a Conditional Use Permit to Site a Dwelling in a Primary Forest (PF-76) Zone and for 2 Resource Dwellings in the Primary Forest Zone".

Sarah Hanson noted that there is a great deal of submittals that have been received and she will not read each one, however, she has made copies of the list for whoever wants one. Sarah explained that there are actually three separate applications being considered under this one hearing and the Board will need to make three separate motions. Commissioner Corsiglia noted for the record that Jan Greenhalgh is a member of this neighborhood but she has only discussed secretarial matters with the Board on this issue. Sarah then read the pre-hearing statement into the record, as required by ORS 197.763. She entered County Counsel's hearing file into the record, marked Exhibit "1", a list of all items included. Additional items received and entered into the record were a letter to Dorothy Coefield from AKS Engineering & Forestry, marked Exhibit "2"; and a letter from John McCarthy, dated 12/13/06, marked Exhibit "3". Commissioner Corsiglia noted a letter was also received from Shelley Bennett on December 12, 2006. Sarah stated that the letter from Shelley Bennett was already in the record.

Glen Higgins, Chief Planner, came before the Board to give the staff report. He started with the **CU 06-29**. Glen went over the applicable criteria and staff findings. The Planning Commission held a hearing on 9/11/06 and recommended denial of the Conditional Use Permit, stating that the application did not meet the criteria. Planning staff finds that first, that the applicant proposed to site the dwelling as close as possible to other dwellings and the siting of the house close to Walker Road is not possible. Any impact on slope stability due to driveway

improvements can be minimized through conditions. Therefore, staff is recommending approval of the Conditional Use with the 10 conditions as listed in the staff report dated 12/6/06.

Moving on to **FMP 06-03** - this is an application for a Forest Management Plan dwelling on a 96 acre parcel. Glen reviewed the applicable criteria and staff findings. Again, the Planning Commission held a hearing on 9/11/06 and recommended denial of this application. After review of the criteria, staff is also recommending denial. Columbia County has determined that it is very important to the vitality of the county's economy to plan for and provide opportunities for land owners to maximize timber production on parcels in the Forest Zones. To accomplish this forest management plan for a single family dwelling application on the larger, high value timber parcel, it is required to demonstrate that a dwelling is necessary for the forest management. Obviously, very large tracts, typically owned by commercial timber companies, do not need on-site permanent structures or dwelling to produce and harvest timber. Given economies of scale, the small isolated forest tracts in the 25 to 35 acre size, do not provide sufficient long term return on management investments. On some tracts, to avoid the high cost of young tree management, a single family dwelling is necessary for the owner/worker to efficiently manage the timber resource. At the point when a timber tract is too large for individualized comprehensive management, the need to reside on the site is no longer important or necessary. Based upon research about the property and findings of the staff report (FMP 06-03), the Planning Commission and staff finds that the proposal does not comply with all the criteria for siting a dwelling in the resource zone. The site has some severe limitations due to steep slope terrain for access and the reasons for a dwelling on site provided as a convenience to forest management is not a necessity. Therefore, the recommendation is for denial of this forest management plan.

Regarding **FMP 06-04**, this is an application for a Forest Management Plan dwelling on a 65 acre parcel. This parcel has a lot of the same issues as the 96 acre parcel and the same findings, except for the road. This road would only be about 1200 feet long as opposed to the approximate 3200 feet long on the 96 acre parcel. This property used to have an old home site back in the 1980's, but hasn't been used in years. The site is too large to be managed by one person, one family. There is no established need for a forest dwelling on this site. Both the Planning Commission and staff recommend denial because there is no established need for a dwelling for this forest management plan.

The hearing was opened for public testimony on all three applications.

PROPONENTS:

Dorothy Coefield, 12725 SW Millikan Way, Suite 300, Beaverton, Or. 97005. She is the attorney for the applicant. Dorothy submitted three prior Forest Management Plan applications into the record that were approved and signed off on by the county. They show that staff believed these properties were not too big to manage for one operator. She also submitted a copy of the Andriotti application where staff made supplemental findings that the convenience, the efficiency and economy of having a person living on site to manage the forest land, is key. So

the comments made by staff that the Bender parcels are too big to manage may not be so. She noted that big timber companies would not even touch a 65 or 96 acres parcel, because they are too small. The only way to manage these properties would be with someone living on the site. The one potential buyer has stated that he would have the time to spend 20 hours a week toward the forest management. Regarding the slope stability on all three parcels, she previously submitted a report prepared by Charles Lane with PSI Engineering, an expert in the field, who found that any of the slope issues could be engineered with cut and fill. The last comment in his letter states that "*the construction of the home, driveways and road on these properties should not cause any instability to the adjacent properties*". Dorothy then spoke to the "necessary accessory standard". There is no dispute that these applications meet the template test, however, there is also forest management test being applied, which she feels the county cannot legally do. Even if the forest management test could be applied, the standard that the county has been using, as in the Andriotti case, is that it is convenient, cost-effective, and efficient to have a dwelling on site. These applications more than meet these standards.

Afterwards, Sarah entered the following into the record: Robert Andriotti staff report CU 02-29 marked Exhibit "4", Don Reynolds final order MP 06-02 marked Exhibit "5", Matthew Chesley final order FMP 05-02 marked Exhibit "6", and Amit Sakhran FMP 05-03 marked Exhibit "7".

Matt Newman, Peter Keefe, Parati, 20085 NW Tanasbourne Drive, Hillsboro, OR 97124: Matt submitted Driveway Assessment information, marked Exhibit "8". Documents from Geo Tech, Scappoose Fire Dept and the Columbia County Road Department were introduced. Matt stated that the steep slope of the road complies with 15% grade or less, County standards are 17%. Scappoose Fire Department Standards state over 12% grade require paving and over 16% require a residential fire sprinkler system in the residence. The road will be paved to 12' width with 4 ft of clearance on each side and turnouts as required. Mr. Keefe reviewed the proposed development criteria and layout of the sites, explaining that the buildings would be close to existing structures/ development. On site there is no permanent water issues but does have some fairly significant drainage areas. Mr. Keefe further explained the impacted area is divided into 3 areas- 0-24% slope where development could occur and least amount of impact to 40% grade which would have the most impact. In closing Mr. Keefe stated that the overlay maps show the initial development 3 homes are located in areas that would have the least effect on big game habitat.

Keith Jehnke, AKS, 13910 Galbreath Drive, Suite 100, Sherwood Oregon. He is the forester on this project. He wanted to apologize that some of his reports were not part of the record earlier and explained the error in miscalculating hours needed to work. Jenke explained some of the benefits to living on site as being available to take care of plugged culverts, downed trees on the road, tree diseases, discourage trespassing, and reporting fire sooner. Further, roads would be maintained if someone was driving on them, and fire breaks and undergrowth would be done continuously. He cited another case where the Board found for the homeowner concluding that it is extremely difficult to work full time and put in a minimum of 252.5 of work hours each year without being on the property. He stated that the issue boils down to ease of access of the work that needs to be done. The smaller wood lot owner may have an hour or two between returning home from work and dark. It's much more efficient and convenient for a person to step outside and begin work on the property than to pack up all the equipment, drive the 3 or so miles,

sometimes in bad weather and begin work. It is much more likely that the work would actually get done effectively and efficiently if the applicant lives on the property. Also, there is less risk of vandalism to the trees and to forestry equipment if the owners live on site and can keep an eye on them. Keith reiterated that large timber companies are not looking for smaller parcels such as these. In conclusion he stated that the information submitted substantiates that a home is necessary and meets the county standards.

OPPONENTS:

Dale Greenhalgh, 57319 Walker Road, Scappoose, Oregon: He is here in opposition on all three applications by Bender, dba Western States Development. Since Bender purchased the property in 2000 and clear-cut it, there is no evidence of trees being planted. The only trees on the property appear to be volunteers. He submitted photos of the 96, 65 and 26 acre parcels showing no trees. He also submitted photos of the property next to his, also owned by Bender, where he clear cut and left slash piles. The 21 photos of the subject properties were entered into the record, marked Exhibit "9". Bender said he would have those removed some time ago, but to date they have not been removed. He talked about the proposed roads on these properties and the steepness and finds it hard to believe a fire truck could get up to these roads, even if developed. He spoke about the lack of forest management for the last 7 years on all three properties. Mr. Greenhalgh also stated his concern about water levels and that there has been a decrease in the volume from his well and neighboring wells because of the number of homes being built on Walker Road. It's nice that Mr. Bender has buyers for these parcels but, however, Mr. Bender is the owner and the applicant and should be held accountable for the lack of reforestation of these properties. There is no guarantee that these sales will be completed and Mr. Bender will still be the owner. We have seen the lack of forest management and can only assume that this type of forest management will continue. He asked the Commissioners who monitors the forest management plans, how often and why has it been allowed to be ignored for the last 7 years and create the problems associated with the property?

Commissioner Corsiglia asked staff who has the jurisdiction of oversight on the Forest Management Plans. Todd stated that the Oregon Department of Forestry oversees the plans. This would not change, even if the title changes. The county has no jurisdiction over that. Any complaints are forwarded on to them. There is also the forest deferral through the Assessor's office.

Christine Alber, 56594 Walker Road, Scappoose, Oregon: She lives on Walker Road and, for clarification on the template, it shows 3 homes on her property. She wanted to make sure that her outbuildings were not being counted as homes. One of her big concerns is that there was no reforestation on the 96 or 65 acre parcels done after they logged in 2000. Walker Road is nothing more than chip seal and not a real good road. There is also two springs that run on both sides of the road and one that comes up in the middle of the road between the 96 and 65 acre parcel. Every time there is a storm, we have a river running down Walker Road and trees falling. The land on the subject parcels is unstable because Bender has not replanted. To replant this property, the underbrush will have to be sprayed, which is another concern. As for the comment that timber companies won't deal with smaller parcels, she knows for a fact that Longview Fibre

owns a 100 acre parcel right behind her property. She wants to be on record as being opposed to these three applications.

Arnie Jensen, 56733 Walker Road, Scappoose, Oregon: Mr. Jensen's property is north of the 27 acres parcel that they want to develop and west of the 96 acre parcel. He has lived on his property about 40 years and when they talk about forest management, the 96 acre property has never been managed and never had a house on it. He has concerns about the land eroding and sliding, the wells, septic systems and traffic on the road. He felt if the land is zoned forest land then leave it forest land. When asked if he practiced forest management, he responded that he spent about 8 to 12 hrs, 4 to 5 days a week just trying to keep up with it.

Koni Wheeler, 57330 Walker Road, Scappoose, Oregon: Koni stated his concerns were basically the same as the other neighbors. The well situation up there has dropped to 2 gal. a minute and people are having to drill to at least 400' to get an adequate well. The roads on these parcels are logging roads, they are very narrow and the terrain is moving/sliding. He would strongly recommend that an independent study be done on these parcels to find out how active it is, how much it's moving and the suitability of the property. Since it has been clear cut Koni has seen no evidence of replanting. Mr. Bender knew when he bought the property that it was zoned PF-76, but he bought it for speculation because it has view property. He logged it off, now he's trying to sell it. It's instability is a major factor and it will take an army to get those acres in shape. Koni was born and raised in Scappoose and has worked with his hands and in this area all of his life - start to finish. He is opposed to any building on these three parcels.

Pat Zimmerman, 52057 Rabinsky Road, Scappoose: She was at the CPAC meeting when this issue was brought up, however, she is only here representing herself. During the CPAC meeting, they heard from a number of people that have lived in the area for years and Pat tends to believe those who live there. She read a portion of the Big Game Overlay Section 1190 Sub Section 1191 in the zoning ordinance. One criteria is that the dwellings must be located close to each other. Applying this, on the 27 acre parcel, it is more than a mile from Walker Road and one-half mile from another home. It doesn't meet the criteria and this goes with the other 2 parcels in question. None of these proposed dwellings are clustered or put together to minimize road development. Columbia County's permissiveness is well know in other counties as far as siting homes in the forest zone. We have the Zoning Ordinance criteria and these don't meet that criteria. Pat understands that all three parcels are owned by the same person. State statues would consider this one tract and you can only approve one house. Sarah explained the different ownerships of the three parcels, some of the ownership is in Fred Bender's name, some in Kevin Bender's. Pat feels it would be nice for the Board to respect the neighbors and the people who live in the area, their knowledge and opinions about this situation.

The Board recessed the meeting at 12:50 pm and reconvened at 1:15 pm. with all present.

REBUTTAL:

Dorothy Coefield, Attorney for the Applicant: Ms. Coefield requested that the record be left open for one week to put in some additional evidence into the record regarding wells, well water

and about restocking. The applicant is willing to waive the 150 day requirement, basically extending the time period 21 days to Jan 21, 2007.

Fred Bender 20285 NW Amberwood Drive, Hillsboro, Or 97124: With regards to the comments made by the neighbors on the lack of reforestation on all three parcels, it has been replanted. He only logged the 70+ year trees. The whole area was stocked by the Weyerhaeuser Corporation. In 2001, the property was replanted because of the failed plant and since then, they have had restocking surveys done by the Forestry Department. It is a 5-6 year forest at this point. He feels he has been in compliance with the replanting requirements.

Keith Jehnke, AKS: He walked around the site and saw some trees planted, but there was some bare spots. He talked about timber companies purchasing smaller parcels of property for timber harvest. He feels that if timber is falling, it may be better to have someone on the property to take care of these type of issues. He believes that a lot of concerns addressed by the neighbors are covered in his management plan.

Peter Keith, Parati, 20085 NW Tanasbourne, Hillsboro, Oregon : Peter addressed the comments made about the Big Game Habitat. If the roadways leading to the proposed dwellings are the length that they are, how could they be constructed and have relatively little impact and if the residences are built down such a long driveway how could they possibly achieve clustering. The best way to show that is to go back to the aerial photograph. He feels that the units are rather well clustered, within 750' and that would achieve the clustering requirement.

With no further testimony, the Board considered the request to continue this for an evening meeting. Commissioner Bernhard feels that if there are a number of people that would like to testify in person and, as the Board has stated in the past, they would accommodate the citizens with holding an evening meeting. Commissioner Hyde and Commissioner Corsiglia don't feel there is a glaring need to hold a night meeting and believes that 2 weeks will allow for anyone to send in written testimony. After discussion, the hearing was closed for public testimony, however, the record will be left open for 7 days, until 5:00 pm on December 20, 2006 for any written comments and another week until 5:00 pm on December 27, 2006 for rebuttal. Commissioner Hyde moved and Commissioner Bernhard seconded to set the date for deliberations for January 10, 2007, at or after 10:00 a.m. The motion carried unanimously.

DELIBERATIONS: REGULATING CONSTRUCTION OF ACCESS APPROACHES:

This is the time set for deliberations on proposed Ordinance No. 2006-4, "In the Matter of Regulating the Construction of Access Approaches". Sarah stated that this is not ready for action at this time and would recommend it be carried over. With that, Commissioner Hyde moved and Commissioner Bernhard seconded to carry over this matter to the January 9, 2007 work session. The motion carried unanimously.

2nd READING OF ORDINANCE NO. 2006-11 - AMENDING ENFORCEMENT ORDINANCE:

Sarah stated this was not ready for action and asked that it be carried over. With that, Commissioner Hyde moved and Commissioner Bernhard seconded to carry this matter over to Wednesday, January 10, 2007, at or after 10:00 a.m. The motion carried unanimously.

CONSENT AGENDA:

Commissioner Corsiglia read the consent agenda in full. Sarah pulled Item (C) and held it over one week. With that, Commissioner Bernhard moved and Commissioner Hyde seconded to approve the consent agenda as follows:

- (A) Ratify the Select-to-Pay for 12/12/06.
- (B) Approve Partition Plat for Abbey Lane Subdivision.
- (C) Order No. 99-2006, "In the Matter of Claim No. CL 06-24 for Compensation under Measure 37 by Penny Leader". (***PULLED AND HELD OVER***)
- (D) Order No. 100-2006, "In the Matter of Conveying Certain Real Property to the Shriners Hospitals for Children [Tax Account No. 01-08 3224-023-04100 U3 & U4]".
- (E) Order No. 102-2006, "In the Matter of the Approval of the Appointment of Mark L. Moore as Deputy County Surveyor.
- (F) Approval to submit a pre-application to the ODOT/DLCD Transportation Growth Management Program for a Overall Transportation Plan.
- (G) Accept Dedication Deed from Gary and Loretta Viuhkola and authorize payment in the amount of \$8,000.

The motion carried unanimously.

COMMISSIONER CORSIGLIA COMMENTS:

No comments.

COMMISSIONER BERNHARD COMMENTS:

Commissioner Bernhard attended the RSVP luncheon which is to thank all their volunteers and community partners for the work they do.

She reported on the Workforce Investment Board meeting she attended.

COMMISSIONER HYDE COMMENTS:

Commissioner Hyde was in Eugene last week for the annual O&C meeting. They had a long conversation about the reauthorization of Secure Rural School Bill, which means a loss of \$2.4 million to Columbia County. Congress adjourned without taking any action so that revenue is lost. This is a major hit to Columbia County. Everything that can be done will be, however, the bottom line is some serious budget cuts and layoffs. There was a press release sent out on a proposed resolution for this crisis - which requires selling half of the O&C lands, among other things.

On Monday, he attended an AOC meeting and met with the Governor's staff. The governor's budget is just about as generous to the county as it could be.

HEARING: PACIFIC CASCADE RESOURCES SM RENEWAL #05-0032:

This is the time set for the public hearing, "In the Matter of the Application of Pacific Cascade Resources - Siercks Road Site for Renewal of the Surface Mining Operating Permit #05-0032 for the Period 2006-2011".

Sarah reminded the Board that surface mining renewals are a land use decision. The Board stated they had no *ex parte* contact or conflicts of interest. She then read the pre-hearing statement into the record as required by ORS 197.763. She entered County Counsel's hearing file into the record, marked Exhibit "1", and noted all contents.

Todd Dugdale, LDS Director, gave a staff report and read the recommendation from the Surface Mining Advisory Committee, which is to approve the renewal with conditions.

Bob Brinkman, DOGAMI, acting Surface Mining Administrator for Columbia County, gave his report and recommended conditions of approval.

The hearing was opened for public testimony.

PROPONENTS:

Lou Adler, PO Box 68, Creswell, Oregon: He owns the quarry and purchased it from Dean Chappell some years ago. He feels that one of the biggest benefactors of this quarry is the County Road Department. There have been concerns about garbage at the site and he has done some things to eliminate garbage being dumped on the site. Neighbors were complaining about people targeting shooting at the site, so signs were posted. Over the years, he has always mined during the nice weather. He has never blasted at this site and stated that this is not the type of quarry you even need to blast. As for any runoff, he deepened the pond and increased the size of it. He has been in compliance with the surface mining requirements since day one. He doesn't want to run a commercial operation at this site. He has done a lot to help his neighbors and they are here now opposing him. It is hard to understand the false accusations being made against him regarding this site. He is personally offended and will be taking action on that separately.

Commissioner Corsiglia asked if Mr. Adler if he had any problems with the conditions of approval? Mr. Adler stated that he is appalled at the letters written about him. Regarding blasting, he would certainly notify the neighbors, but he doesn't see any reason to ever blast at that site.

OPPONENTS:

David Sharf, 54729 Reid Road, Scappoose, submitted written testimony into the record, marked Exhibit "2". He believes that all of the neighbors are aware that this is an existing pit, however, when he moved onto his property 14 months ago he was informed by the neighbors that this mine would never be in operation again. That was his fault for not doing the due diligence. This is a remarkable neighborhood and feels this mine is no longer appropriate for a mining operation. He did some research on this mine and has been told that this mine is low grade rock. This is not a good place for a mining operation because of the salmon, the creek, noise, etc. He is opposed to the renewal of this permit

Rita Beaton, Scappoose Bay WSC, 57420-2 Old Portland Road, Warren: She is here to present information on the salmon in Siercks Creek. The fish are now starting to come back into this creek and top producing in the area. Her concern is that nothing happen to these fish and they are protected. The water and siltation issues need to be considered during this process. Runoff issues can possibly be mitigated and explained how. Rita entered the fish count for Siercks Creek into the record, marked Exhibit "4".

Elaine Nussbaum, 54729 Reid Road, Scappoose: She has lived on her property for 15 months. She has letters from a number of neighbors whose concerns are about the same as hers. Recapping her concerns: noise, blasting, fish, and runoff. She entered 22 letters from the neighbors into the record and all were marked Exhibit "5".

Brenda Sandstrom, 54620 Reid Road, Scappoose: Her concern is that this mine has been dormant for 6 years. It was dormant when she purchased her home and has been since. She feels it should remain dormant. While the mine was running, there was no fish count. Since the mining has stopped, the fish count has increased dramatically.

Pat Zimmerman, 52057 Rabinsky Road, Scappoose: She is here as an authorized representative of the Scappoose CPAC. They met last night and recommended denial of this permit. The question was asked what would change with the site, if the permit was not renewed. Pat stated that the SMO states that if the permit is not renewed, then reclamation is to begin. This site is a known criminal site and has been for years. This site should be reclaimed to eliminate the criminal activity going on there. Further, there is no visual screening, site barriers, or safety setbacks. This is not a grandfathered site. Pat submitted her written testimony into the record, marked Exhibit "6". Pat summarized her testimony. She talked about abandonment and requirements that should be taken by the Surface Mining Administrator. The neighbors have, on a regular basis, witnessed turbid runoff from this site for years. Pat stated they all agreed that a few would speak, but all that are in opposition stood to be counted.

Commissioner Bernhard suggested that anyone be given the opportunity to speak .

Ken Smith, 31807 Scappoose-Vernonia Hwy, Scappoose: He asked about the transmission power lines on top of the pit. If the mine owner keeps cutting back the back, those lines are going to fall. The Board explained that the power companies have easements in place to deal with the setbacks.

Mike Galloway, 31623 Scappoose Vernonia Hwy: To clarify, the pit with the power lines is the old Scappoose Sand and Gravel pit, not Pacific Cascade site. When SS&G closed the site, 8 foot high gates were put up with barbed wire to keep vandals out.

Robert Endicott, 31464 Siercks Road, Scappoose: The width of the right-of-way on Siercks Road is 60 feet. Commissioner Corsiglia stated that he was speaking to the setbacks from the site on Siercks Road, not the right-of-way.

David Sharf, 54729 Reid Road, Scappoose: Discussed where the setback is. The 50 foot setback is not a condition because it is a standard requirement of the Surface Mining Ordinance.

Pat Zimmerman stated that the County SMO is different than the State requirements.

REBUTTAL:

Lou Adler responded to some comments made. He doesn't know where Pat Zimmerman is coming from on this. He has been personally offended by the comments made here today. Commissioner Corsiglia asked about the 24 month curtailment of activity. When he filled out the paperwork, Lou stated that he thought he was going to have a job out of this site, but it didn't work out. That happens at times. There are times when you get a better deal somewhere else. As for the rock falling on other properties, it can't happen because of the way the pit is structured. Regarding the salmon, Siercks Road comes down and the creek runs right in front of the quarry. He has burms and structures to help deal with that. Regarding the setbacks, no one has ever made an issue of this until today. That's a Zimmerman deal. The setback along Siercks Road is for the benefit of the county, to help straighten out the road. Regarding chemicals, there are more chemicals on the neighbors lawns, than there is in his pit. The last issue is blasting, and he has no plans on blasting.

With no further testimony coming before the Board, the hearing was closed for deliberation. The Board felt there was a lot of information submitted today that they will need to review. The decision was made to carry over deliberations, however no date certain was set. Commissioner Corsiglia stated that everyone who testified today will be notified of the deliberation date.

EXECUTIVE SESSION UNDER ORS 192.660(1)(f) - EXEMPT RECORDS:

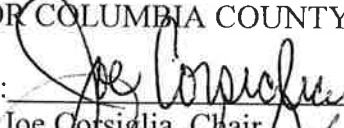
Due to the late hour, the Executive Session was canceled.


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

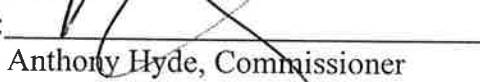
Dated at St. Helens, Oregon this 13th day of December, 2006.

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

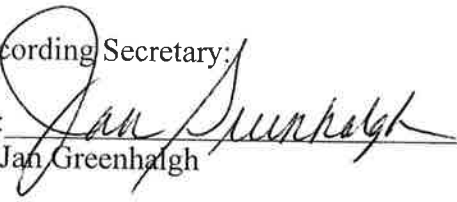
BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: 
Joe Corsiglia, Chair

By: 
Rita Bernhard, Commissioner

By: 
Anthony Hyde, Commissioner

Recording Secretary:

By: 
Jan Greenhaigh