

COLUMBIA COUNTY BOARD OF COMMISSIONERS
BOARD MEETING

MINUTES

September 18, 2013

The Columbia County Board of Commissioners met in scheduled session with Commissioner Henry Heimuller, Commissioner Anthony Hyde and Commissioner Earl Fisher, together with Sarah Hanson, County Counsel, Robin McIntyre, Assistant County Counsel and Jan Greenhalgh, Board Office Administrator.

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

MINUTES:

Commissioner Fisher moved and Commissioner Hyde seconded to approve the minutes of the September 11, 2013 Board meeting and September 11, 2013 Staff meeting. The motion carried unanimously.

VISITOR COMMENTS:

None.

CONSENT AGENDA:

Commissioner Heimuller read the consent agenda in full. Per Renate Garrison, Item (E) was withdrawn. With no other additions/changes, Commissioner Hyde moved and Commissioner Fisher seconded to approve the consent agenda as follows:

- (A) Ratify the Select to Pay for week of 9/16/13.
- (B) Cancel the 9/25/13 Board and Staff meetings.

- (C) Order No. 44-2013, "In the Matter of Adopting Form License and Indemnity Agreements for the Columbia County Firearms Range Complex".
- (D) Order No. 45-2013, "In the Matter of Approving Benefits for Non-Represented County Employees Who Are Otherwise Eligible to Receive County Employee Benefits".

AGREEMENTS/CONTRACTS/AMENDMENTS:

- (E) Clatskanie Health and Safety Fair Vendor Application and Indemnification Agreement and authorize the Chair to sign. (*Withdrawn*)
- (F) Intergovernmental Agreement #4857 between the Oregon Department of Corrections and Columbia County for Measure 57 Addiction Treatment Funds".
- (G) Public Road Event Permit and Indemnity Agreement for the "Bridges to Breakers" event on 9/21/13.

The motion carried unanimously.

REQUEST COUNTY CO-SPONSOR HOLIDAY HOPE PROJECT:

Commissioner Hyde read a letter of request from the St. Helens Kiwanis for the County to be a co-sponsor of their annual Holiday Hope Event. The Board expressed their total support of this event and, with that, Commissioner Hyde moved and Commissioner Fisher seconded the motion for the participate as co-sponsor for the Kiwanis Holiday Hope Drive. The motion carried unanimously.

EXTENDED ENTERPRISE ZONE AGREEMENT WITH CASCADE TISSUE:

Chuck Daughtry, CCET, was present to discuss this agreement. Cascade is looking to renovate one of the older tissue making machines at the former Boise Mill and has submitted an application for 5 years of enterprise zone benefits. As co-sponsors, the cities of Scappoose, St. Helens, Columbia City and Port of St. Helens have already approved this and it is now before the Board for approval. This is attract 29 jobs and will bring a \$29 million investment to the County. Sarah explained that this would need to

be approved by Resolution which is in the process of being drafting. Commissioner Heimuller and Fisher still need to review the documentation before taking any action. This matter was the carried over for action at a later date.

SCAPPOOSE BAY WATERSHED COUNCIL UPDATE:

Chas McCoy and Lonny Welter, Scappoose Bay Watershed Council, came before the Board to give a detailed power point presentation on the SBWC, highlighting their activities for 2012 and outline their projects for 2013. This is also outlined in the written information submitted to the Board.

COMMISSIONER HYDE COMMENTS:

Commissioner Hyde reported on HR 1526 and the lobbying efforts to get this passed off the House floor and over to the Senate so that Senator Wyden can start working on the Senate version. There should be some resolution on this within the next 14 months. He noted that this would be funded at the 2010 level - roughly \$1.2 million to Columbia County.

He attended the COLPAC meeting last week where they discussed the importance of keeping COLPAC alive and vibrant and how that works in favor of the Oregon Solutions projects that are being proposed, not the least which is the Rainier rail project.

He has been invited to join the newly formed PCC Presidents Advisory Council and has agreed to participate. They continue to work towards having a physical presence of higher education in Columbia County.

He has also been asked by ODOT Director Matt Garrett to sit on the project steering committee that he chairs. This comes out of HB 2620 which is the State Economic and Community Development Service Alignment Plan to help determine how they are going to align all of their services, i.e. ODOT, DEQ, etc. with economic development in the future.

COMMISSIONER FISHER COMMENTS:

Commissioner Fisher meeting on Monday in Salem to discuss Early Learning Councils. He expressed his extreme concerns with what is going on with this project and how it's rolling out. There is supposed to be 6-7 hubs identified by the first of December. This program is missing out on funding dollars from the allocation process because of all the confusion and unknowns.

COMMISSIONER HEIMULLER COMMENTS:

Commissioner Heimuller attended the NWACT SuperAct meeting last week where they continue to work on allocations for Special Transportation Improvement Project Funds. The Columbia, Tillamook and Clatsop County region ended up with a bit over \$12 million, out of the \$52 million available. He wanted to thank Mayor Kalkoven, who is the chair of the NWACT, who has been such a mentor to him and also for all of her hard work on transportation issues.

The Board recessed the meeting at 11:00 am and reconvened the meeting at 6:30 p.m. at the Clatskanie High School Auditorium in Clatskanie, Oregon. Present were Commissioner Heimuller, Commissioner Hyde, Commissioner Fisher, along with County staff Robin McIntyre, Jan Greenhalgh, Todd Dugdale, Glen Higgins, Kay Clay.

Commissioner Heimuller called the meeting back to order.

HEARING: PORT OF ST. HELENS ZONE CHANGE APPLICATION:

This is the date/time/place scheduled for the public hearing “In the Matter of an Application by the Port of St. Helens for a Comprehensive Plan Amendment, Zone Change and Goal 2 Exceptions to Statewide Planning Goals 3 and 4 to Change the Zoning of 957 Acres from Primary Agriculture(PA-80) to Rural Industrial (RIPD) to Allow for the Expansion of Industrial Land at Port Westward (PA 13-02; ZC 13-01)”.

Commissioner Heimuller gave a detailed explanation on how the hearing process will be conducted, emphasizing that testimony will be kept to a strict 3 minutes and that the Board is here tonight to take testimony only and will not be answering questions. Testimony will be taken until 9:30 pm. If additional time is needed to hear testimony, the hearing will be continued to Thursday, October 3, 2013 at or after 6:30 pm at the Clatskanie High School Auditorium.

Robin McIntyre, Assistant County Counsel, read the pre-hearing statement into the record. This application came before the Planning Commission and, after holding hearings, they recommended that the Board deny the application. Pursuant to CCZO Section 1605, the Board hearing on this application will be on the record unless the majority of the Board votes to allow the addition of new evidence. At this time, the Board will need to declare any exparte contact or conflicts of interest. Commissioner Fisher stated that, since this application was filed, he has had a number of incidental contacts with members of the public on the hearing procedure. He declared no conflicts of interest. Commissioner Heimuller has also had incidental contacts with the public on various issues over the past few months and visited the site today prior to this hearing.

He declared no conflicts of interest. Commissioner Hyde has had discussions on the hearing venue and been to the site many times. He declared no conflicts of interest. There was no rebuttal. Robin then continued with the pre-hearing statement. At this time, Commissioner Hyde moved and Commissioner Fisher seconded to open the record to allow additional evidence and testimony. The motion carried unanimously.

Robin entered County Counsel's hearing file into the record as **Exhibit "1"** which includes the record of the Planning Commission and all written comments received to date. Additional submittals received tonight were then entered as follows: **Exhibit "2"** - letter from Melanie Hudson; **Exhibit "3"** letter from Phil Hazen; **Exhibit "4"** letter from Deborah Steele Hazen; **Exhibit "5"** letter from Richard Larsen; **Exhibit "6"** letter and news article from David and Rachel Bernstein; **Exhibit "7"** letter from Donald McKinlay; **Exhibit "8"** letter from Marilee Dea; **Exhibit "9"** letter from Joseph Turner; **Exhibit "10"** letter from Connie Erickson; **Exhibit "11"** letter from Marjorie Kundiger; **Exhibit "12"** letter from Carol Girt; **Exhibit "13"** letter from Aaron Stoker; **Exhibit "14"** letter from Edward Leffler; **Exhibit "15"** letter from Nicole Weldon; **Exhibit "16"** letter from Christine Prockish; **Exhibit "17"** letter from Sarah Carter; **Exhibit "18"** letter from Joshua Carter; **Exhibit "19"** letter from Greg Booth.

Glen Higgins, Chief Planner, was present to give the staff report. This hearing is being held on the application by two applicants, the Port of St. Helens and the Thompson Family to amend the County Comprehensive Plan map from Agricultural Resource to Rural Industrial to accommodate a zoning designation of Resource Industrial Planned Development. He reviewed the applicable criteria and findings. The property consists of 786 acres owned by the Port and 171 acres owned by the Thompson family and is adjacent to the existing Port Westward Industrial Park. The Planning Commission held a public hearing on 5/6/13 and continued it to 5/20/13, where the decision was made to

recommend denial of this application. Staff would recommend approval with conditions as noted in the staff report dated 9/11/13.

The hearing was opened for public testimony.

PROPONENTS:

Gary Shepard, Attorney representing the Port of St. Helens. He explained that, if this application is approved, it will add over 950 acres of industrial property at the Port Westward site to help create the framework to attract users and create jobs. These new businesses will also create tax revenue for the county. For clarification, this is a zoning application, not a development application. Any future uses for this property would need to be applied for and meet the applicable criteria for that application. He referred to SB766 which is an effort by the State of Oregon to promote Oregon industrial sites. At this time, the county has very limited industrial property available. The Thompson property is vital for dock support but again, there is a gambit of state agencies and regulations that will have to be met for any future uses. Columbia County has one of the highest jobless rates in Oregon and is defined as a distressed county. The mission of the Port is to create jobs and boost the economy. Again, this is only a zoning application.

Michael Ard, Lancaster Engineering, 321 SW 4th Avenue, Portland: He has over 15 years engineering experience and specializes in transportation. He was asked to conduct a transportation impact study for this application and briefly reviewed his findings and recommendations, which have been articulated in his report dated 9/10/13.

Jeff Anderson, 3394 Jack Street N, Keizer: He is the Secretary/Treasurer of United Food & Grocery Workers #555, a statewide 20,000 member union. The application is consistent with Goal 9 and the union wants to be on record in support.

Pete Hackett, 1188 Harrison, Astoria: He is currently involved in a project development for developing natural gas facilities here in the northwest and looked to the Port of St. Helens for a project site. They are currently looking at developing sites at Port Townsend, the Port of Vancouver and the Port of Portland. Those county and port commissioners saw a long time ago the need to development those lands for industrial use. He is here today to support this application. Over time, he has been very active in the Pacific Northwest Waterways Association and has found that they are all in competition for developable property. This is great project for Columbia County and the City of Clatskanie and again, he supports this rezone.

Linda Hooper, 20020 Ilmari Road, Clatskanie: Although she is a Columbia County Planning Commissioner, she is here tonight as a concerned citizen who lives within 2 miles of the Port Westward industrial complex. After review of the planning staff report dated 9/11/13, she would offer conditional support based on the inclusion of the following condition: Any existing and new rural industrial development will apply for and be approved for an air quality control permit from the EPA and Oregon's DEQ, including a public hearing on the intended industrial use and potential pollution based upon industrial process particulate matter; including but not limited to, volatile organic compounds, sulfur dioxide and the refinement and bulk transfer of petroleum and natural gas based products. Although the applicant indicates that it will apply for a Regionally Significant Industrial Site designation under SB766, it is critical that the review and approval of any potential or expanded industrial use be addressed within our local county government the open public hearing process. Lastly, as President of the Quincy Water

Association, she voiced concern regarding the availability of potable water to support the expansion of the Port Westward Industrial Site and any adverse impacts to the Quincy Water Association.

Chuck Daughtry, Columbia County Economic Team, PO Box 1653, St. Helens: He is the Executive Director of the CCET, whose mission is to create family wage jobs and he is here tonight in support of this application. The Port acquired this land as part of a long term plan to development a much needed regionally significant industrial land base. There is property in the county that is currently zoned industrial but is not developable. It is either too steep, too wet or not accessible. Industrial land is one of the key ingredients needed to develop a local economic base. We need good industrial land to attract businesses, land that is serviced by roads, rail and water. The Port Westward site is very special. It has all of the attributes needed to attract business and create jobs. It is far more valuable as industrial land than as agricultural farmland. We are in a global competition, companies are making decisions faster than ever before and no longer have the luxury of spending months and years on a site search - there are sites all over the world that are ready for development. We can be competitive in this new global marketplace by lowering development costs, eliminating uncertainty, increasing the predictability of getting land developed, buildings constructed, employees trained and hired and getting the business up and running. The Port will be an excellent steward over Port Westward and he would urge the County Commission to support their application.

Chris Dahlgren, 2110 6th Street, Columbia City: She stated that the purpose of the Port is to encourage and enhance economic development in Columbia County. In order to do this, the Port needs a portfolio of properties zoned for industrial use of various sizes, locations and with several transportation options. Most of the Port's property is small

and of limited use. The Port Westward site has a natural deep-water port and is ideal for maritime and industrial use. It has been used as a shipping port since WWII. Much of the currently zoned industrial ground at Port Westward is tied up with the PGE power plants and the LNG site. This property is a unique site, as it is a large parcel of land with road, rail and river access, located away from residential and commercial development. Rezoning of this property would designate Port Westward as a “Regionally Significant Industrial Zone” under SB766, passed in 2011. While industrial projects of “statewide significance” under this bill would have a streamlined permitting process, they will still have to abide by all state and federal environmental regulations and the State of Oregon has some of the most stringent regulations in the country. Rezoning this property will serve the needs of the Port of St. Helens for several years and will allow the Port to say “yes” when potential industrial clients ask if we have appropriately zoned property available. These clients can start the permitting process with feasibility studies and environmental and transportation impacts studies instead of with the tedious and uncertain process of rezoning small parcels at a time. This will save the county money in the long run and make it far more attractive for new businesses to want to locate in Columbia County.

Lloyd Hartley, 815 S. Nehalem, Clatskanie. He is the Superintendent of the Clatskanie School District. Also with him tonight is Board Chair Michael Moravec, Board Vice Chair David Evenson, Board Member Monty Akin. At the 9/9/13 School Board meeting, Resolution No. 01-2013-14 was approved unanimously in support of the rezoning of 957 acres at Port Westward Industrial Park. He submitted the Resolution into the record.

Scott Merritt, Foss Maritime Company, 1151 Fairview Avenue, N., Seattle, Wa: He is in charge of the harbor services division for Foss. He appreciates the opportunity to come here tonight to speak in support of this application. Foss is very excited about any

opportunity that comes along that increases the waterfront port facilities. Foss Maritime is 125 year old company and operates up and down the west coast and internationally. They employ approximately 100 people along the Columbia and provide a wide range of services. Specifically, they are excited about this because of the economic benefits this would bring to the region, the family wage jobs it will create in just the maritime side of it.

Regarding the environmental issues - Foss Maritime operates in some of the most sensitive places in the world and does that in the most safe and environmentally sensitive manner.

Jeff Baughman, 1420 S. Conyers Creek Road, Clatskanie: As Principal of this school, he welcomed everyone in attendance. That said, he is here tonight to speak as a concerned citizen and a proud member of the Clatskanie community. He has watched as business leave the area, for whatever reason, since 1986 and with that, lost economic opportunities that were not replaced. He has watched our young people graduate, go on to college and not return. The reason is the lack of economic and job opportunities in this community. He has watched as families leave, staff laid off, budget resources reduced, class sizes increase and educational opportunities lost. Clatskanie is a great community with a lot of great resources and he would like to see those continue. To do that, we need to invest in our economic future. He is in support of the rezoning of this property.

Randy Bergman, 76679 Hwy 47, Clatskanie: He had previously submitted written information about the soils on the farmlands in the area and would like to include additional information from the USDA. There is almost unlimited free irrigation water to apply to that land to grow crops. Secondly, in his experience as the Soil & Water Conservation District Director, he commented on the issue of wetlands. In a farmer's field, if there is a puddle of water - it's looked at as a "puddle of water". If you have a puddle of water on property that is zoned industrial, it becomes a "wetland". We need to

figure a way to discourage that because, once it's a wetland, it's a wetland. An example is the PGE property where the beavers decided to build a dam - now it's a wetland. He asked the Board consider a study of the Thompson property for its historic and cultural value, particularly for native Americans. Any local treasures need to be preserved.

David Anzur, 200 Hawthorne Avenue #320, Salem: He is the Director of Marketing for P&W Railroad. They serve over 20 customers along the Astoria line from Linton to Wauna. They handle a wide range of products in this area, i.e. tissue paper, wallboard, building products, all the way to petroleum products. Their focus is to move these products as safely and efficiently as possible. They have invested over \$10 million in their rail line. This fall, all over their rail will be upgraded in connection with a *ConnectOregon* grant funding they received. Port Westward is a very unique site, being along with river, with access to rail and highway and air population centers. It is one of the rare few sites in Oregon that has all of this. P&W strongly support this application and urge the County to approve it.

Paul Langner, Teevin Bros., PO Box 247, Rainier: He works in Rainier but also lives in Rainier. The old adages about money not being patient or money seeking its own level have never been truer. In the past three decades, our county has stumbled in bringing new opportunities for development. Some of our problems lay with the uncertainty many firms go through and the ensuing paralysis-through-analysis when they start investigating development in Columbia County. As an Oregonian, he stands behind the original concepts of SB100 (1973), which established land use planning. The benefits of protecting finite resources are beyond argument. However, with reasonableness and predictability, both land use planning and protecting resources become endangered. Coming from a development perspective that includes a stint with the Port of St. Helens, by rezoning property to RIPD, it shows to interested developers, of any and all business

lines, that there is a way forward should they choose to locate here. A project which may have broad support across our county - bring new jobs, new taxes, new families and positive new opportunities to our region - will be hampered without the RIPD zoning. We will drive away all but the most patient investors. In his current employment, he has seen investors go elsewhere because of the uncertainty and lengthy decision making process. If Columbia County is sincere about being open for business, actions such as rezoning property to allow the consideration of development is critical.

John Cyrus, 200 Hawthorne Avenue #320, Salem: He is here tonight as a representative of P&W and to share their support for the rezoning efforts of the Port. Rail plays a crucial role in attracting development in the county. It is one of the three modes of transportation that exist on the site which makes it unique and attractive to potential businesses. Since 1996, when P&W took over the rail, has worked continuously to control the traffic along the line safely and efficiently. That commitment has not changed and, in fact, has grown greater as the volume of traffic has increased over the years. They are currently and actively engaged in identifying the potential impacts to all of the communities along the Hwy 30 rail corridor of increased rail traffic. They are also committed to make the investments to mitigate where possible. Again, P&W strongly encourages the Commission to approve this rezone application.

Erick Richardson, 24422 Hwy 30, PO Box 1522, Rainier: He is President of IBEW #48 and here representing 3,200 members in support of this application, which would create job opportunities to their members. He is also here as a member of the community. His children go to school here and this rezone could mean the possibility of added revenue for our schools and other services that our community desperately need.

Alta Lynch, PO Box 369, Scappoose: First, she disclosed that she sat in as an alternate on the Columbia County Planning Commission hearings on this proposal. She would like to say it was a pleasant experience, but that would be contrary to the ridicule, harassment and veiled threats there were, and have been, directed towards her as most everyone is aware that she was the lone vote for approval. She has talked with people who support the application and those who don't, driven by and around the site and, if she had it to do over again and with the information and rules provided by both the County and State, she would vote the same way. This is a hearing about zoning, not permitting. Permitting would be done at another time when a business might wish to locate there. There zoning could be for various types of industrial business, it's not all about coal. It could something as "green" as wind power or solar power. She believes that staff has done an adequate job of addressing SB766, Goal, 2, 3, 13, etc., along with the RIPD and what it is and how it can be addressed through 683. That said, Port Westward offers a unique feature of having road/rail and water transportation available - a deep water port making it more unique, thus holding the possibility of enticing business from the Port of Portland. She would encourage the Commissioners to listen to the testimony and the facts, while keeping emotion and sentiment out, review the rules and laws that the State has placed on every county in this State and she believes they will then agree that this application should be approved.

Wayne Mayo, 32274 Scappoose-Vernonia Hwy, Scappoose: He supports the rezoning of the land at Port Westward for industrial use. Beside timber/lumber, agriculture and mining, port services have historically been foundational activities greatly benefitting any community and is seen as a major asset. Rezoning will allow Port Westward to be better utilized in the future for the deep water port that it already is. Studies show that family wage jobs created by these foundational industries provide 2 or more supporting jobs. These jobs often times support health and welfare benefits for the employee in excess of

\$23 per hour on top of their wages. Other communities have and are offering to give millions in cash, land and tax incentives to similar industries willing to locate there and their inventory is already in place. Columbia County needs to be competitive with them. He encourages approval of this application.

Fred Yauney, PO Box 86, Scappoose: Fred has been a resident of Columbia County for 43 years. About the last 30 years, he has watched as we've struggled with high unemployment. People are put into shame because they can't get work. He is very happy with the Port of St. Helens efforts to get this property rezoned.

Ralph Culpepper, PO Box 369, Scappoose: He believes that the county staff was hired and should be knowledgeable about these types of things and they have said yes to this application and he agrees with them. He hopes this is approved and we can get some more businesses, jobs and tax base in the county.

Lester Pugh, 78500 Quincy Mayger, Clatskanie: His opinion about this zone change in the Beaver Dike area - this area does not and has not supported family wage jobs for many, many years. He has lived in this area for the past 55 years. Running cattle on it and "some" mint growing has been the extent of its use. The area behind the dike hasn't raised a crop other than grass, weeds and cottonwood trees. There were several individual farms originally but they could not make enough now to pay the taxes on it. This part of the county is hampered by length of growing seasons if which mother nature has control of. If it was really farmland, he would have to say no to the zone change, but this is so far from being farmland, other than to raise a few rolls of toilet paper, that he will go in favor of putting it to better use which would be an industrial site.

Patrick Trapp, PO Box 552, Columbia City: He reiterated his concerns to look at this from a strategic view, looking at the long term from an economic development standpoint, that will establish the foundation and open the door for future possibilities associated with economic development. It's not about a particular project, it's about establishing the framework and looking towards the future.

Sierra Gardiner, Business Oregon, 755 Summer Street, NE, Salem: She is an industrial lands specialist with Business Oregon and actually manages SB766, a new program ruling and wanted to provide some clarification. SB766 is not an enforcement ruling and not related to Goal 9 or 1004. It is a two prong program that has not been applied for here or anywhere else in this region. It is a very rare program. One program is the state significant project program, which would mean that a company has applied to locate at the site and the site has to already be zoned industrial. The local government would have to apply to the ERC, the Economic Recovery Council and ask for permission to be allowed into the program and it's a very public process. It's an incentive program but not a monetary incentive program. There is a lack of industrial land in the State of this scale with access to road, water and rail. There has been no application submitted since the inception of this program. There is another program - the Regional Industrial Significant Area program. That program has had two applications submitted and both were enacted through a ruling. Commissioner Hyde gave further clarification that SB766 is not a given should this application be approved. SB766 only allows for an application to be submitted.

Dennie Houle, 4301 Third Street, Tillamook: He is the Business Development Officer the Oregon Business Development Department. Although his agency has already submitted written testimony in support of this application, he wanted to add a couple of things. Business Oregon's mission is to create healthy communities and part of what it does to

create those healthy communities is to support private industries to create and retain family wage jobs. That's an important role given the competitiveness in the rural market.

We have a very willing work force here in the county and Port Westward is a unique property because of the deep waterway and one of significance to the State. Business Oregon supports this application.

Lisa Mittelsdorf, PO Box 200, Boardman: She has been the Economic Development Director for the Port of Morrow for the past 25 years. The Port of Morrow is the second largest port in the State of Oregon in terms of operating budget. They are #1 in land mass, about 8,000 acres of property. Several years ago, Morrow County was in the same situation as Columbia County facing now. They knew there was a need for shovel-ready property and, since 2006, the Port of Morrow has invested \$65 million into infrastructure, rail, roads, water, etc. The Port's mission is to create jobs, increase wages and to create a better quality of life for its citizens. She presented some very impressive statistical information on Morrow County, which is #6 in the annual average wage level in the State of Oregon. In 10 years, their income levels grew 44% from 2001 - 2011.

Greg Hinkleman, 924 NE Sunset Court, Clatskanie: He wanted to thank the Board for holding this hearing in Clatskanie, where the Port Westward project is so vitally important. He lives in a neighbor that is the most recent development in Clatskanie. The last home was built in 2007 and, since that time, not a single home has been built. That's because there is no demand, because there are no jobs. He encouraged the Board to pass this zone amendment so they can get jobs, build homes and increase tax roles.

Rod Richardson, 77910 Alston Mayger Road, Rainier: He is here representing the 4,200 members of the IBEW Local #48, but mostly he is here representing the most two important people in his life - his children. His kids bust their humps to get good grades

and, with no tax revenue around here, the parents have to pay for everything. Because there are no jobs, he has to work outside the area. If this application is approved, it will bring industry and jobs, which is extremely important to this area. It would be nice if he could get home from work by 5:00 instead of 7:00 because of the commute and traffic. He supports this application.

Heather Stebbings, 5117 NE 15th Avenue, Portland: She is the Public Relations Director for the Pacific Northwest Waterways Association (PNWA), which is a non-profit based in Portland and comprised of over 130 public ports, tug boat companies, agricultural and forest product producers in Oregon, Washington, Idaho and northern California. The members join together to address navigation, transportation, environmental policies and to promote economic development in the region. The Port of St. Helens is one of its members. The Columbia-Snake river system is a critical piece of navigation infrastructure. The Columbia River is the nations #1 feed export gateway, second for soy and third for grain export feed in the world. The river system supports over 40,000 local jobs. In 2010, the region celebrated the completion of Columbia River Channel Deepening project. The federal government, the States of Oregon and Washington and the Ports of the lower Columbia River, invested over \$183 million to deepen the channel from 40 to 43 feet. The purpose of this project was to make the river system more passable and bring new business to our region. We are now seeing tremendous investment in ports and terminals up and down the Columbia - over \$1 billion. Port Westward is one of the few places in Oregon that can accommodate facilities needed and take advantage of this tremendous investment. The Port of St. Helens is a naturally deep water port, providing access for local manufacturers and growers to international markets that we could otherwise not reach. Allowing the Port of St. Helens to develop Port Westward will result in more opportunities to local residents to find jobs and enjoy the

benefits of the investments that have already been made in our navigation infrastructure. The PNWA supports this application.

Mayor Diane Pohl, PO Box 1022, Clatskanie: She is the Mayor of Clatskanie and first wanted to thank the Board for their courtesy in holding the hearing here in Clatskanie, to allow the community most effected by this land use action the opportunity to speak directly to the Board. Zoning of Columbia County consists of 91% being resource land, i.e. timber and agricultural land. This only leaves 9% to accommodate residential, commercial and industrial uses. That was fine back in the mid 80's when zoning was established, but when they started locking out the resources and logging and fishing was severely restricted, the 9% is not able to support the county's services and needs. The Columbia River is federally designated as a maritime highway. Port Westward, a natural port, is an ideal site on which to develop industry for shipping products, either domestically or globally. This zone change will allow Port Westward to be included as an industrial site of state significance and this status allows for expedited application process but does not relax or reduce the state and federal standards for siting any industry. Regarding agricultural bring an economic value to the county, most agricultural jobs are seasonal and usually minimum wage - whereas the hope for Port Westward is that we can have living wage jobs. This is not to degrade agriculture by any means, we need agriculture to feed our community and our country. However, with the times that Columbia County is experiencing now, the budget not covering what needs to be covered. We have problems with jails closing, roads falling apart, reductions in services. We must grow our way out of this recession by increasing commercial and industrial businesses. The Columbia County planning staff has done their due diligence and has recommended approval.

John Mohlis, 3535 SE 86th Avenue, Portland 97266: He is the Executive Secretary of the Oregon State Buildings and Construction Trade Council, which is a non-profit organization for about 25,000 union workers. This council wants to go on record tonight in strong support of the Port's application to rezone the Port Westward land to industrial.

Rather than repeat other comments made tonight regarding the need for industrial property and blue collar jobs, he will simply agree with them. On Monday, he attended a hearing of the Senate Rural Communities and Economic Development Committee. At that meeting, Speaker Mark McCullen, State Economist, presented a powerpoint that shows population trends and what's going on in rural Oregon. John submitted a handout that depicts intrastate migration and where Oregonians are moving from one region of the state to another. It shows that there is a lot of growth in the Portland MSA, some small growth in northeast Oregon, every other region of the State are experiencing population declines. If this isn't reversed in the next 3-5 years, it might become irreversible. He hopes that action on this application will help reverse that trend.

Ray Pohl, 17881 Beaver Falls Road, Clatskanie: He has lived near the Columbia River, from Astoria to Longview for 62 years. He wanted to talk about the wildlife, as mentioned in the Goals. He works at an industry that's on the river and they have osprey, eagles, elk, deer, bear, bobcat, and he has seen all of them regardless of where the industry is. Animals do adapt and they will always be there.

Phil Hazen, 346 NE 5th, Clatskanie: He has lived in Clatskanie all 64 years of his life and raised a family here. His family started a hardware business here in 1953 and he has continued in that business since 1977. He thanked both proponents and opponents for coming tonight - it's good to see that we live in a democracy and hopefully we continue that through this process. He is in full support of this zone change and would urge the Board to approve it.

Robert Keyser, PO Box 1017, Clatskanie: He would ask that the Board approve this rezone to property to generate family wage jobs, create a stable economy and tax base that can support our school and emergency services and so that we can enjoy the opportunities that the Portland metropolitan communities have enjoyed for generations. The department of forest industry has decimated rural Oregon, including Columbia County. Columbia County has the benefit of a highly skilled work force that has built and operated paper mills and a nuclear power plant. These workers are being forced to commute long distances to work or simply move away. Having this property zoned properly will allow Columbia County to be more competitive with other urban sites when potential projects come looking for a place to locate. He urged the Board to support this application.

Dan Lockett, 81200 Kallunki Road, Clatskanie: He is the General Manager of Global partners Columbia Pacific Bio-Refinery. He submitted a letter from Edward Faneuil, Executive VP and General Counsel of Global Partners, in support of this application. To summarize, Global operates an ethanol production plant and crude oil transloading terminal at Port Westward. Global supports the Port of St. Helens mission to diversify Columbia County's economy and supports this application.

Mark Fleishauer, 81200 Kallunki Road, Clatskanie: He has been a resident of this area 25 years and also here as a representative of the construction firm JH Kelly. The employee well over 1,200 family wage workers in southwest Washington and Oregon. Although he has a healthy respect and empathy for the agricultural industry, he strongly supports this application.

Deborah Hazen, 346 NE 5th, Clatskanie: She lives in the family home that is right on the truck route to Port Westward. She has grown children and 6 grandchildren living in this

community. Her family has a demonstrated commitment, not only to this community, but to the entire northwest Oregon region and deep interest in the livability of this community. She is the third generation of the family business, serving as the publisher and editor of the Clatskanie Chief. She has personally covered Port Westward for over 40 years. Our community is shrinking - the population of the Clatskanie zip code area is 3.4% less than it was in 1993. The business community is struggling and their community service volunteer base is basically dying off. We need family wage jobs to keep families here, to keep the community vital, to keep schools vital and to keep our necessary public services. She noted that Lester Pugh was correct in his assessment of the agricultural land here. She too is interested in preserving the agriculture and it will be protected. The issue of coal has been taken off the table and she feels that was wise. The issue of the rail should be and are being addressed. There are many good reasons to grant this rezone, to allow for the future job creation and property tax valuations that will benefit, not only Clatskanie, but all of Columbia County.

Russ Garnett, 7250 SW Bel Air Drive, Beaverton 97008: He is the business manager of Roofers and Waterproofers in Oregon and southwest Washington. They represent over 600 members across the state and quite of bit in Columbia County. They are in favor of rezoning the Port Westward property. It's geographically positioned and a great opportunity for Columbia County and the residents of Clatskanie. The tax base alone will be huge for this county. As for any actual development, there will be public hearings to address any of those concerns.

Brad Witt, 21740 Lindberg Road, Clatskanie: He is State Representative for District 31. He thanked the Board for holding the hearing in Clatskanie to allow the local citizens to testify. Port Westward Industrial Park has provided a very important component of our local economy and the entire county. The Port is poised for extraordinary growth but

that growth is contingent upon having an adequate land base. The Port has attracted some highly successful, community oriented and environmentally responsible companies who offer good compensation packages. This was and is the American dream and Port Westward is a beacon of hope for our communities. Currently Columbia County has a 12% unemployment rate, 12% poverty rate and half of our students are eligible for free or reduced lunches. Our schools are challenged to the point of desperation, road are deteriorating and our jail is on the cusp of closure. He urged approval of this application because we need it.

Mike Bridges, 252 Tanglewood, Longview: He is here representing Cowlitz- Wakiacum Labor Council and the Longview-Kelso Building Trade, both of who unanimously support this application for a zone change. They are excited for the potential trade opportunities and a place for them to work. As for the issue related to transportation, those issues will be addressed as specific uses are applied for.

Jim Gibson, PO Box 807, Clatskanie: He is here representing the Clatskanie Rural Fire Protection District. The Clatskanie RFPD has been providing fire and emergency medical services to Port Westward Industrial Park for more than 5 decades. They have enjoyed a collaborative and close working relationship with both the Port of St. Helens and Portland General Electric and, more recently, Columbia Pacific Bio-Refinery. Clatskanie RFPD fully supports the application by the Port of St. Helens to rezone acreage adjoining the Port Westward Industrial Park. They understand the need for a strong tax base with family wage jobs as it is necessary for providing and maintaining vital services to the community. They feel confident that the local, state and federal permitting processes will ensure that only businesses willing to meet the highest safety and environmental standards will be permitted. This application is about zoning of the property, it is not about any specific industry. This is the best industrial left in the county.

Rich Larson, PO Box 306, Clatskanie: He is President of the Clatskanie Foundation, whose Board offers their strong support of this application.

Marcy Grail, 345 SE 3rd Street, Clatskanie: She is here on behalf of the International Brotherhood of Electrical Workers, Local 125 but also a resident of Clatskanie. The IBEW represents nearly 3,500 workers who work in the Pacific northwest. On behalf of the membership, they support this application. Throughout their development, the Port Westward Industrial Park has provided a significant number of union, construction and operations jobs. The hope is that this land will be rezoned to allowed to accommodate the expansion that is desperately needed here. IBEW urges approval.

Larry Hull, 1220 NE 5th, Clatskanie: He is here representing himself because he lives and works at Port Westward. He sees animals all the time work so he doesn't believe that's an issue.

Kathy Engel, 155 Fall Creek Road, Clatskanie: She is representing herself. She drives 1 hour each way to work in Vancouver. She supports this application for family wage jobs closer to home and for a stronger tax base to support our schools and emergency services. She was robbed last week and understands that the people that went to jail were out the next day because our jail cannot sustain them. She would encourage approval of this application.

Rick Stonex, 148 Gordman Drive, Castle Rock: He is the west side manager for Greenwood Resources and the primary part of his job is to manage the lower Columbia tree farm. Greenwood Resources supports this zone change proposal and finds that it's consistent with county planning and statewide goals.

Marvin Hoover, PO Box 295, Clatskanie: He is the Police Chief for the City of Clatskanie. He would ask that the Board approve this application, not just for the citizens of Clatskanie, but for all of Columbia County. The Board is fully aware of the crisis facing the Sheriff's Office and the possible closure of our jail. He asked that the Board take a stand and help the community to create jobs and bring more money in so that safety officers can protect the citizens the way their supposed to.

Michael George, 74294 Alder Grove Road, Clatskanie: He came here 60 years ago as a kid. This application is not about coal, it's about jobs and development. He can remember picking berries, beans, cucumbers and more as a kid, but that's all gone. As a note, the subject property was swamp land before the dike was built to turn it into farmland, but now the farmland is gone. Two of his children moved out of the area for work. He would like to see family wage jobs at Port Westward and is very much in support of this application.

At 9:30 p.m. and with no further testimony from proponents, the hearing was continued to Thursday, October 3, 2013 at or after 6:30 pm at the Clatskanie Middle High School.

There was no Executive Session held.

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

Dated at St. Helens, Oregon this 18th day of September, 2013.

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: _____

Henry Heimuller, Chair

By: _____

Anthony Hyde, Commissioner

By: _____

Jan Greenhalgh

By: _____

Board Office Administrator

Earl Fisher, Commissioner