

COLUMBIA COUNTY BOARD OF COMMISSIONERS
BOARD MEETING

MINUTES

October 17, 2018

The Columbia County Board of Commissioners met in scheduled session with Commissioner Margaret Magruder, Commissioner Henry Heimuller and Commissioner Alex Tardif, together with Robin McIntyre, Assistant County Counsel and Jacyn Normine, Board Office Specialist.

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

MINUTES:

Commissioner Tardif moved and Commissioner Heimuller seconded to approve the minutes of the October 10, 2018 Board meeting, and October 10, 2018 Work Session. The motion carried.

VISITOR COMMENTS:

Lt. Brian Pixley, Columbia County Sheriff's Office, Columbia County Sheriff's office had 185 calls for service for the week of 10/08/18 with 48 traffic stops and eight arrests. Clatskanie Police Department had 57 calls for service, with 39 traffic stops and one arrest.

Columbia County Search and Rescue Volunteers activated to locate a missing hunter.

Columbia County Sheriff's Office and Search and Rescue Team members were notified of a lost hunter at 9:45 p.m. on October 14, 2018. Jacob Lain was hunting with his dad, William Lain, when he became separated in the woods. His dad continued searching for him until dark, when the sheriff's Office was notified.

Deputies and Search and Rescue volunteers searched throughout the night, and into the next morning. A search dog team as well as a drone with FLIR capabilities was brought in by Mountain Wave Search and Rescue to assist Columbia County authorities. At daybreak, a helicopter from the U.S. Coast Guard 'Air Station Astoria' responded to assist with the search.

In addition to the professional searchers, nearby neighbors assisted with the search. In fact, it was a neighbor, Hunter Christiansen, who located the victim in an area within two miles of his disappearance about noon on Monday.

Lain was examined by CRF&R medics at the scene, but refused transport in the ambulance. He was given a ride home by family members who were also on scene. Searchers were on scene for a total of 15 hours.

Columbia County Sheriff's Office also assisted St. Helens Police Department with Halloween town patrols.

HEARING(S):

- 1) Public Hearing, "In the Matter of Amending the Columbia County Zoning Ordinance to Address Accessory Dwelling Unit Requirements Inside Urban Growth Boundaries

Glen Higgins, Columbia County Planning Manager gave a staff report on Proposed Amendments to the Zoning Ordinance Prescribing Review Requirements and Standards for Accessory Dwelling Units for Single Family Zoning Districts within Urban Growth Boundaries.

In the 2017-2018 legislative session, Oregon Senate Bill 1051 as amended by House Bill 4034 provided enabling legislation for related amendment to ORS 197.312 allowing accessory dwelling units in single family zoning districts within urban growth boundaries. The legislation provided that "counties with populations greater than 15,000 are required to accept building permits for all properties that are zoned for single family development within Urban Growth Boundaries to develop at least one accessory dwelling unit for each detached single family dwelling". Counties were also authorized reasonable siting and design standards for these accessory dwelling units.

Until annexed, the regulation of development for all properties within UGBs remain the responsibility of the county. There are six Urban Growth Boundaries in Columbia County for the cities of Clatskanie, Columbia City, Rainier, Scappoose, St. Helens and Vernonia. The proposed amendments apply only to unincorporated properties within these six UGB areas that are zoned for single family development and include the Single-Family Residential (R-10), Single-Family and Two-Family Residential (R-7) and Rural Residential (RR-5 and RR-2) zoning districts.

The Hearing was opened for Public Testimony:

Agnes Petersen, 33625 Tide Creek Rd. Deer Island, OR. Supportive of Accessory Dwelling Units, she would like to see the zoning be available to all of Columbia County residents, not just the Urban Growth areas. Senate bill 100 has caused problems for this county in that there is not enough housing, we are now faced with the overflow from Multnomah County. She is asking the Board to represent all of Columbia County citizens not just the citizens inside the Urban Growth Boundaries.

Linda Zahl, 60120 Barrick Ln. St. Helens, OR. Supportive of Accessory Dwelling Units, having had elderly parents and an adult handicapped child living at home she

shared the importance on why she felt that ADU's should be available to all of county residents not just the Urban Growth Boundaries. Allowing ADU's is going to offer healthier living for veterans, elderly parents, handicapped children. Also, ADU's may make rent more affordable to low income families. She would like to see Columbia County be the ones who set the standard for ADU's for the benefit of other counties in the State. She submitted floor plans for ADU's that would meet the 1200 square foot requirement that is currently being looked at.

Maria Fenstermaker, 51700 Heindl Way, Scappoose, OR. Opposed to the Accessory Dwelling Units. She moved here because they liked the feel of the rural area out side of the Urban Growth Boundary. They have existing CC&R's that prohibit ADU's, hoping that something could be put into the ordinance about respecting the CC&R's.

Todd Dugdale, Director of Land Development Services, responded that CC&R's are privately enforceable, CC&R's work independent from building regulations.

Maria also has concerns that homeowners may not have to live in the primary residence, feels that this is going to turn properties into rentals. We would like to maintain the family oriented community.

Al Petersen 101 St. Helen St., St. Helen, OR. Supportive of Accessory Dwelling Units, He explained that the Legislation was silent regarding ADU's outside of the Urban Growth areas and in his opinion and understanding Columbia County is allowed to have ADU's outside of Urban Growth Boundaries.

Dave St. Onge, 71172 Terry Rd. Rainier, OR. Supportive of Accessory Dwelling Units, Living outside of the Urban Growth Area he feels that they should also have the option to add accessory dwellings.

Commissioner Tardif moved to continue to a work session on Nov. 7th 2018 at or after 2:00 p.m. and to continue the Hearing on Nov. 28th 2018 at or after 10:00 a.m.
Commissioner Heiumuller seconded. The motion carried unanimously

CONSENT AGENDA:

- (A) Ratify the Select to Pay for the week of 10.15.18
- (B) Order No 44-2018, In the Matter of Dedicating Property Owned by Columbia County for Public Road and utility Purposes (River Front Road, Clatsaknie)

AGREEMENTS / CONTRACTS/ AMENDMENTS

(C) C104-2018, Utility Easement Agreement with Clatskanie PUD for Rainier Transit Center

Commissioner Magruder read the consent agenda in full. With no changes/additions Commissioner Heimuller moved and Commissioner Tardif seconded to approve the consent agenda as follows:

The motion carried unanimously.

DISCUSSION ITEMS:

Tristan Wood, Road Department: Requesting authorization to purchase a John Deere Backhoe. After discussion commissioners directed staff to incorporate changes counsel has made, and save the county 5 %.

Commissioner Tardif noticed that Seth from Public Health is in the audience and asked if any decision have been made on the remodel and landscape of the Public Health location? No updates at this time. Staff will work to schedule something for a work session to discuss moving forward with the remodel.

COMMISSIONER HEIMULLER COMMENTS:

He appreciates when people show up to put their input in, so many times we have these processes and folks complain after the fact, after a decision is made . It is important for us to hear what folks are thinking in these issues and changes in the law.

He was at the Columbia Pacific CCO on Monday here in St. Helens.

Yesterday he had lunch with Simon Date the Administrator of South County Chamber, they were able to catch up and visit.

Tomorrow and Friday he will be attending Oregon Transportation meetings in Silverton then to Salem for the O&C Counties meeting Friday afternoon.

COMMISSIONER TARDIF COMMENTS:

The ADU has so many intricacies and he appreciated all of the comments form the residents of Columbia County for or against, the different opinions, some he agreed with some he did not. He feels that this will lead to a very robust and lively discussion about ADU's in Columbia County and what the future of our housing will look like. He is very excited for the discussion and to be part of finding a solution to our housing in Columbia County.

Smile at somebody new, treat people with kindness and we can make this a world a better place to live.

COMMISSIONER MAGRUDER COMMENTS:

She agrees with Commissioner Heimuller and Commissioner Tardif, appreciative with the substantive comments folks brought forward on the ADU issue.

She went on a ride along with the Corrections Parole Officers. They are great, they are very professional. They deal with the parolees and their families very well, trying to help these parolees come back into more normal existence after serving their time.

This coming Friday Clatskanie will be holding a special event. This last minate affair will be sponsored by the Oregon Historical Society. A world renowned Teddy Roosevelt re-creator will be performing at noon at the Clatskanie Culture Center.

There was no Executive Session held.

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

Dated at St. Helens, Oregon this 17th of October 2018.

NOTE: An audio CD of this meeting is available for purchase by the public or interested parties. A video of the meeting is also posted on our website at www.co.columbia.or.us

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Margaret Magruder, Chair

By: _____
Henry Heimuller, Commissioner

By: _____
Jacyn Normine
Board Office Specialist

By: _____
Alex Tardif, Commissioner