

COLUMBIA COUNTY BOARD OF COMMISSIONERS
BOARD MEETING

MINUTES

November 28, 2018

The Columbia County Board of Commissioners met in scheduled session with Commissioner Margaret Magruder, Commissioner Heimuller Heimuller and Commissioner Alex Tardif, together with Sarah Hanson, County Counsel and Jan Greenhalgh, Board Office Administrator.

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 November 21, 2018 Board meeting and November 21, 2018 Work Session. The motion carried unanimously.

SARAH HANSON RECEIVED AWARD:

The Board wanted to congratulate Sarah Hanson for being voted Attorney of the Year by her fellow County Counsels and received the Laurence R. Kressel Memorial Award. This is awarded annually to a County Counsel, or Assistant County Counsel, who exemplifies the thoughtful, courageous, humorous and often times irreverent approach to the practice of county law, mastered by Larry Kressel. The Board feels that Sarah is very deserving of this award and is extremely proud of her. Sarah does a great job for the County.

VISITOR COMMENTS:

Don Campbell, 75735 Price Road, Rainier: He has been trying for the last year to get the Road Department to straighten out the drainage issue on the east side of Price Road. He explained the situation. He is working on drainage solutions on his property, but can't do it until the County does what they need to do in the county right-of-way. Last night, a Jeep hit the bridge and ended upside down near the creek. It appears she hydroplaned and luckily she is ok. He believes that not getting the drainage issue fixed may have played a part in that. He would like to see it fixed for the protection of the public. The Board will talk to the Public Works Director about this.

1ST READING OF ORDINANCE 2018-4 - ESTABLISH LPSCC:

This is the time set for the first reading of Ordinance No. 2018-4, "In the Matter of Establishing the Columbia County Local Public Safety Coordinating Council". The establishment of this council has been discussed with the Board a number of times during work session, but for purposes of informing the public, Sarah Hanson explained the purpose of this ordinance. After review and, with no objections, Sarah gave the first

reading of Ordinance No. 2018-4, by title only. The second reading will be held on Wednesday, December 12, 2018.

1ST READING OF ORD 2018-6 - ESTABLISH TRANSIT ADVISORY COMMITTEE:

This is the time set for the first reading of Ordinance No. 2018-6, “In the Matter of Establishing the Columbia County Transit Advisory Committee and Adopting Bylaws”. Sarah gave the background on this ordinance. The Board first established this committee in 2004 to assist and advise the Board on the distribution of monies from the Special Transportation Fund. In 2017, the Oregon Legislature passed HB 2017, which created the Statewide Transportation Improvement Fund (STIF). STIF implemented rules that require that an advisory committee review proposed transit projects and make funding recommendations to the Board. The STIF membership requirements differ from those of the STF. Rather than have 2 separate advisory committees, this ordinance would establish one committee that meets the requirements for both. With no questions or objections, Sarah gave the first reading of Ordinance No. 2018-6, by title only. The second reading will be held on Wednesday, December 12, 2018.

HEARING - AMEND CCZO FOR ACCESSORY DWELLING UNIT REQUIREMENTS:

This is the time set to continue the public hearing, “In the Matter of Amending the Columbia County Zoning Ordinance to Address Accessory Dwelling Unit Requirements Inside Urban Growth Boundaries”.

Tiffany Johnson reviewed the status of this hearing. The Board held a hearing on October 17, 2018 regarding proposed amendments to the CCZO for allowing Accessory Dwelling Units in conjunction with single family dwellings in UGB areas. At the conclusion of that hearing, the Board decided to continue the hearing to today. Staff attended the 11.7.18 work session for discussion on the issues raised during the public review process.

Deb Jacobs, Land Use Planner, reviewed the updates made to the proposed ordinance as outlined in the 11.21.18 staff report. Based on the testimony and discussions, staff recommends approval of this ordinance.

The hearing was opened for public testimony.

Carol St. Onge, 71172 Terry Road, Rainier: She noticed a couple of major changes to the proposal. One is that the county will require that the proposed accessory dwelling unit will comply with the area and owner occupancy of the city where the UGB is. She believes it would make more sense to have this ordinance apply to the whole county, not just UGB’s. Her second concern deals with the non-conforming ADU’s and making them up to code. If someone has an existing ADU that is not up code, she is concerned with the process a person would have to go through to get it approved.

Don Campbell, 75735 Price Road, Rainier: He also attended the Planning Commission hearing on this matter. The septic systems are one of the more sensitive issues of these ADU's. The typical septic system has between 350' to 450' of leach line and normally a 1,000 gallon septic tank. In this Ordinance, there is no language to address the septic systems that may be getting ready to fail. The ADU's are going to have a much bigger influence on someone's current septic system. His other concern is with the size limits and how that can also affect the septic systems.

Erin O'Connell and Deb Jacobs responded to Don's questions.

With no further testimony coming before the Board, the hearing was closed for deliberation.

Commissioner Tardif feels this is a good start and, although he supports this, he would like to see it move forward to allow it in the whole county, not just the UGB.

Commissioner Heimuller pointed out that the Richard's case that Mr. Campbell pointed out, it is never ok to build a structure in the county road right-of-way. That was an illegal non-conforming use. Some things would never be ok. He will support this amendment,

Commissioner Magruder appreciates the comments from Commissioners' Tardif and Heimuller and wanted to thank staff for all of their hard work on this. That said, she feels that this has been looked at very hard and staff has come up with a workable ordinance.

After deliberations, Commissioner Tardif moved and Commissioner Heimuller seconded to tentatively adopt the Ordinance, "In the Matter of Amending the Columbia County Zoning Ordinance to Address Accessory Dwelling Unit Requirements Inside the Urban Growth Boundaries". The motion carried unanimously.

CONSENT AGENDA:

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:

- (A) Ratify the Select to Pay for the week of 11.26.18.
- (B) Ratify Partition Plat for Emerald Meadows.
- (C) Approve Personnel Actions for Michael Paul, Jan Greenhalgh, Karen Kane and Mike Russell.

- (D) Approve budgeted Out-of-State travel for Justin Hecht for Senior Management Training in Miami, Florida.
- (E) Approve Out-of-State travel for Mike Paul for Child Fatality Review Training in Vancouver, Washington.
- (F) Order No. 48-2018, "In the Matter of Conveying Certain Real Property in Clatskanie, Oregon, to Kathleen Russell and Brenda Vassau; Tax Map ID No. 8N4W31-BO-00600 and Tax Account No. 27570".
- (G) Quitclaim Deed to Kathleen Russell and Brenda Vassau Tax Map ID No. 8N4W31-BO-00600 and Tax Account No. 27570.

The motion carried unanimously.

PUBLIC ROAD EVENT PERMIT FOR "REINDEER RUN":

Cherie Moylan, Public Works Department, presented the application from the Columbia River Foursquare Church for a Public Road Event Permit for the 2018 Reindeer Run. The charity run is set to take place on December 1, 2018. They are expecting approximately 250 participants, 50 volunteers, 2 support motorcycles and 1 car. The map of the event is attached to the application. This is the same exact route as every year and she has received no negative comments. She is recommending approval.

Commissioner Heimuller gave a reminder that the rules state that these permits are to be submitted 90 days in advance. If we are not going to adhere to it, why have it? It's frustrating that these applicants can never make the deadline for applications.

That said, Commissioner Heimuller moved and Commissioner Tardif seconded to approve the Public Road Event Permit for the Reindeer Run. The motion carried unanimously.

Secondly, Commissioner Tardif moved and Commissioner Heimuller seconded to approve the Indemnity Agreement for the Reindeer Run. The motion carried unanimously.

COMMISSIONER HEIMULLER COMMENTS:

Being that the holiday season has officially started, he wanted to mention that the Toy & Joy Auction will be taking place this Saturday at the Fairgrounds Pavilion. Proceeds go to support the St. Helens Fire Department's Toy & Joy program and the St. Helens Kiwanis Club's food baskets.

There is also a St. Helens Kiwanis “gift wrap” collection bin outside the Board’s office. It is a real need to help offset the cost of wrapping paper to the families served.

Due to the Thanksgiving holiday, the South County Chamber Coffee & Commerce has been changed to this Friday at the St. Helens Senior Center at 8:00 am.

COMMISSIONER TARDIF COMMENTS:

As always, smile at someone new today because you never know what they may be going through.

COMMISSIONER MAGRUDER COMMENTS:

It’s Small Business Saturday to support our local businesses. The Shop Local has a program that if you shop locally, you get entered into a drawing.

The Board attended the City/County dinner meeting last night at the Rainier Senior Center. This is always a good way to hear from our local partners and what is happening around the county.

Glen Higgins, LDS Planner, has been with the LDS department for 29 years and is retiring the end of this week. Congratulations to Glen.

State Courts will be hosting the annual holiday luncheon this year and are doing a raffle to collect socks, gloves and hats. With each donation, you will receive a raffle ticket to win a prize.

EXECUTIVE SESSION UNDER ORS 192.660(2)(e) - Real Property:

The Board recessed the regular session to go into Executive Session as allowed under ORS 192.660(2)(e). Upon coming out of Executive Session, no action was taken.

PSA WITH KATHLEEN RUSSELL & BRENDA VASSAU:

Jacyn Normine presented the Board with the Purchase and Sale agreement signed by the purchasers, Kathleen Russell and Brenda Vassau. It is now ready for Board approval. After a brief review, Commissioner Heimuller moved and Commissioner Tardif seconded to approve the Purchase and Sale Agreement with Kathleen Russell and Brenda Vassau. The motion carried unanimously.

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

Dated at St. Helens, Oregon this 28th of November, 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: _____
Jan Greenhalgh
Board Office Administrator

By: _____
Alex Tardif, Commissioner