

COLUMBIA COUNTY BOARD OF COMMISSIONERS
BOARD MEETING

MINUTES

December 5, 2018

The Columbia County Board of Commissioners met in scheduled session with Commissioner Margaret Magruder, Commissioner Heimuller Heimuller and Commissioner Alex Tardif, together with Tiffany Johnson, Assistant 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 Magruder seconded to approve the minutes of the November 28, 2018 Board meeting and November 28, 2018 Work Session. The motion carried unanimously.

VISITOR COMMENTS:

Don Campbell, 75735 Price Road, Rainier: He wanted to comment that the Road Department on the road repairs. Another subject wet lands on building site on Health ??? Road. Can they do that? The Board will check into this.....

HEARING: FY2019 COLUMBIA COUNTY SUPPLEMENTAL BUDGET:

This is the time set for the public hearing to consider the FY2019 Columbia County Supplemental Budget. Jennifer Cuellar, Finance Director, briefly described the purpose for this hearing. There was a more than 10% change in the Transfer Station budget. They need to purchase some heavy equipment for the trash compactor. It was not anticipated to happen this year, but the funding is now available.

The hearing was opened for public testimony.

With no testimony coming before the Board, the hearing was closed for deliberation. The order approving the supplemental budget is listed on the consent agenda.

HEARING: SCOTT WINEGAR ZONE CHANGE RR-2 TO CS-I:

This is the time set for the continuation of the public hearing, "In the Matter of the Application of Scott Winegar for a Comprehensive Plan and Zoning Map Amendment from Rural Residential (RR-2) to Community Service Institutional (CS-I)".

Tiffany Johnson gave a brief introduction and explanation on the purpose of this hearing. The Board declared no conflicts of interest. Commissioner Tardif declared his exparte

contact with the church secretary. Commissioner Heimuller had a conversation with someone at an public event. He cannot remember the gentleman's name or even if it was before or after the first hearing. Tiffany then read the pre-hearing statement into the record. Tiffany then entered evidence received since the last hearing, **Exhibit "6"** 7.25.18 Hearing minutes; **Exhibit "7"** Email from Elaine Kelley; **Exhibit "8"** Applicant's request to postpone the 8.29.18 hearing; **Exhibit "9"** Board Communication with attachments; **Exhibit "10"** Email from Steve Pfeiffer; **Exhibit "11"**; Emails between DEQ, staff and the applicant. Testimony today will be specific to the septic issues.

The hearing was opened for public testimony.

Hayden, LDS Planner, came before the Board to present the updated staff report, dated 11.28.18. Hayden went through the findings. Based on the supplemental findings and additional information that the applicant submitted, staff has found that the applicant has adequately demonstrated that the proposed use of a school can be supported by existing and/or future public facilities on the subject property. Staff recommends approval of this application, with the conditions listed in the November 28, 2018 supplemental staff report.

Commissioner Heimuller appreciates the comprehensive work done on this application. However, Erin O'Connell 9.14 email about future increase of students by 60%.

Commissioner Tardif asked Erin about the max design flow of the septic - max 100 students and 3 staff.

Commissioner Magruder asked about the history water use. Erin explained those numbers were obtained through the past water bills.

PROPONENTS:

Scott Winegar, 56523 Columbia River Hwy, Warren: He is here representing the Warren Fellowship Church. The staff report provided most information needed. As for the septic system, at maximum capacity, they are far below the 250 max. As for Henry's comment on traffic, Scott stated that they have already conducted traffic counts and they are far below the allowable traffic. Commissioner Tardif - school is K-8 now and the max student count was 121 with high school classes. They would have to cap their student population at 100, it is currently 65.

Cary Wacker, lead pastor of WFC: As far as the comments on the septic. The school and Church

Rhonda Watson, 34356 Church Road, Warren: She just wanted to be up front about the fact the many drivers use forth right in stating that many use church road

OPPONENTS:

John Costic, 56725 Plantation Drive, Warren: Opposed.

Don Campbell, 75735 Price Road, Rainier: He doesn't live in this area, but is concerned with some drainage issues and the potential for septic failure. He would like to see language exist that has more clarification and not just rely on the property owner to provide the information.

Steve Pfeiffer, 34555 Church Road, Warren: He presented a power point on a traffic flow report he conducted himself. He then commented on the septic system.

Al Wyatt, 56694 Plantation Drive, Warren: The west side of his property abuts the east side of the proposed site. Because his written testimony is not specific to the septic issue, he won't read it. He is very upset about this because, in 3 separate hearings, the school's story changes each time. He believes that the school can control the traffic. Further, he does not believe that the school will stop at 100 students. Submitted testimony into the record.

Mike Burr, 56652 Plantation Drive, Warren: His lives near where the septic system will be. He sent a letter to the Board on Monday about his concerns and wants to make sure that they received it. He entered a copy of his letter into the record.

Rosemary Lohrke, Mollenhour Road, Scappoose: She

REBUTTAL:

Scott Winegar, CCCS, topography is challenging and there is a low lying area that collects water. They are working on mitigating the issues with a bio swell and tiles. Septic comments.....MM - why large water line - and HH asked if there is a fire hydrant on site. Pastor Wacker gave a very detailed explanation about the water line. He also wanted to rebut on the conditional use

MM asked Erin and Hayden - the PC denial was based on the applicant not being able to provide use????

HH - in reviewing the hearing notes and paperwork, he noticed some concerns with noise. Other than the normal kid and traffic noise, was there any other types of noise concerns? Hayden said it was brought up by neighbors be he cannot recall a specific incident. Mike Burr explained it stemmed from church concert some time ago.

With no further testimony coming before the Board, the hearing was closed for deliberation. Tiffany entered **Ex 12** Mike Burr letter; **Ex 13** Al Wyatt letter; **Ex 14** power point provide by Steve Pfeiffer. If the Board decides to make a decision today, it would be tentative until the staff has prepared the final order for approval. Commissioner Tardif

commented.....the question before the Board is if this application meets all requirements and, based on the staff report, it does. However, he would caution the school to be diligent when going through the design process, because there will most likely be a need to expand.

Commissioner Heimuller knows this area very well and attended the Bethany Church every Sunday.do we stop development in rural areas and keep everyone in the cities because it's easier? ...For conditions, he would want a fully developed transit stop and outdoor space for the children to use and any appropriate signage for traffic safety. Tiffany explained that these conditions should be added to the site design application, not this zone change application.

Commissioner Magruder commented that the decisions the Board makes is based on the law, not personal feelings. She fully supports the comments from both Heimuller and Tardif and wanted to thank the public for the input and staff for their work on this application.

After deliberation, Commissioner Tardif moved and Commissioner Heimuller seconded to tentatively approve the application of Scott Winegar for a Comprehensive Plan and Zoning Map Amendment from Rural Residential (RR-2) to Community Service Institutional (CS-I). 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 Durell & Gail Kearsley.
- (C) Order No. 43-2018, "In the Matter of Conveying Certain Real Property in Goble and Rainier Oregon, to Woodburn Industrial Capital Group, LLC; Tax Map ID No. 6N2W11-AA-00500, 6N2W12-00-00900, and 6N2W11-AA-00400 and Tax Account Nos. 19315, 19330 and 19314
- (D) Quitclaim Deed to Woodburn Industrial Capital Group, LLC Tax Map ID No. 6N2W11-AA-00500, 6N2W12-00-00900, and 6N2W11-AA-00400 and Tax Account Nos. 19315, 19330 and 19314.

- (E) Resolution No. 53-2018, "In the Matter of Authorizing Supplemental Budget Appropriations, Contingency Transfer and Fund Renaming for Fiscal Year 2018-2019".

AGREEMENTS/CONTRACTS/AMENDMENTS:

- (F) C101-2018 - Purchase and Sales Agreement between Columbia County and Woodburn Industrial Capital Group, LLC and authorize the Chair to sign.

The motion carried unanimously.

COMMISSIONER HEIMULLER COMMENTS:

Commissioner Heimuller attended the Toy & Joy event Saturday night. Great turnout and a lot of money raised.

Reminder that when you see the bell ringers, donate what you can.

Take the time to remember our 41st US President Bush who passed away. Prayers and thoughts to the family.

COMMISSIONER TARDIF COMMENTS:

Commissioner Tardif - smile at someone new today.

COMMISSIONER MAGRUDER COMMENTS:

Commissioner Magruder attended the Scappoose Bay WSC annual event last night and got to see all of their accomplishments.

She listened to some of the comments being made on Bush. She reflected on his accomplishments and all of those who serve.

There was no Executive Session held.

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

Dated at St. Helens, Oregon this 5th of December, 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