

BEFORE THE BOARD OF COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

WORK SESSION

January 27, 2009

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

Commissioner Bernhard called the meeting to order.

AMENDMENTS TO CCZO AIRPORT INDUSTRIAL ZONE:

Todd Dugdale, LDS Director, addressed the proposed amendments to the Columbia County Zoning Ordinance at it relates to the Airport Industrial Zone. Under OAR 660-013-0160, Airport Planning, it requires the County to update its local plans and land use regulations to conform with the State Rule. This is normally done through the Periodic Review process, however the rule explicitly requires the County to update its plan and regulations to be in full compliance with the State Rule, if and when the County amends the Comprehensive Plan or zoning map relating to airport provisions.

The Board is currently doing this through the Tim & Michele Bero application. If this application is approved, the county would be required to update the zoning ordinance to be in full compliance. The proposed amendments would only add four specific airport uses which are not currently addressed. At this time, Todd is requesting approval from the Board to move forward with these amendments.

With that, Commissioner Hyde moved and Commissioner Bernhard seconded to authorize the Planning Department to move forward with amendments to the CCZO, relating to the Airport Industrial Zone. The motion carried unanimously.

CERTIFICATE OF OCCUPANCY:

Todd addressed the certificate of occupancy for Cascade Grain. The final certificate of occupancy has not been granted as of yet. The remaining issues deal with fire, life and safety, particularly the State Fire code. These items need to be addressed. Todd's memo to the Board outlines the communications that have taken place with Cascade Grain. They are currently operating while waiting for the final certificate of occupancy which is very close to being finalized. Todd will continue to keep the Board updated on this.

CZ TRAIL PUBLIC INVOLVEMENT AND MITIGATION REPORT:

Janet Wright introduced Jason Franklin and Quinn Fahey of Parametrix. Janet explained that, last year, the county entered into a contract with Parametrix to identify neighbors along the CZ Trail, their concerns, and a plan for mitigation. They are here today to present their report and answer any questions. There were 19 neighbors identified, with 14 interviewed and 5 declining interviews. The issues and concerns were noted and proposed mitigation measures have been addressed in the report.

Commissioner Bernhard understands that the main area of concern is with the trailer park and the Lynch property with the semi trucks. Alta Lynch has stated that the trucks are not coming and going on a daily basis, however, Quinn feels this is a huge risk factor and would suggest those not cross the trail. Quinn and Jason have discussed possible solutions to mitigate her concerns. Some discussion was held on access to her property and possible options. Commissioner Hyde sees that the next step in this process would be to hold a meeting with the Parks Committee regarding the scope of costs to implement the plan. Dave Hill stated that one application for funding has been submitted already. He also noted that the bond that was put up for the purchase of the trail has been refunded to the county, for approximately \$150,000.

Commissioner Hyde stated that that money was taken from the general fund to do this, knowing that it would go back into the general fund, so it was never the intent to use this for the trail.

This grant would require a match, so where is that money coming from. Dave stated that there is money in the trail fund to cover the match. Mary, RARE student from OSU is working in the Road Department on the CZ trail. Using the plan before the Board, Mary suggested looking at the neighbors to possibly share in some of the costs for fencing. The Board did not agree with that. Janet felt that the Board should review the plan and, if in agreement, approve it.

Afterwards, it would be taken back to the neighbors to deal with mitigation issues. Discussion was held on the plan, the need to review it and determine if there are any changes needed, where is the money coming from, and the sequence of events. There are a lot of different issues that need to be looked at prior to actual approval of this plan. Janet will schedule a meeting with the Parks Committee to go over the plan prior to the 2/13/09 deadline for submitting a request for Title III funding. Mary would like to move forward with applying for grants for items that have been addressed and will be needed, such as signage and road crossings. The details of the grants can be done at a later date, however, Mary doesn't want to lose out on any funding if possible. She would also ask that she be involved in the mitigation discussions with the neighbors. After the Parametrix representatives left, Mary and Dave continued discussions with the Board on the plan, the phases, easement issues and grant funding. When the meeting is set up with the Parks Committee, Commissioner Fisher asked that Janet draft an agenda so the Board is aware of what issues will be addressed at that meeting.

2009-2011 TRANSIT BUDGET AND PROJECT UPDATE:

Janet Wright and Henry Heimuller were present to review the upcoming 2009-2011 Transit Budget. In working on the grant programs with ODOT, there is certain criteria that has to be met. A list of program priorities was provided to the State and Janet has now received back

what they consider to be their priorities for CC Rider. Janet went over the list and what they will be working on. She noted that the list continues to grow and that each one requires a separate grant application. The list will expand and, based on that list, the budget will be updated. A public hearing will need to be scheduled for the discretionary funds probably in the next two weeks. All of these programs are contingent upon funding. Commissioner Hyde spoke with an ODOT representative who confirmed that there will be funding for transit systems in the stimulus package. Lengthy discussion was held on the project list, funding and the budget. Commissioner Fisher would like to see the budget figures and have Janet move forward on this assuming the funding will be there.

Henry responded to the question of advertising on the buses. He stated that logos are placed on the vehicles in such a way to allow for advertising space. Basically, he has been horse trading with different entities, trading advertising for the needs of CC Rider.

Commissioner Fisher asked to start receiving ridership numbers on a monthly basis. Janet will get those numbers up to the Board. Henry noted that, even as gas prices went down, ridership continued to rise, which is a good thing. He stated that he recently attended the 5 area senior center luncheon and heard no complaints about the recent rate increase. In fact, almost everyone thought it should have been increased more.

While present, Janet needs to meet with the Board regarding the *ConnectOregon* grant. ODOT has been calling her to see where that stands. Commissioner Hyde stated that the match for this grant is huge, around \$450,000 and the county may have to forego it. Janet has been looking into ways to possibility come up with the match and will keep the Board posted on that.

PERSONAL SERVICES CONTRACT WITH ECO NORTHWEST:

After review and discussion, Commissioner Hyde moved and Commissioner Fisher seconded to approve the Personal Services Contract with ECO Northwest, to review the Port Westward Urban Renewal Area TIF. The motion carried unanimously.

CULTURAL TRUST APPOINTMENT:

Commissioner Hyde moved and Commissioner Bernhard seconded to appoint Earl Fisher to the Cultural Coalition Board, to represent the Columbia County Board of Commissioners. The motion carried unanimously.

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 by the Board.

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

Dated at St. Helens, Oregon this 27th day of January, 2009.

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: _____
Rita Bernhard, Chair

By: _____
Anthony Hyde, Commissioner

By: _____
Earl Fisher, Commissioner

Recording Secretary:

By: _____
Jan Greenhalgh, Board Secretary