

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

STAFF MEETING MINUTES

May 10, 2017

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

Commissioner Heimuller called the meeting to order.

EXECUTIVE SESSION UNDER ORS 192.660(2)(h) - Litigation:

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

SUPPLEMENTAL BUDGET DISCUSSION:

John Dreeszen, Accounting Services Manager, met with the Board to present proposed FY17 Supplemental Budget calculations and seek guidance as to what process the Board prefers to follow in conducting the required meetings and adopting the required resolutions. The Board briefly reviewed the calculations and the primary reasons driving the need for the supplemental budget, and then decided the topic should be presented again in a formal morning Board meeting once the draft resolutions have been reviewed and the appropriate meeting times have been determined.

On a related note, John Dreeszen reported that Jennifer Cuellar is concerned about the possibility of the Transit Fund ending the year with a negative fund balance, which is not permissible under Oregon law. Commissioner Heimuller shared that he has been in contact with Transit Director Michael Ray and proposed that a meeting be scheduled with himself, Jennifer and Michael to further assess the situation.

EXECUTIVE SESSION UNDER ORS 192.660(2)(d) - Bargaining:

The Board recessed the meeting to go back into Executive Session as allowed under ORS 192.660(2)(d). Upon coming out of Executive Session, ***Commissioner Magruder moved and Commissioner Tardif seconded to deny the AFSCME 1442 grievance regarding janitorial duties. The motion carried unanimously.***

VERNONIA AIRPORT ZONING:

Tim Bero met with the Board to request changes to the Airport Industrial zone to allow for marijuana growing and processing. Also present were Tim Bero's attorney, John Salisbury (by phone), and his realtor. Staff in attendance included Todd Dugdale, Glen Higgins, Robin McIntyre and Karen Kane. Staff explained that the purpose of the AI zone is to provide for uses that support or are dependent on aviation. Mr. Bero pointed out that farm use is already allowed in the AI zone, and marijuana growing should therefore also be allowed. He also asked that the Board change the zoning code to allow marijuana processing so that growing and processing can be done at the same

location. Staff explained that the County is in the process of considering amendments to the marijuana land use regulations in the Zoning Code. Mr. Bero's request can be included as part of that process. No decisions were made.

PORT WESTWARD REMAND:

Todd Dugdale, Glen Higgins and Robin McIntyre were present for discussion on the remand of the Port Westward Zone Change. Discussion was held on the hearing date, time, place and procedure. Staff suggested and Robin confirmed that the hearing be conducted and advertised as a quasi-judicial proceeding. The Board's review is very narrow in scope, limited to the five issues sent back to the County by LUBA on remand. Staff addressed those remand issues. Given the narrow scope of review, the Board was concerned about the difficulty trying to keep testimony "on point". The Board will need to clarify at the beginning of the hearing that testimony is limited to the specific items on remand. After discussion, ***Commissioner Magruder moved and Commissioner Tardif seconded to approve the Board taking jurisdiction of this special hearing. The motion carried unanimously.***

After reviewing individual schedules and input from staff it was decided that the hearing will be held on Wednesday August 2, 2017 at the Clatskanie High School Auditorium, contingent on confirmation from Clatskanie schools that the room would be available.

TRANSPORTATION SYSTEM PLAN:

Todd Dugdale, Glen Higgins, Lonny Welter and Robin McIntyre discussed the amendments to the Zoning Code under the proposed Transportation Systems Plan. In particular, Robin discussed textual amendments to the requirements for a Transportation Impact Analysis to ensure that the standards are clear and objective. Staff also discussed the proposed bike parking and internal pedestrian walkway standards, which were raised during the public hearing. Those standards would apply to new development, redevelopment and expansions that are subject to site design review. Robin explained that the State Transportation Planning Rule requires bike parking and internal pedestrian systems for new development. The amendments as proposed exceed state requirements by including expansions to existing development. The Commissioners expressed concern about applying the standards to existing development in rural areas, where because of the rural infrastructure and distance from neighborhood centers, biking and walking aren't practical. However, the Commissioners saw value in bringing existing development up to current standards, especially in areas where biking and walking would be viable modes of transportation, such as near transit stops and schools. The Board directed staff to prepare revisions to the zoning amendments to address the concerns above.

BOARD DISCUSSION:

- Commissioner Heimuller received an email from PCC asking if any decision had been made by the Board regarding a donation to the Future Connect Program. Commissioner Tardif stated that he would follow up on possible match dollars.

- As one of the affected O&C counties, O&C is requesting a letter be sent to Secretary Zinke, Department of Interior, for review of the designation of the Cascade-Siskiyou National Monument. With that, **Commissioner Magruder moved and Commissioner Tardif seconded to send a letter of support as discussed. The motion carried unanimously.**
- **Commissioner Tardif moved and Commissioner Heimuller seconded to approve Commissioner Magruder's application for the Northwest Oregon Resource Advisory Council. The motion carried unanimously.**
- Commissioner Tardif reported on the Behavioral Health meeting he attended yesterday in Salem. He was not very impressed with the agenda/speakers because it was just basically the same issues already addressed and the meeting was not very interactive.
- Commissioner Magruder met with Commissioner Martha Schrader, Mark Ellsworth and others on the topic of cross laminated timber, its uses and the possible inroads to get it produced in Columbia County. They will continue to meet to see where this goes.

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

Dated at St. Helens, Oregon this 10th day of May, 2017.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Henry Heimuller, Chair

By: _____
Margaret Magruder, Commissioner

By: _____
Jan Greenhalgh
Board Office Administrator

By: _____
Alex Tardif, Commissioner