Columbia County Board of Commissioners
October 7, 2026, Board Meeting
Hybrid from the
John Gumm Building and Civic Center
St. Helens, OR 97051.

Present: Commissioner Kellie Jo Smith, Commissioner Margaret Magruder, along with Spencer Parsons, Sr. Assistant County Counsel, and Jacyn Normine, Board Office Administrator.

CALL TO ORDER/PLEDGE OF ALLEGIANCE

Commissioner Smith called this meeting to order at 10:00 am and led the Pledge of Allegiance.

APPROVE AGENDA

Commissioner Magruder moved, and Commissioner Smith seconded, to approve the agenda with the correction to item D to be Jen instead of Den. The motion carried unanimously.
Vote: KJS/MM all in favor. Approved.

VISITOR COMMENTS - 3-MINUTE LIMIT

No visitor comments.

REMAND PROCEEDINGS

This is the time set for the Matter of the Application by the Port of Columbia County for a Comprehensive Plan Amendment and Zone Change with a Goal 3 Exception to Reclassify and Rezone Property from Primary Agriculture (PA-80) to Resource Industrial Planned Development (RIPD) for an 837-acre Expansion of Port Westward on Remand from the Oregon Land Use Board of Appeals.

- Spencer Parsons, Sr. Assistant County Counsel, explained that the matter before the Board is the remand from the Oregon Land Use Board of Appeals (LUBA). The remaining issues primarily concern whether the proposed industrial uses would be compatible with adjacent land uses and surrounding natural resources, as required by applicable state law and administrative rule

- Jesse Winterowd of Winterbrook Planning presented the staff report regarding the Port of Columbia County's proposed 837-acre Port Westward expansion. Staff reviewed the remaining compatibility issues identified by LUBA and found that, while the applicant had addressed several concerns, additional evidence was needed to support higher-intensity industrial uses and demonstrate compatibility with surrounding agricultural uses and natural resources. Staff recommends that the Board of Commissioners approve the PA/ZC and Goal Exception expansion area, but only for a limited set of use categories secured by Condition 1. Staff also recommends additional conditions of approval to ensure compatibility for the supportable uses. Note that this recommendation in no way precludes future county approval of more intensive industrial uses within the five broad industrial categories – provided that sufficient information and analysis are submitted to demonstrate that the compatibility standard is met.

- Staff reviewed next steps in the Remand Hearing Process. Open Record Period – ends 5:00 pm on November 6, 2026. All interested parties may submit evidence, arguments, and testimony. Response Period – ends 5:00 pm on December 12, 2026. All interested parties may submit responses to materials submitted during the Open Record Period.

Final Arguments – ends 5:00 pm on December 23, 2026. Only the applicant. BoC Deliberations – 10:00 am on January 20, 2027.

- Commissioner Magruder moved, and Commissioner Smith seconded, to continue the remand proceedings for PA 13-02 and ZC 13-01 to January 20, 2027, for Board deliberations, with the record remaining open for: November 6, 2026: Written evidence, arguments, and testimony; December 12, 2026: Written responses to materials submitted during the open record period. December 23, 2026: Applicant's final written argument; January 20, 2027: Board deliberations. The motion carried unanimously. **Vote:** KJS/MM all in favor. Approved.

CONSENT AGENDA

Commissioner Smith read the consent agenda in full. Commissioner Magruder moved, and Commissioner Smith seconded, to approve the consent agenda as presented. **Vote:** KJS/MM all in favor. Motion Approved.

A. Approve Board Meeting Minutes for September 2, 9 & 23, 2026.
B. Approve Board Work Session Meeting Minutes for September 2, 9 & 23, 2026.
C. Approve Order No. 36-2026, In the Matter of Declaring Certain Personal Property Owned by Columbia County to be Surplus to the Needs of Land Development Services and Directing the Disposal of Sale Thereof.
D. Approve Letter of Authority Under the Columbia County Enforcement Ordinance for Deputy Jen Stratton, Columbia County Sheriff's Office.
E. Approve the 2025 Board of County Commissioners Annual Jail Inspection Report.

AGREEMENTS/CONTRACTS/AMENDMENTS

Commissioner Smith read the agreements, contracts, and amendments in full. Commissioner Magruder moved, and Commissioner Smith seconded, to approve the consent agenda as presented. **Vote:** KJS/MM all in favor. Motion Approved.

A. Approve C35-2026, In the Matter of Exempting a Personal Services Contract for Medical and Mental Health Services in the Columbia County Jail from the Screening and Selection Procedures of the Personal Services Contracting Rule.
B. Approve C111-2023-4, Amendment 4 to Personal Services Contract with MedTrust LLC for Medical and Mental Health Services in the Columbia County Jail.

COMMISSIONER GARRETT COMMENTS

Commissioner Garrett is attending the Oregon Transportation Commission meeting in Astoria and was therefore unavailable to attend.

COMMISSIONER MAGRUDER COMMENTS

We had a great City-County dinner hosted by the City of Columbia City, noting the value of bringing elected officials and staff from throughout the county together to share information about current activities.
Please remember that political campaign signs must follow placement rules. I encourage candidates and campaign organizations to follow the applicable rules.

COMMISSIONER SMITH COMMENTS

I attended activities at OMIC and noted that the facility continues to attract large, diverse groups and serves as a regional hub for business, education, and innovation. The facility specializes in equipment and educational opportunities, and I encourage young people to learn more about OMIC and its programs. I also attended a recent Women's Power Hour event that attracted approximately 45–50 women and included a tour of the facility.

Commissioner Magruder recognized Senator Johnson's role in helping establish OMIC in Columbia County and expressed enthusiasm about the facility's continued growth and benefit to the community.

ADJOURN

With nothing further to come before this Board, the meeting adjourned at 10:42 am.
The recording of this meeting is posted at www.columbiacountyor.gov/meetings
The next regular scheduled meeting is on October 14, 2026.

BOARD OF COUNTY COMMISSIONERS
FOR COLUMBIA COUNTY, OREGON

By: _____
Kellie Jo Smith, Chair

By: _____Not Present_____
Casey Garrett, Commissioner

By: _____
Jacyn Normine, Board Office Administrator

By: _____
Margaret Magruder, Commissioner