

COLUMBIA COUNTY BOARD OF COMMISSIONERS
BOARD MEETING

MINUTES

January 24, 2018

The Columbia County Board of Commissioners met in scheduled session with Commissioner Margaret Magruder, Commissioner Henry Heimuller and Commissioner Alex Tardif, together with Robin McIntyre, Assistant County Counsel and Jacyn Normine, Board Office Specialist.

Commissioner Magruder called the meeting to order and led the flag salute.

MINUTES:

Commissioner Heimuller moved and Commissioner Tardif seconded to approve the minutes of the January 17, 2018 Board meeting and January 17, 2018 Work Session. Commissioner Tardif abstained. The motion carried.

VISITOR COMMENTS:

Paulette Lichatowich, PO Box 439, Columbia City, OR: She wanted to address an item on the consent agenda, specifically the appointment to the ColPac Committee. She believes that ColPac needs fresh new ideas and new people.

Don Campbell 75735 Price Rd. Rainier OR: Don was present to give the Board an update on the test results on the septic issue at Deer Point Meadows Mobile Home Park. When asked if Don has passed these test results on to DEQ and LDS, Don stated that he has not shared with DEQ yet, just here today to share with the County. Commissioner Magruder asked that Don provide a map to help pin point the test areas that are in question.

Joel Haugen Scappoose OR. Joel gave the Board an update on Chapman Landing. Last week, the City of Scappoose concluded the transaction with the Bernet donation and the city now holds title. Scappoose is ready to move forward with this project now. The Board has some options, the county can put resources into it, give it to the City of Scappoose, or give it back to the port. Also, adding to what Paulette said, he agrees that new members need to be brought in to the ColPac Committee. Commissioner Heimuller mentioned that the Bernet property lines have now been established. This was a significant process that took some time. Now ready to move forward.

JJ Duran 57250 Old Mills Rd. Scappoose OR: The City of Scappoose has been working for two years to create a master plan for parks. The vision Scappoose has for Chapman Landing is a family friendly park, and usable for a number of outdoor activities. She was encouraged to apply for County Parks Committee, which she did a few months ago. She spent a lot of time with the committee and then found out that the

Commissioners did not approve her the appointment after unanimously being voted in. Instead, Casey Garret and Commissioner Heimuller have asked her to apply for the CZ Trail Committee. She hasn't heard anything about this yet, but was excited to see Tony Hyde heading the committee. She looks forward to continue to work on the CZ trail with others.

Commissioner Magruder clarified that Tony Hyde is not heading up the CZ trail Committee, no appointments have even been made as of yet. The County is just now starting to take applications from interested parties. Commissioner Magruder wanted to thank JJ for all of her post on Facebook promoting the CZ Trail.

Commissioner Heimuller reiterated that the Board is actively accepting applications for the CZ Trail Committee. He feels that JJ would be a perfect fit for this committee and did encourage her to apply. One correction is that he has heard no conversations that the county is wanting to take over Chapman Landing. JJ had been getting information from the Scappoose City Council that may have not been accurate.

DELIBERATIONS: AMEND CCZO FOR MARIJUANA LAND USES:

This is the time set for deliberations, "In the Matter of Amending Provisions in Section 1803 of the Columbia County Zoning Ordinance Related to "Marijuana Land Uses" in the Unincorporated Areas".

Commissioner Tardif stated that when this process was started, we talked about making it a true five acre minimum in order to grow in an RR5. Through the process, recommendations have been removed and we are completely looking at restricting grows in the RR5. If we move forward with this recommendation, how do we draw a distinction between different zones? What are we setting ourselves up for by restricting land use in this way?

Commissioner Heimuller stated that when we were first putting our marijuana ordinance together, we realized that there were RR5 properties that were much larger, but did not take into consideration the smaller RR5 lands that may be in a sub division that are now residential home sites. He is not sure how we get our ordinance to protect every single type of land or person. Mr. Herman has corresponded on this issue a couple of times, I take the suggestions he makes to heart, but how do we track how many feet between property lines and buildings and not create grey zones .

Commissioner Magruder feels this is difficult issue but certainly appreciates the past Commissioners and staff from Land Use Development for the efforts they have put into this ordinance. We have endless challenges when it comes to making decisions on land use. During this last year we have had several folks come before us that live in these RR5 neighborhoods with disputes that have arisen. If there were some way we could make a decision that would avoid these disputes, that would be a joy. There is not a decision that

we can make that will satisfy everyone, but do feel that we somehow need to reduce the burden on the rural residential area disputes. I cannot see that we can make a decision that allows for a marijuana grow on any land less than 5 acres in any zone in our County.

Commissioner Heimuller pointed out, that nothing is ever set in stone, changes are being made at the State level and the County level, and we will surely be back in this room in the next couple of years to discuss how the laws have changed.

After discussion, Commissioner Heimuller moved and Commissioner Tardif seconded to tentatively approve amendments to the Columbia County Zoning Ordinance for marijuana land uses. The motion carried unanimously.

CONSENT AGENDA:

Commissioner Magruder read the consent agenda in full. With no changes/additions, Commissioner Tardif moved and Commissioner Heimuller seconded to approve the consent agenda as follows:

- (A) Ratify the Select to Pay for the week of 01.22.18.
- (B) Appoint Tony Hyde to the Columbia/Pacific Committee. (**Pulled for discussion**)
- (C) Order No. 2-2018, "In the Matter of filing a Lien for Unpaid Civil Penalties by George Bainbridge for a Continuing Building Code Violation at 61393 Robinette Road, near St. Helens, Oregon (Tax Map ID 5130-000-02402)".
- (D) Order No. 3-2018, "In the Matter of Filing a Lien for Unpaid Civil Penalties by William and Cindy Meriwether for a Continue Building Code Violation at 50337 Settler Road, near Scappoose, Oregon (Tax Map ID 3223-000-01300).

AGREEMENTS/CONTRACTS/AMENDMENTS:

- (E) Intergovernmental Agreement #5422 with the Oregon Department of Corrections for Measure 57 Funds and authorize the Chair to sign.
- (F) Intergovernmental Agreement #156297-0 with the Oregon Health Authority for Environmental Health Services and authorize the Chair to sign.

The motion carried unanimously.

AGREEMENT WITH UPPER NEHALEM WSC FOR APIARY CULVERT:

Mike Russell and Tristan Wood, Road Department, were present to discuss the agreement with the Upper Nehalem WSC Agreement for the Apiary Road Culvert Replacement. Funding will be received by the Road Department in June to distribute. After some discussion, Commissioner Tardif moved and Commissioner Heimuller seconded to approve the Agreement with the Upper Nehalem Watershed Council. The motion carried unanimously.

RAINIER TRANSIT RFP:

Michael Ray, Transit Director, came before the Board to give an update on the Rainier Transit RFP. The RFP will be published on January 31, 2018 and it will be open for two weeks. Being a quick process, final completion is schedule for December 21, 2018. The RFP meets the funding guidelines.

ITEM (B):

Commissioner Tardif was not at the meeting last week, and questioned how this got onto the agenda. He asked if the position has been advertised. Commissioner Heimuller explained how this got on the consent agenda but does agree that it does need to be publicized. After discussion, there was Board consensus to have this position advertised for other possible candidates.

COMMISSIONER HEIMULLER COMMENTS:

Commissioner Heimuller wanted to mention that, Dave Hill, our County Road Master for the past 23 years, retired last week. He also wanted to welcome Mike Russell, our new Road Master. Thank you Dave for your years of service to the county and we wish you the best in your retirement .

Yesterday he attended the Columbia County Economic Team meeting. They spent a lot of time talking about commercial land for marijuana production. An interesting thing for our area, is that Wauna Credit Union is talking about offering banking for cannabis, but with the federal laws, it is harder than expected. They also spent a fair amount of time talking about OMIC and PCC and the struggles of how PCC will settle into where they will be sited.

Don Campbell brings to the table issues that do have merit. Commissioner Heimuller feels that Don often leaves feeling like we are not doing anything. When in fact, 100's of thousands of dollars have been spent on a septic issue that we, the county, have no jurisdiction over. DEQ doesn't like making decisions that would make low income families homeless. The bottom line is that DEQ says that on going work is happening at the Mobile Home Park, and hopes to have everything resolved by next fall. Hopefully that

happens, but he wants people to know that the county is working this every day and we appreciate Don's passion.

Former Commissioner Bernhard and her husband Norm celebrated their 60th year anniversary last week. Congratulations to both.

Sad to announce that the Scappoose Senior Center is closing their meals program due to lack of funding. The good news is that there will be no gap in services for the meals on wheels. The St. Helens senior center will be taking that on for the time being.

COMMISSIONER TARDIF COMMENTS:

Commissioner Tardif was in Memphis last week attending a NACo Health Forum. We all came together to see what is working and not working with mental health and criminal justice. There was discussion at the conference on how to alleviate costs to the justice system. When we incarcerate behavioral and mental health patients in our jails, it puts a burden on our criminal justice system and the person is not getting the services they need. He looks forward to hitting the ground running here in Columbia County to help with mental health and criminal justice services.

COMMISSIONER MAGRUDER COMMENTS:

Attended the Ag Link Meeting. The Ag Link Committee was formed 50 years ago, to get the message out to Oregonians about agriculture, its importance and how it impacts each of us every day. We have a program called "Adopt a Farmer", which brings the farmers to the schools, and the students to the farm. Another thing we do with Ag link is the signs on I-5 that tell you what crops are being grown.

Last week, the Columbia County Museums met at the Flippin Castle. Debbie Hazen was in period costume to give the tour to everyone. The Castle is open in the afternoons on Wednesdays and Thursdays and lunch is served downstairs on these days. This group has dubbed themselves as the Columbia County Heritage Association. They are reaching across the river to neighboring counties in effort an to keep our history alive.

There was no Executive Session held.

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

Dated at St. Helens, Oregon this 24th of January, 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: _____
Jacyn Normine
Board Office Specialist

By: _____
Alex Tardif, Commissioner