

RECORDED

AUG 10 2023

DOC# 2023080028

**Clatsop County
Board of Commissioners
Minutes
Wednesday, June 28, 2023**

REGULAR MEETING: 6:00 PM

FLAG SALUTE

The Pledge of Allegiance was recited.

ROLL CALL

PRESENT

Commissioner Lianne Thompson
Commissioner Pam Wev
Commissioner John Toyooka
Vice Chair Courtney Bangs
Chair Mark Kujala

AGENDA APPROVAL

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to approve the agenda as presented.

Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner Toyooka, Vice Chair Bangs, Chair Kujala

BUSINESS FROM THE PUBLIC

Rick Bowers, 357 Commercial, Astoria, reported that the Clatsop Regional Taskforce had recently discussed housing types and affordability. He explained there was a gap when someone earned too much to qualify for subsidized housing but could not afford a market-rate apartment. He provided a hand-out illustrating someone who lived in affordable housing and could not accept a promotion out of fear of losing the subsidized housing. This gap creates a two-tiered society and people who rely on subsidies are disincentivized from moving up the ladder of success.

Brian Colonna, 1585 Exchange, Astoria, reported that Commissioner Wev's comments were published in the newspaper last week, stating that neighbors' concerns about the Adair expansion were unwarranted. The geological reports provided misleading statements to the public. He was happy to provide the County with geological reports that state the excavation at the bottom of the slope of a landslide zone would be catastrophic to the historic district. The facts indicate the concerns are warranted. He also read in the newspaper that additional funding might be provided to Northwest Oregon Housing Authority (NOHA). NOHA was operating its existing facility dismally and has received scores of three out of 10 for the last three years. NOHA was also being sued by the operations manager that it fired. The organization is a disaster and it did not make sense to continue funding it. He asked anyone affiliated with NOHA to refrain from participating in voting for funding.

1 Jeff Davis, 79432 Ray Brown, Arch Cape, stated he was disappointed that caps and
2 other short-term rental (STR) restrictions were not included in this meeting's agenda.
3 Immediately following the certification of the vote on Measure 4221, the County
4 published a web page announcing the resumption of STR permitting in unincorporated
5 zones. Nearly half the voters in the May election voted in favor of restricting STRs. The
6 perception is that the County's position is to add STR permits rather than limit them.
7 The longer the discussion on caps and other STR restrictions is postponed, the longer
8 he waited for relief and the more problematic it would be to implement a fair cap and
9 other limits. In his neighborhood, 30 percent of the houses have STR permits. He asked
10 if the Board intended to address the issue, as it promised. At the last Board meeting, he
11 recommended the County gather a group of community members from both sides of the
12 issue to determine the best way to proceed.

13 Mary Eng, no address, reported that she had found a lot of problems in the homeless
14 community involving a lack of inclusion and a lack of sensitivity to trauma-informed
15 approaches. She was being prosecuted for recording a male in the homeless industry
16 verbally abusing her. She had recorded the incident for her safety. She was also
17 threatened to be cut with a knife by a member of the Skid Row district and those threats
18 should be taken seriously. She was concerned that disabilities were not at the forefront
19 of any shelter system. She had been permanently blacklisted from participating in the
20 Astoria Warming Center and other organizations due to a vendetta against her for
21 reporting civil rights violations to the Bureau of Labor and Industries. Whistleblower
22 retaliation is a serious issue and any organization receiving funding from the County
23 should be trained in civil rights, inclusion, and non-discrimination. Any existing blacklists
24 and boycotts in discrimination should cease and desist. She noted that the jail had
25 excellent vegan cookies, she had an excellent defender, and she hoped the charges
26 would be dropped as she had no malicious intent when recording the abuse.

28 **CONSENT CALENDAR**

29 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to approve the*
30 *Consent Calendar.*

31 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner Toyooka,*
32 *Vice Chair Bangs, Chair Kujala*

- 33 1. Contract with CMH for Deputy Medical Director {Page 44}
- 34 2. Supply Creek Bridge Superstructure Replacement {Page 48}
- 35 3. Guardrail Installation - Portions of Dolphin Road and Valley Creek Road {Page
36 56}
- 37 4. Board of Commissioners Meeting Minutes 4-26-23 {Page 74}
- 38 5. Board of Commissioners Meeting Minutes 5-10-23 {Page 79}
- 39 6. Intergovernmental Agreement #179757-0 with Oregon Department of Human
40 Services (ODHS) for the Biennium July 1, 2023 through June 30, 2025 {Page 84}
- 41 7. Contract with Orenco for work at the Westport Sewer Treatment Plant {Page
42 118}

8. Contract for Jail Mental Health Services {Page 123}
9. Contract for Jail Medical Director {Page 127}
10. Approve the 2022-23 Budget and Appropriation Adjustments {Page 131}
11. Oregon Department of Human Services My Future My Choice Contract Amendment no. 4 to increase funding by \$11,000 {Page 135}

COMMISSIONER'S LIAISON REPORTS

Commissioner Thompson handed out a folio from the Community Action Team that provided information about the organization. She reported that the Commission had developed a work plan to implement the Strategic Plan goals and the Columbia Pacific Economic Development Region (Col-Pac) was still looking for an executive director. She also reported that the chairs of the area Commissions on Transportation would be meeting with the Oregon Transportation Commission, where she planned to ask how the Oregon Department of Transportation (ODOT) would make enough money to operate and maintain.

Vice Chair Bangs reported that she met with a representative of the Fort Pointe project in Warrenton, which aimed to provide housing units at a marketable rent rate for working individuals.

Commissioner Wev reported that she hosted the Northwest Oregon Workforce (NOW) board meeting and said a nice amount of federal funding had been infused into workforce development this year. She explained that NOW worked on economic development issues in the county and shared the success story of the Port's efforts to build a boat repair yard to complement Hyak Maritime's facility at Tongue Point. Both the Port and Hyak were having trouble recruiting employees, likely due to the college losing its commercial driver's license training program, so NOW planned to speak with the college about providing some funding. She had requested that NOW provide the Board with a presentation on their work and their budget in September.

Commissioner Toyooka reported that the Regional Housing Taskforce was working with the County to navigate the State's rules that were not rural-friendly and make the rules more realistic for rural development. The Fort Pointe project was experiencing significant barriers like infrastructure, which the County could help with. He hoped that providing infrastructure for housing projects would benefit other developments. The County's permitting, land use and zoning restrictions could also help remove boundaries.

Chair Kujala reported that County Staff met with Warrenton City Staff to discuss ways to supplement the City's infrastructure. He also attended the Trillium House grand opening. He appreciated the article published in the Daily Astorian about the Federal Emergency Management Administration (FEMA) buy-up, which highlighted the coordination among the County and Cities and the barriers to development.

1 **COUNTY MANAGER'S REPORT**

2 County Manager Bohn reported that he met with the Fire Defense Board, the Sherriff,
3 and Justin Gibbs to discuss ambulance franchises, the 911 consolidated dispatch
4 efforts, burn regulations, and other topics of concern. He also reported that at the July
5 12th Board meeting, a presentation would be given about special districts and
6 intergovernmental entities. At the July 19th meeting, Charter Communications would be
7 giving a presentation about their investments in rural broadband initiatives.

8 Commissioner Thompson stated she had connected the built-to-rent housing
9 developers with the TallWood Design Institute.

10
11 **BUSINESS AGENDA**

12 12. Human Services Advisory Council (HSAC) Membership Recommendations
13 {Page 166}

14 Assistant County Manager Steele presented the Staff report on the
15 recommended appointments to the HSAC.

16 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to*
17 *appoint the Human Services Advisory Council's recommended appointments of*
18 *Kathleen Samsel and Grant North to the Human Services Advisory Council.*
19 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner*
20 *Toyooka, Vice Chair Bangs, Chair Kujala*
21

22 13. Human Services Advisory Council grant recommendations awards to outside
23 agencies for FY 2022-23 {Page 172}

24 Assistant County Manager Steele presented the HSAC's recommendations to
25 award outside agencies with grant funds for FY 2022-23.

26 *Motion made by Vice Chair Bangs, Seconded by Commissioner Wev to approve*
27 *social service agencies for grant funding as recommended by the Human*
28 *Services Advisory Council for the 2022-2023 budget year.*
29 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner*
30 *Toyooka, Vice Chair Bangs, Chair Kujala*
31

32 14. Large County Road Event Application for the 2023 Hood to Coast / Portland to
33 Coast Relays {Page 241}

34 Senior Planner Ian Sisson presented the Staff report on the permit application for
35 this year's Hood to Coast and Portland to Coast relays on August 25th and 26th.
36 Staff recommended reimbursements totaling \$36,200.

37 Vice Chair Bangs asked if the event organizer was required to contract with a
38 professional flagging company to flag on the roads during the race when cars
39 interact with pedestrians. Planner Sisson responded that Staff had recommended
40 a Condition of Approval related to signage, wayfinding, and directing traffic.

1 Felicia Hubber Applicant, added that the event organizer contracted with
2 Northwest Traffic Control for all of the flagging needs along the racecourse. In
3 Clatsop County, flaggers will be utilized at 11 locations.

4 Vice Chair Bangs asked if the County could have contact information for
5 Northwest Traffic Control because there were issues last year.

6 Planner Sisson confirmed that the County had contact information for all of the
7 key personnel involved in Hood to Coast and it would be best to work through
8 those channels.

9 Vice Chair Bangs suggested the County advertise a way for constituents to
10 verbalize concerns.

11 Planner Sisson responded that one of the Conditions of Approval required a
12 hotline be made available. He would coordinate with Public Affairs to advertise
13 the information.

14 Commissioner Toyooka asked if the extra expenses for rural law were already
15 accounted for. County Manager said the estimated reimbursements were
16 included by the Sheriff's office.

17 Ms. Hubbard thanked the community for allowing the participants to finish the
18 relay in Clatsop County. While the event could be a nuisance, she hoped it would
19 attract tourism for the community.

20 *Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson to*
21 *approve the County Road Event Application for the 2023 Hood to Coast/Portland*
22 *to Coast Relay as submitted with Staff's recommended Conditions of Approval*
23 *listed in Exhibit C and a deposit amount of \$36,200.*

24 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner*
25 *Toyooka, Vice Chair Bangs, Chair Kujala*
26

27 15. Reappointment to Recreational Lands Planning Advisory Committee {Page 308}

28 Natural Resources Manager Meshke presented the Staff report on the
29 recommended reappointment to the Recreational Lands Planning Advisory
30 Committee.

31 *Motion made by Commissioner Wev, Seconded by Vice Chair Bangs to*
32 *reappoint Brad Catton to the Recreational Lands Planning Committee with a term*
33 *expiration of February 1, 2026.*

34 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner*
35 *Toyooka, Vice Chair Bangs, Chair Kujala*
36

37 16. Planning Commission Appointments {Page 311}

38 Community Development Director Henrikson presented the Staff report on the
39 recommended appointments to the Planning Commission.

1 *Motion made by Commissioner Toyooka, Seconded by Vice Chair Bangs to*
2 *approve the appointment of Cary Johnson and Jason Kraushaar to the Clatsop*
3 *County Planning Commission to fill terms that will expire on June 30, 2027.*

4 *Voting Yea: Commissioner Wev, Commissioner Toyooka, Vice Chair Bangs,*
5 *Chair Kujala*

6 *Voting Abstaining: Commissioner Thompson*

7 Commissioner Thompson explained she abstained from voting as a reminder
8 that District 5 contains more than half of the land mass of the county.

- 9 17. Adopt Proposed Fee Schedule for Clatsop County to be implemented July 1,
10 2023 {Page 330}

11 Assistant County Manager Steele presented the Staff report on the proposed
12 changes to the County's fee schedule.

13 *Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson adopt*
14 *the proposed fee schedule to be implemented effective July 1, 2023 as*
15 *presented.*

16 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner*
17 *Toyooka, Vice Chair Bangs, Chair Kujala*
18

19 **PUBLIC HEARINGS**

- 20 18. Ordinance 23-06: Clatsop County Comprehensive Plan Update – Goals 1-4, 6-14
21 and Goal 19 {Page 358}

22 Director Henrikson presented the Staff report on the proposed updates to the
23 Comprehensive Plan.

24 Chair Kujala noted this hearing had been continued.

25 Counselor Pope conducted the second reading of the ordinance.

26 Chair Kujala called for public comments. Seeing none, he closed the public
27 hearing.

28 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka*
29 *approve Ordinance 23-06 and conduct the second reading by title only.*

30 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner*
31 *Toyooka, Vice Chair Bangs, Chair Kujala*

32 Commissioner Toyooka said he hoped the Comprehensive Plan would now
33 become a working document that was constantly updated and revised.
34

- 35 19. Ordinance 23-07: LAWDUC Amendments to Revise and Update Parking
36 Standards {Page 376}

37 Chair Kujala noted this public hearing had been continued.

38 Counselor Pope conducted the second reading of the ordinance.

39 Chair Kujala called for public comments. Seeing none, he closed the public
40 hearing.

Commissioner Wev said parking was being discussed by planners throughout the whole country in urban and rural areas. Clatsop County was one of the first counties to update its parking standards and was ahead of the curve.

Vice Chair Bangs said she hoped that in communities like Knappa, businesses would not have to excavate an additional lot that would remain unused.

Motion made by Vice Chair Bangs, Seconded by Commissioner Wev to approve Ordinance 23-07 and conduct the second reading by title only.

Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner Toyooka, Vice Chair Bangs, Chair Kujala

20. Ordinance 23-08: Warrenton Urban Growth Boundary (UGB) Amendment {Page 396}

Chair Kujala noted this public hearing had been continued.

Counselor Pope conducted the second reading of the ordinance.

Chair Kujala confirmed there were no public comments and closed the public hearing.

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to approve Ordinance 23-08 and conduct the second reading by title only.

Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner Toyooka, Vice Chair Bangs, Chair Kujala

GOOD OF THE ORDER

There was nothing for the good of the order.

ADJOURNMENT

There being no further business, the meeting was adjourned at 6:53 pm.

Approved by,



Mark Kujala, Chair