

RECORDED

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Clatsop County
Board of Commissioners
Minutes
Wednesday, June 14, 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

Commissioner Thompson requested that the title of Consent Calendar Item 12 be amended to include "in the amount of \$12,994.08."

Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson to approve the Agenda as amended.

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

PROCLAMATIONS

1. PTSD Awareness Day Proclamation {Page 32}

Angel Escobedo, Columbia Pacific CCO, provided background information about Columbia Pacific CCO and the Resilient Clatsop County Network. He also cited statistics about the impacts of adverse childhood experiences on post-traumatic stress disorders.

Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson to approve the resolution and order proclaiming June 27, 2023 as PTSD Awareness Day and authorize the chair to read then sign the proclamation.

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

Chair Kujala read the proclamation.

2. Pride Month Proclamation {Page 36}

Jessica Klein, Lower Columbia Q Center, presented on the purpose of Pride Month.

23 00039

1 *Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson to*
2 *approve the resolution and order proclaiming June 2023 as Pride Month and*
3 *authorize the chair to read then sign the proclamation.*

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

6 Chair Kujala read the proclamation.

7 3. Make Music Day Proclamation {Page 38}

8 Dave Ambrose, Arts Council of Clatsop County, presented information about the
9 Arts Council, upcoming events, and their impact on the community. He also shared
10 about Make Music Day events.

11 *Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson to*
12 *approve the resolution and order proclaiming June 21, 2023 as Make Music Day*
13 *and authorize the chair to read then sign the proclamation.*

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

16 Chair Kujala read the proclamation.

17 **BUSINESS FROM THE PUBLIC**

18 Gabriel Erbs, 1547 SE 88th Ave., Portland, Oregon Nurses Association, Providence
19 Seaside Hospital Representative, said a strike was likely due to a dispute over their
20 contract, which should be a matter of concern to the residents of Clatsop County
21 because Providence Seaside is the only option for emergency and urgent care. The
22 association has been negotiating for nine months on an expired contract, trying to clean
23 up the nurse recruitment and retention crisis. Providence is a billion-dollar corporation
24 that refuses to make investments in nursing and patient care on the north coast. He
25 invited the community to stand with the nurses.

26 Nathan Weiler, 340 Hilltop Dr., Seaside, Providence Seaside Hospital, Bargaining Unit
27 Chair, stated that the most recent negotiation session lasted between 17 and 19 hours
28 and there was not much movement by Providence. For years, nurses have dealt with
29 discrepancies between the Seaside and Portland area hospitals despite the cost of
30 living. Pay increases in Bend are comparable to the federal government's
31 reimbursement and he has been told that the market is different here. Providence feels
32 they own the market and can offer a lower pay scale. However, Providence needs to
33 retain nurses who have the ability to go elsewhere. He invited the community to support
34 the nurses as they picket on Tuesday at 2:00 pm.

35 Rick Bowers, 357 Commercial St., Astoria, provided details about Housing and Urban
36 Development's (HUD) point-in-time count of the homeless population and noted that
37 similar data is reported by the State. Criticisms about the count include that the count
38 misses those who were homeless temporarily and not at a shelter on the day of the
39 count and the impossible task of finding all of the unsheltered on a particular day. In
40 2015, statistics about the number of homeless varied greatly among government
41 entities. The counts have improved over the years. However, he believed the number of
42 homeless people in Clatsop County was more than the 928 reported by the 2021 count.

1 Charles Dice, 31911 Clatsop Ln., Arch Cape, said the North Coast Neighbors United
2 lost Measure 4-221, but only by 140 votes out of almost 10,000. The campaign provided
3 an opportunity to educate voters about Ordinance 22-05 and short-term rentals (STR) in
4 neighborhoods. The County violated the law in 2018 by issuing STR permits to property
5 owners in residential zones, which caused all of the current problems with STRs. The
6 STRs are owned by investors who live outside of Clatsop County and will take their
7 profits outside of the county as well. In violating the law, the County has taken property
8 rights away from residents and homeowners who live in the county. By allowing outside
9 investors to buy single-family homes, the County is allowing homes to be converted into
10 businesses, decreasing the availability of housing. He hoped the County would not
11 impose the ordinance as written but would modify the ordinance to adopt the
12 recommendations made by the Planning Commission in March 2022.

13 Lane Borg, 4641 Hunter Ridge Rd., Gearhart, stated the STRs are commercial, for-
14 profit activities. The government's role is to make sure the efforts to make a profit do not
15 impact the community too much or too negatively. Making a profit requires maximizing
16 occupancy and minimizing overhead. There are three STRs adjacent to his house and
17 the advertised occupancy is more than two people per bedroom. Last weekend, short-
18 term renters were banging on doors and lurking in yards. The Sheriff had to come out
19 twice. A woman who cleans STRs explained that she is paid a flat fee for this gig work,
20 regardless of how long the job takes her. The risks of STRs include the environmental
21 impacts of septic tank overflows, increased law enforcement costs, and increased
22 demand for social services due to depressed wages. He asked the Board to consider
23 reasonable regulations to protect against these impacts.

24 Jeff Davis, 79432 Ray Brown Rd., Arch Cape, stated the Measure 4-221 campaign got
25 ugly. Supporters were appalled that the opponents misrepresented the impacts of the
26 measure, violated State campaign finance laws, attempted to prevent voters from their
27 right to voice their opinion, registered to vote in the county just for this election by
28 providing false information about their residency and voting history, and vilified
29 proponents by name on social media. He and his wife were threatened in one of the
30 social media posts. The Board will condone this behavior if it allows Ordinance 22-05 to
31 proceed without requiring restrictions. The lure of huge profits and tax revenue will
32 overshadow the benefits to residents. He encouraged the Commission to continue
33 discussing reasonable and fair caps in residential zones. He recommended that
34 community members from both sides of the issue determine the best way to proceed.

35 36 **CONSENT CALENDAR**

37 During Agenda Approval, the title of Consent Calendar Item 12 was amended to include
38 "in the amount of \$12,994.08."

39 *Motion made by Commissioner Thompson, Seconded by Vice Chair Bangs to approve*
40 *the Consent Calendar.*

41 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner Toyooka,*
42 *Vice Chair Bangs, Chair Kujala*
43

4. Approve the Contract Amendment with Solutions YES {Page 40}
5. FY 2023-24 Veteran Services Officer Agreement {Page 42}
6. Award of HMAc Paving Contract to Bayview Asphalt Inc. {Page 51}
7. Approval of Agreement with Capitol Asset & Pavement Services Inc. {Page 61}
8. FY 2023-24 Mobile Crisis Services Agreement {Page 74}
9. Amendment 3 to Homeless Liaison Funding Agreement {Page 88}
10. IGA with the City of Astoria concerning the rebuilding of the Clatsop Net Pen Access Pier {Page 94}
11. FY 22-24 ARPA Funding for Social Service Partners {Page 97}
12. Cancellation of Delinquent Personal Property Taxes in the amount of \$12,994.08 Pursuant to ORS 311.790 {Page 136}
13. 2022-23 Budget and Appropriation Adjustments {Page 142}

COMMISSIONER'S LIAISON REPORTS

Commissioner Toyooka reported that he attended the Human Services Advisory Committee and Public Safety Coordinating Council meetings. He also did some work with the Regional Housing Taskforce, looking at supportive housing, temporary housing, and affordable housing with the goal of preventing people from remaining stagnant in any location or housing and always providing a path forward. Lastly, he noted that it was amazing to see the community support for the recent graduates.

Commissioner Wev also was thrilled that our graduates are celebrated. She reported that she attended the graduation of drug court, which is prescribed in lieu of incarceration. The graduates had been sober for more than a year.

Vice Chair Bangs reported that Northwest Senior Disability and Senior Services renewed contracts for vendors and care services, which included Clatsop Care. The Fair Board is meeting weekly and this year's fair would include a lot of children's activities. She testified at the Board of Forestry meeting and attended a Childcare Taskforce meeting. The American Rescue Plan Act (ARPA) funding was having a measurable impact on childcare, but more childcare was needed for ages zero to two years old. The taskforce would continue discussing whether to become a 501(3)(c) or partner with ESD and CCR&R.

Commissioner Thompson reported that she attended the community fundraiser for the Nolazco family, who have lost four family members in traffic accidents. Congresswoman Bonamici has expressed interest in rehabilitating the Elk Creek Terrace development where the family lives. She also reported that Columbia Pacific Economic Development (Col-Pac) was taking applications through tomorrow for an executive director. She attended a meeting with the governor where she listened to an insurance company speak about the work they must do but cannot bill for, specifically work related to housing, law enforcement, behavioral health, and issues in schools. She told the

governor that the County needed housing of all kinds, effective behavioral and physical healthcare, and jobs.

Chair Kujala reported that he and County Manager Bohn spent time with the governor to discuss the steps the County is taking in the areas of childcare, behavioral health, housing, homelessness, economics, the threat of HCP, tourism and the restrictions on transient lodging taxes. He believed that County Manager Bohn's experience in Washington County led him to recognize Clatsop County's lack of resources and unique issues compared to an urban county, which he described to the governor. The governor had said she was concerned about the County's economics and would look at the HCP.

COUNTY MANAGER'S REPORT

County Manager Bohn reported that the meeting with the governor went well. The community has rallied around the major issues, which has allowed the community to come up with enduring solutions even though resources are light. Clatsop County is ahead of a lot of communities and he was glad the governor listened. He reported that County offices would be closed for Juneteenth and Charter would be giving a presentation on internet service to the Commission at a work session in July.

PUBLIC HEARINGS

14. Public Hearing and Adoption of the Fiscal Year 2023-24 County Budget {Page 146}

Assistant County Manager Steele presented the Staff report on the County's budget proposed for the 2023-24 fiscal year.

Chair Kujala opened the public hearing and called for public comments. Hearing none, he closed the public hearing.

Commissioner Thompson asked if the fiscal impact numbers were in line with what Staff anticipated. County Manager Bohn explained the numbers were based on projection models used as part of the budgeting process and indicate the County's goals for the next fiscal year.

Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson to approve the resolution adopting the budget for 2023-24 by organization unit, imposing taxes, categorizing taxes, levying for bonded debt, and making appropriations for Clatsop County as approved by the Budget Committee with board requests as well as Staff's recommended changes.

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

15. Public Hearing and Adoption of Fiscal Year 2023-24 Budget for Clatsop County 4-H & Extension District {Page 154}

Assistant County Manager Steele presented the Staff report on the 4-H and Extension District budget proposed for the 2023-24 fiscal year.

Chair Kujala opened the public hearing and called for public comments. Hearing none, he closed the public hearing.

Commissioner Wev said she hoped the citizens appreciate that the extension service was so outstanding. The County's only higher education is a community college and the extension service functions as a hands-on university.

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to approve the resolution adopting the budget for 2023-24 by organizational unit, imposing taxes, categorizing taxes, and making appropriations for Clatsop County 4-H and Extension Special Service District budget as approved by the Budget Committee with Staff's recommended changes.

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

16. Public Hearing and Adoption of Fiscal Year 2023-24 Budget for Clatsop County Rural Law Enforcement District {Page 158}

Assistant County Manager Steele presented the Staff report on the Rural Law Enforcement District budget proposed for the 2023-24 fiscal year.

Chair Kujala opened the public hearing and called for public comments. Hearing none, he closed the public hearing.

Commissioner Toyooka said most people do not know what rural law encompasses and how far-reaching it is. Clatsop County is a large county with thin resources and he hoped the discussion with the governor would make headway with the transient lodging taxes.

Vice Chair Bangs asked how long it took for a deputy to travel from south county to east county. Sheriff Phillips said the time depended on the situation and the time of year. This time of year, it takes 45 minutes to get from Arch Cape to Astoria.

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to approve the resolution adopting the budget for 2023-24 by organizational unit, imposing taxes, categorizing taxes, and making appropriations for Clatsop County Rural Law Enforcement District budget as approved by the Budget Committee with or as revised by the board.

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

17. Public Hearing and Adoption of Fiscal Year 2023-24 Budget for Clatsop County Road District Number 1 {Page 162}

Assistant County Manager Steele presented the Staff report on the Clatsop County Road District Number 1 budget proposed for the 2023-24 fiscal year.

Chair Kujala opened the public hearing and called for public comments. Hearing none, he closed the public hearing.

Commissioner Thompson said she appreciated the Road Department and Public Works. The roads do not meet County standards but Staff finds ways to do acceptable levels of work whenever possible.

Vice Chair Bangs expressed her appreciation for the assistance the Department's provided to Knappa students. Commissioner Thompson asked the Public Affairs Department to promote the student's ideas that the Public Works Department saw merit in.

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to approve the resolution adopting the budget for 2023-24 by organizational unit, imposing taxes, categorizing taxes, and making appropriations for Clatsop County Road District Number 1 budget as approved by the Budget Committee or as revised by the board.

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

18. Public Hearing and Adoption of Fiscal Year 2023-24 Budget for Westport Sewer Service District {Page 166}

Assistant County Manager Steele presented the Staff report on the Westport Sewer Service District budget proposed for the 2023-24 fiscal year.

Chair Kujala opened the public hearing and called for public comments. Hearing none, he closed the public hearing.

Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson to approve the resolution adopting the budget for 2023-24 by organizational unit, imposing taxes, categorizing taxes, and making appropriations for Westport Sewer Service District budget as approved by the Budget Committee or as revised by the board.

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

19. Ordinance 23-06: Clatsop County Comprehensive Plan Update – Goals 1-4, 6-14 and Goal 19 {Page 171}

Community Development Director Henrikson presented the Staff report on the proposed updates to the Comprehensive Plan. She thanked Commissioners, Staff, and community members for putting so much work into the updates.

County Counsel Pope conducted the first reading of the ordinance.

Commissioner Thompson said she was concerned about those who got attached to seeing their recommended language appear in the proposed updates. The update process was not designed to allow individuals to direct Staff to put specific language in the Plan. She asked for details about the prescriptive language proposed for Goal 6, specifically Policies C and D, which she believed contradicted each other.

1 Director Henrikson responded that Staff compared each policy to the Statewide
2 Planning Goals, the Oregon Revised Statutes, and the Oregon Administrative
3 Rules to identify what was mandatory and what was discretionary. Statements
4 using the words "should" and "may" are discretionary and statements using the
5 word "shall" are mandatory. Policies C and D are discretionary and the Board is
6 not obligated to adopt them. She did not believe the policies were contradictory,
7 as it was possible to plant trees in areas that would not increase fire danger to
8 homes.

9 County Manager Bohn added that the Comprehensive Plan was aspirational in
10 many ways and the cost implications would be addressed based on the
11 Commission's priorities, available funds and Staff's capacity.

12 Chair Kujala opened the public hearing and confirmed that no Commissioner had
13 a conflict of interest to report. He called for public comments.

14 Jim Allegria, 1264 Grand Ave., Astoria, said he believed the proposed updates
15 were a good balance between the various interests. He thanked Director
16 Henrikson for her work and urged the Commissioners to approve the updates as
17 presented.

18 Cheryl Johnson, 44138 Peterson Ln., Astoria, stated the updates are an
19 improvement over the existing Plan. She was concerned about how long it took
20 to draft the updates. She asked when the Board would review Goal 5 and the six
21 local plans. All of those updates were ready to be reviewed. Funding has been
22 requested for Goals 15 through 18. However, the County had not started on
23 those goals yet. She urged the Board to finish updating the 40-year-old plan
24 sooner than later.

25 Chair Kujala responded that Goal 5 pertained to wetlands and riparian areas,
26 which were very complex.

27 Director Henrikson said Staff would work with the County Manager to develop a
28 timeline for the Board to discuss.

29 Commissioner Wev explained that the County was looking at the work being
30 done by the sea level rise group and the Federal Emergency Management
31 Administration's (FEMA) reexamination of the County's flood plain issues.
32 Therefore, it would be impossible for Goal 5 to be updated within the next year.

33 Vice Chair Bangs noted that the Planning Department had been dealing with
34 hefty issues and Staff's ability to move Goal 5 forward was limited.

35 Chair Kujala closed the public hearing.

36 Commissioner Thompson said her neighborhood plan indicated that the only
37 people who should count were those who lived in the County permanently and
38 full-time. She preferred a more inclusive Plan update process to improve
39 accessibility.

40 Commissioner Toyooka stated that he hoped once these updates were adopted,
41 the Plan would be continuously reviewed and updated. He also believed that a lot
42 of the Statutes the County had to comply with were urban-oriented and the

County should let legislatures know which Statutes do not apply to rural areas so they could be modified to fit rural settings.

Vice Chair Bangs said she appreciated that the community plans were separate from the Comprehensive Plan because the Comprehensive Plan is a contract with the State. The community plans were a discussion on the direction that the County's communities wanted to go.

Commissioner Wev responded that State law required the community plans to remain separate. The Comprehensive Plan is an aspirational document so the community plans are important to communities in rural areas.

Commissioners Thompson and Wev debated about whether people who were not registered voters, owners of local businesses who did not live in the County, and part-time residents should be allowed to testify.

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to continue the hearing to June 28, 2023.

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

20. Ordinance 23-07: LAWDUC AMENDMENTS TO REVISE AND UPDATE PARKING STANDARDS {Page 317}

Counselor Pope conducted the first reading of the ordinance.

Director Henrikson presented the Staff report on the proposed updates to the County's parking standards.

Chair Kujala opened the public hearing and asked if any Commissioner had a conflict of interest to report. There were none. He confirmed there were no public comments and closed the public hearing.

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to continue the hearing to June 28, 2023.

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

21. Ordinance 23-08: Warrenton Urban Growth Boundary (UGB) Amendment {Page 336}

Counselor Pope conducted the first reading of the ordinance.

Director Henrikson presented the Staff report on the proposed amendment to the Warrenton UGB.

Chair Kujala opened the public hearing and asked if any Commissioner had a conflict of interest to report. There were none. He confirmed there were no public comments and closed the public hearing.

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to continue the hearing to June 28, 2023.

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 8:00 pm.

Approved by,

rk Kujala, Chair