

Any item or issue not on the agenda you have a question, comment or statement about please bring up under Items from the General Public.

BOARD OF COMMISSIONERS WORK SESSION AGENDA

5:00pm, CBAB, 601 State Street, 1st Floor Conf. Room, Hood River, Oregon

MINUTES

Chair Rivers called the work session to order. Present: Commissioner Perkins, Commissioner Meyer, Commissioner Benton, Administrator Meriwether, and Counsel Davies.

5:00pm Four Rivers Early Learning Hub update – Christa Rude, HUB Director and Terri Vann, HUB representative

Christa introduced herself and said it is her intent to come back once or twice a year to provide updates on what the HUB is doing.

Passed out a handout to go over what they are and their mission. (See packet for a copy of the PowerPoint document)

Perkins asked how much time is spent coordinating with the kindergarten teachers on program development that will be seeing the kids.

Christa stated that Wasco county has a monthly 6am meeting to share ideas and issues for the needs of the kids they are seeing (it is a meeting of kindergarten teachers) other counties have not taken that approach yet however May Street School did an open house last year that she attended.

5:20pm Mid Columbia Housing Authority update – Joel Madsen

Handed out a packet of information (see packet for contents)

Went over the lines of business that MCHA is involved in. He wants to also talk about local initiatives about advocacy they have been partnering with the county on.

4 lines of business - administers rental assistance vouchers

Work with business

Physical development of affordable housing throughout the Gorge (mgmt and operations of the units)

Home ownership activities - education for the buying process, minor home repairs, facing foreclosure.

In the midst of developing a 24 unit for farm workers coming on line in July of this year. There are 10 buildings (24 units) and one home that is having a minor rehab, so that is 11 units and there will be a community building. Folks must earn a substantial part of their income working in agriculture. Located within the city limits of The Dalles.

Section 8 voucher programs is one of the largest programs used in our region to help with housing assistance. We have seen an increase a number of households that are served that we have in the past. HRC in 2014 we worked with 67 households in the housing choice voucher program in 2015 we served 100 households in Hood River County. It has been great that we have been able to finding housing for the folks that have a voucher to use.

Wait list number for HRC is 126 households - it could take 18 months to move to the top, it ebbs and flows with funding so it could take longer than 18 months to receive a voucher. If we issue 100 vouchers we are only seeing 40 units that are being used, mainly because the lack of available units. In 2015 it was a use it or lose it situation and so we issued more vouchers which drove our success rate down because of the lack of available units.

Joel provided several copies of a fact sheet regarding housing needs in Hood River County. The County and City of Hood River both listed housing affordability as the number one priority.

The Housing Authority feels they have been very supportive of the short term rental work the City of Hood River is going through.

MCHA is working with the city and county on the transportation growth management planning project and excited to partner with the entities. It took awhile to get going but hopefully things will pick up speed later this summer.

He will be coming back this summer to talk about SB 1533B - The excise tax would allow localities to implement a local excise tax and he looks forward to working with the commissioners and staff for an ordinance that works. The earliest it can be adopted is the end of November 2016.

Benton - struggling with affordable attainable housing questions - county has very few tools that can be used and it might be used for land banking that is being discussed. Attending a MCEDD meeting and affordable housing is at the top and in his mind he cannot ever see it dropping below the top. Is it possible to shoot for target numbers to show progress – a measurable target?

Joel said that about 40 percent of rental households pay more than 30 percent of their income for rent which is high, if we can get that down a bit that would be good. Joel would not like to see affordable housing lowered on the list however he sees Bentons point and working towards formulating a clear plan on how to move forward in making progress on real attainable housing is a good idea.

BOARD OF COMMISSIONERS REGULAR MEETING AGENDA
5:40pm, CBAB, 601 State Street, 1st Floor Conf. Room, Hood River, Oregon

MINUTES

Chair Rivers called the work session to order. Present: Commissioner Perkins, Commissioner Meyer, Commissioner Benton, Administrator Meriwether, Counsel Carey and Counsel Davies.

CONFLICTS OR POTENTIAL CONFLICTS OF INTEREST –

No conflicts or potential conflicts of interest to declare.

ADDITIONS OR DELETIONS FROM THE AGENDA –

David stated we will need an executive session this evening.

UNSCHEDULED ITEMS FROM THE GENERAL PUBLIC (limit 5 minutes per person per subject)

Mayor Blackburn - handed out a flyer about the tilly jane a frame building and request for another tax exemption for another 10 years. He hopes the commissioners will support that item when it comes up later in the agenda.

Todd with Gorge Grown food network - Mercado del Valle - in Odell 3rd year in operation and trying to find a sustainable plan of operation. It was filling a need expressed by the community to provide a gathering place. It has been held at the Mid Valley Elementary school and feedback from vendors is they want to move to the downtown center. Looking at closing down Atkinson Drive by the Church and the coffee shop for the market. Those two entities are supportive of the proposed location and for the closing the road during the market. While working with Don Wiley on the permit fee it was realized the fee is \$1000 each time the market is held which is a lot of money for a small market that will be held once a week. The gross sales for the whole market last year was just under \$5000 and about \$1000 of that was the pop club, which provides tokens to kids to buy their own fruits and vegetables.

New this year will be classes held in the commercial kitchen at the church during the market for education.

He is requesting the fee to be waived or greatly reduced to help the support the market.

Todd stated that Gorge Grown is a non profit that is running the market - the vendor fees for stalls is \$10-20 dollars. The market will be Thursday's from 4-7pm.

Chair Rivers asked Todd to provide more specific information to staff later so the commission can have further discussion on the request to waive the fee.

Jason Corey, Attorney here on behalf of the Levins - asking for a real property exchange to be set as a quasi judicial hearing, the request is for the county to dedicate a road way to access the Levin's property off of Toll Bridge Road and the Levins would dedicate a access to the county property. In discussion with county folks we understand this is the process that needs to be happen is to hold a quasi judicial hearing on this issue.

REPORTS

County Administrator - Quareterly reports from the departments are in the packet.

Reported last Friday the deed for the Punchbowl Property was recorded - we official own it.

Noted that this Thursday April 21st at 5:30pm there will be a presentation on the cascadia event at Springhouse Cellars.

Legal Counsel Carey - sent the final paperwork into the courts for the mt hood meadows trade case. We are trying to get an agreement on the time that this will get done. We should know something in the next week or so what is happening.

Commissioner Perkins - received a call from Jean Raines today about the ground breaking in Odell for the Puff Factory happening on May 7th at 9am, all commissioners are invited. Location 3030 Lower Mill Drive.

Noted that he heard from Oregon Water Resources Department did their ranking of water projects and there is \$14M available for water resources projects. 3 projects in Hood River County were ranked in the top ten.

Chair Rivers - NORCOR budget is still being worked on. Met last Thursday and he feels things are heading in the right direction.

PUBLIC HEARINGS – 6:00pm

Garbage Rate Increase

Chair Rivers opened the hearing.

Jim Winterbottom, Manager of Hood River Garbage - was here in late 2015 he mentioned that DEQ was proposing a few senate bills which would increase fees and those have passed therefore he is here to request an increase in rates based on rate increases from DEQ. The Dalles Landfill has enacted the permit fee and tip permit fee increase allowed by the senate bills and Jim is here asking for that cost to pas through the to the users. 32 ounce can 1 per month will increase the rate 5 cents per month.

Meyer asked where we are on the schedule for fee increases, will you be back later in the fall asking for another increase? Jim stated yes more than likely because that is the normal time rate increases are considered, this request is due to new legislation. no other comments.

Chair asked for comments from the public and hearing none he closed the hearing and asked for deliberations.

Commissioner Perkins made a motion to approve the 1.66% rate increase retroactively to April 1, 2016. Commissioner Benton seconded the motion.

Vote on the motion was as follows:

Commissioner Perkins – yea

Commissioner Benton – yea

Commissioner Meyer – yea

Chair Rivers – yea

Motion carried.

Cell Tower Ordinance hearing

Chair Rivers opened the hearing at 6:08pm and called for a staff report.

John Roberts, Community Development Director stated since this hearing was last opened the citizen committee has had several meetings with the agencies to work on the different positions in the ordinance. They met with the planning commission on issues to be revised and he provided a taste of the discussion in the handout. If there is anything specific the commissioners want to hear about he can go over those but there are two major things that will most likely come up in the public testimony tonight he wants to focus on.

The issues are set backs and heights. During the first round of regulations you saw set back of towers have become more restrictive. There was some exception language added to allow for a variance.

on page 3 the 1st set back language and the language now, he feels the exceptions language can be tweaked. You maintain the tower heights plus add the normal set backs for utility sheds etc. He feels it is fair and balanced. The tower height he doesn't have a strong opinion. There are two positions. He tried to summarize the different thoughts from the two positions. 75 feet high for owners in rural communities, 120 ft in industrial zones PC recommended 55-60 feet and 65 feet in industrial and prohibited in rural communities. Allow max height in resource zones and that aligns with statute which is up to 200 feet.

The smaller the heights the more flexibility there will be. In light of how the industry works today he can see why they need the higher heights.

Page 9 exhibit A - general standards and requirements. There are some subjective standards but they are good. One that could be problematic is D. He advocated this to not be included to the PC. This provision is ripe for appeal. This issue is addressed in another spot and it is some what like double dipping. Stated that everyone involved was very sincere and did a lot of work to get a good product.

Benton what is an example of a significant gap versus an insignificant gap. John said he would not be able to answer that as a Planner, feels an engineer or GIS engineer would have to that.

Benton said what are we looking at - dropped calls, blind spots. John said he would guess all of those.

Benton – asked about a letter addresses to the City Council in the packet was that really for us. John said yes, it was just not address correctly.

Chair Rivers asked for testimony from the public:

Rick Roach with ATT 819 SW Oak St Portland OR - thank you for your time and patience while we work through these issue. Important to have an ordinance that protects the community while still allowing for the industries to allow for growth. As people are using more technology and wireless technology they need to build more infrastructure. Procedural incentives, co locate, clear, understandable and flexible process.

Regarding coverage maps - two elements they look at. Where is the coverage and then the depth of the coverage.

Marilee Pabst, 2728 L Stree Washougal, WA - a good code provides a good balance. Their letter noted the sky rocketing demand for service and asked for a few small tweaks to the ordinance to allow for the demands.

Tower height - ATT supports the heights the PC has pushed forward. These are mostly 75 ft in rural zones and 120 feet in industrial and 200 in resource. The industrial zone was proposed because this is the most intense use in this zone. By allow the additional height in this height it could encourage additional towers in that zone and possibly promote co-location. They are suggesting another 15-20 feet in rural zones. Consider other rural counties code. Jackson, Josephine Jackson county 250 ft in rural zone allowed if concealed and allowed even if not concealed. Trade off - more shorter towers or fewer taller towers. ATT concerns about 50-65 ft heights even assuming a 15-20 ft extension. The new FCC rule allows existing wireless facilities to be allowed given the change is not substantial and that could add up to 20 feet. Most of the time the original towers have to be replaced because the original tower was not designed to carry the additional load. Towers are designed to look like a tree (a mono pine). 75 feet in a rural residential zone C1. Maybe allow the additional height if the tower is concealed and not allowing the additional height if not concealed.

Significant gap - she is not an engineer but she understand the concept. They want to have this removed from the general standards. Its applied to every project regardless of the zone. Feels this test be reserved for special circumstances. As John said it would be applied to the adjustment standards. ATT concern about significant gap test for each proposal - The service has to degrade to a certain standard before they can even apply for a new facility. It could result is poor service to users over a period of possibly 2 years. The equipment shelter and guide wires should not be subjective to property set backs. They are concerned with set back from the property line instead of from a structure on a neighboring property. They support break point technology - when tower is designed to fail at a break point. The PC did not consider this they ask that the Commission would.

Heather Staten, HRVRC 2531 Reed Road, - thank you for opportunity to be on the advisory committee that has been working with staff and industry on this ordinance. Feels the ordinance that came out of the PC is better than the one that came before this Board in December. The PC had two very long hearings and feels they have balanced the needs of this community and the indsutry. Feels it is good product. Two priorities co location and concealment. Those are best when concealed - when you don't know they are there like on resource lands far away from residential neighborhoods. Every county is specific about zones and lay of the land it varies from

county to county. Here we have compact residential zones and industrial zones. In parkdale, Odell, and Mt Hood you find all of these zones very close.

The highest tower we have in the community is 150 - fair grounds, my definance, the ones on the east hills. Feeling is there is a lot of resource land and concealing, and moving things away from residential neighborhoods you could have the large towers and getting the coverage needed.

All of the primary residential zones prohibits cells towers all together. Small cell and dos distributed antenna systems are allowed in the right of way in all zones including residential zones. Even if you prohibited large towers in residential zones you can have the small dos antennae in residential zones. Feels you are better not allowing large towers in residential zones.

Set backs proposed are the most common set backs in Oregon - set back is fall height plus 10 percent. The utility sheds have generators that produce noise and a bit more space between the neighbors would be good.

Significant GAP language they do not have a particular issue with deleting that language. Feels that industry does a really good job in hiding these things. They are using smaller sheds or underground utilities. We feel we can have cell service but without destroying the scenic views and neighborhood qualities that we all love. Shared really good concealments from other areas and passed out guidelines for concealment from San Diego.

Patrick Rawson, 1368 Rawson Rd, HR - read the written statement he e-mailed the commissioners today. (See packet for text)

He feels the ordinance written right now is that his neighbors could build a tower and staring at him from his window. To him that is how the ordinance reads now. He lives in rural residential zone.

Rebecca Rawson, 1368 Rawson Rd - Feels we can all agree that we want good cell coverage. The PC and advisory council has done a lot of hard work in conjunction with the staff in the planning department that is understaffed and also faced with other large projects.

She asks they consider the most restrictive policy that is possible. She has seen a lot of human variability in the last several months. Just last week a Verizon representative was asked if they have co locations in the area and if they have any other towers in the area and they did not have any answers or wear not willing to provide them.

She took pictures of the 150 foot tower at the fair grounds - not sure why anything really needs to be taller than that particularly in comparison to the light poles.

Creative approaches because there is a lot of pressure on the commission, it is worth considering because there is too much at stake placing a moratorium. We could simple say that any tower put in we do not want to see. Feels it is overwhelming to look at all the laws. The FCC 1996 - cannot ban wireless facilities. We can put reasonable restrictions on them. We can put reasonable control on ascetics, including set backs, concealment and more.

Polly Wood, Pres. HRVRC - worked on the task force for this subject as well. This second go around on the ordinance is even more fine tuned. Important that we realize we are working with the industry and community at large, this is a unique community. Urges the commission to adopt the more restrictive ordinance that has been put forth. We have a larger amount of resource lands that can be utilized and not the rural residential zones.

Jeff Hunter, 991 Montana Court - served on the county advisory committee. He would like to add that if there are things to consider before passing that holding the 75 foot zone in light industrial zones is quite reasonable because we have several very small light industrial areas. We have the potential to de value property around someone who choses to lease their property to a cell tower. It really is a taking, it will reduce value. Feels the tower needs to be at least 110 percent of its heights back from the property line. Remembers the first application and the ordinance would not even address that area on Rocky Road because it is in the NSA. But what saved it is the PC found it incompatible with the neighborhood. Supposes that ATT is correct that when waiting for study there would be a loss in service for the public before an improvement can be done.

Chair Rivers called for more comments and hearing none closed the hearing and asked for the commissioners deliberations.

Commissioner Perkins make a motion to approve the ordinance with exception of 74.3 D. Commissioner Benton seconded the motion.

Commissioner Meyer asked about the Break point technology - he did not see that in the ordinance. Do we need to specifically adopt the exception section and is Perkins specially excluding 74.3D?

Discussion of what would be approved in the motion.

Commissioner Perkins clarified his motion to adopt the PC Ordinance with exception of 74.3D and to allow for inclusion of maintaining 110 percent fall back tower for setback standards as brought forward by Roberts. (Resulting in exception C will become B as that was the intent of the PC)

Commissioner Benton seconded the clarification.

Vote on the motion was as follows:

Commissioner Meyer – yea
Commissioner Benton – yea
Commissioner Perkins – yea
Chair Rivers - yea

Motion carried.

Emergency Ordinance regarding marijuana business in Rural Residential (RR) zones Hearing

Chair Rivers opened the public hearing and asked for a staff report.

John Roberts, Community Development Director - Initially the county took a wait and see approach before moving forward with regulations regarding marijuana. In February the staff came forward asking for a hearing to be put forward to consider an emergency ordinance for moratorium on marijuana processing and growing in rural residential zones in order to allow for adequate time to put forward a time place and manner Ordinance.

Feels it is in the public interested to put a pause on the marijuana application, there are serious public safety and health concerns. Noted there are 1068 properties zoned RR in Hood River County with an average size is 2.3 acres

Commissioner Benton asked what is the max grow size allowed. John said different sizes for indoor and outdoor. Indoor 1 acre and outdoor is about 5000 sq feet. An acre can handle about 436 plants.

Commissioner Perkins made a motion to adopt the emergency ordinance placing a moratorium on marijuana production and growing in rural residential zones. Commissioner Meyer seconded the motion.

Vote on the motion was as follows:

Commissioner Meyer – yea
Commissioner Perkins – yea
Commissioner Benton – yea
Chair Rivers – yea

Motion carried.

CONSENT AGENDA

- *Approve minutes from the following commission meeting: March 21, 2016
- *Approve a budget adjustment and Resolution recognizing revenue and expenditures in the HRC Prevention Department Projects fund FY 15/16.
- *Confirm e-mail poll authorizing a letter of support for the Criminal Justice Commission grant application.
- *Authorize submitting an application for a \$50,000 Sober Truth on Preventing Underage Drinking grant, with the County Administrator signing the application or staff submitting it electronically whichever is necessary.
- *Approve tax refunds over \$2,000 to the following accounts: #617338 TY 15/16, #615395 TY 15/16 and #614230 TY 15/16.
- *Confirm e-mail poll approval from March 31, 2016 which approved out of state travel for Commissioner Joplin, Sheriff English and Jamie Hepner to attend the Stepping Up Summit in Washington DC April 17-20, 2016.
- *Approve a budget adjustment & Resolution to recognize federal forest funds in the Federal Forest Fund 418 and Public Works Fund

Other matters may be discussed as deemed appropriate by the Board.

202 FY 15/16.

- *Approve a budget adjustment & Resolution to accept a \$3,000 donation from Pacific Source for the employee wellness program FY 15/16.
- *Confirm an the e-mail poll approval from March 29, 2016 authorizing the Chair or Vice Chair to sign Amendment #1 to the Purchase and Sale Agreement with Western Rivers Conservancy for Punchbowl Falls.
- *Authorize signing off on a liquor license application from OLCC for Mt Hood Socialize.
- *Authorize signing off on a liquor license application from OLCC for Rivercider, LLC.
- *Approve setting a public hearing for June 20, 2016 at 6:00pm, or as soon thereafter as the matter may be heard, to consider the budget and levy of taxes for Hood River County, 911 Communications, Windmaster Sewer District and Windmaster Urban Renewal District.
- *Confirm e-mail poll approval from March 28, 2016 to award the Garth timber sale #16-7 to the high bidder High Cascade, Inc.
- * Authorize Chair River to sign loan agreement for Katrina McAlexander /Lyle and Ruth McAlexander as presented.
- * Approve and sign the attached Resolution officially adopt a Section 3 Plan specific to Hood River County, and acknowledging the county's commitment to adhering to Section 3 plan requirements
- *Approve grant application and sign resolution for the CAFFA Grant Application FY 2016/2017
- *Approve and sign a Resolution designating Ellen Larsen, RN as the Local Public Health Administrator for Hood River County.

Commissioner Meyer moved to approve the consent agenda as presented. Commissioner Benton seconded the motion.

Vote on the motion was as follows:

Commissioner Meyer – yea
Commissioner Perkins – yea
Commissioner Benton – yea
Chair Rivers – yea

Motion carried.

ITEMS FROM THE WORK SESSION

None.

CURRENT BUSINESS

Library District

1. Hood River County Reads 2016 & Columbia Center for the Arts 10 Year Anniversary

RECOMMENDATION: Approve and sign a Resolution proclaiming 2016 as a year of culture in celebration of Hood River County Reads and Columbia Center for the Arts.

Buzzy Nielsen, HRC Library District Director - this is the 10 year anniversary for HR reads. The book chosen typically has something to do with the gorge and this year is no different. The book Martin Marten received the Oregon book award for youth. It is a story of a pine marten and a teenage boy as they grow up on Mt Hood.

Several events are planned for the 10 year anniversary this year with the kick off held this past Sunday.

Commissioner Meyer made a motion to approve the Resolution recognizing the 10 Year Anniversary of Hood River Reads. Commissioner Benton seconded the motion.

Vote on the motion was as follows:

Commissioner Benton – yea
Commissioner Perkins – yea
Commissioner Meyer – yea
Chair Rivers – yea

Motion carried.

Records & Assessment

2. Property Tax Exemption Application – Oregon Nordic Club

RECOMMENDATION: Approve and sign, if necessary, the property tax exemption application for Oregon Nordic Club

Brian Beebe, Records & Assessment Director - The commission needs to be decided if you want to allow for an exemption of property tax for the Oregon Nordic Club. If approved this would be the second exemption allowed. This exemption would be for 10 years.

Commissioner Perkins made a motion to approve the property tax exemption application by Oregon Nordic Club for the Tilly Jane A-Frame. Commissioner Benton seconded the motion.

Vote on the motion was as follows:

Commissioner Meyer – yea
Commissioner Perkins – yea
Commissioner Benton – yea
Chair Rivers – yea

Motion carried.

EXECUTIVE SESSION per ORS 192.660

If necessary, Executive Session will be held in accordance with but not limited to:

ORS 192.660 (1) (d) Labor Negotiations, ORS 192.660 (1) (e) Property, ORS 192.660 (1)(f) Records exempt from public inspection, ORS 192.660 (1) (a) Personnel, ORS 192.660 (1) (h) Legal Counsel

ADJOURNMENT – Chair Rivers adjourned the meeting at 8:00pm

CALENDAR OF UPCOMING PUBLIC MEETINGS/EVENTS (note all dates and time subject to change with or without notice as required)

Apr 4	12:00pm	HRC Prev. Dept Board meeting, Providence HR Memorial Hosp, Boardroom, Hood River OR (1 st Tues. even # months)
Apr 4	1:00pm	Tri-County Mental Health Board, Mid Col. Center for Living-TD (1 st Mon. ea. mo.-generally)
Apr 6	2:00pm	HRC Water Planning Group, 601 State St, 1 st floor conf. room (1 st Wed. ea.mo. – generally)
Apr 13	5:30pm	County Planning Commission Meeting, CBAB, 601 State St Conf Rm. 1 st Fl, (2 nd & 4 th Wed. ea. mo generally)
Apr 18	4 & 6:00pm	Board of Commissioners work session & business meeting, CBAB, 601 State Street, Conf Room 1 st Floor (3 rd Mon. ea. mo)
Apr 19	7:00pm	Library District Board meeting, Library, 502 State St., Conf. Room (3 rd Tues ea. mo. - subject to change)
Apr 20	3:00pm	Department Head Meeting – Courthouse 1 st Floor Conference room
Apr 26	2:00pm	Safety Committee Meeting, Courthouse, 309 State Street, 1 st Floor (4 th Tues. ea. mo.)
Apr 27	5:30pm	County Planning Commission Meeting, CBAB, 601 State St Conf Rm. 1 st Fl, (2 nd & 4 th Wed. ea. mo generally)
	12:00pm	HRC Prev. Dept Board meeting, Providence HR Memorial Hosp, Boardroom, Hood River OR (1 st Tues. even # months)
May 2	1:00pm	Tri-County Mental Health Board, Mid Col. Center for Living-TD (1 st Mon. ea. mo.-generally)
May 4	2:00pm	HRC Water Planning Group, 601 State St, 1 st floor conf. room (1 st Wed. ea.mo. – generally)
May 11	5:30pm	County Planning Commission Meeting, CBAB, 601 State St Conf Rm. 1 st Fl, (2 nd & 4 th Wed. ea. mo generally)
May 16	4 & 6:00pm	Board of Commissioners work session & business meeting, CBAB, 601 State Street, Conf Room 1 st Floor (3 rd Mon. ea. mo)
May 17	7:00pm	Library District Board meeting, Library, 502 State St., Conf. Room (3 rd Tues ea. mo. - subject to change)
May 18	3:00pm	Department Head Meeting – Courthouse 1 st Floor Conference room
May 24	2:00pm	Safety Committee Meeting, Courthouse, 309 State Street, 1 st Floor (4 th Tues. ea. mo.)
May 25	5:30pm	County Planning Commission Meeting, CBAB, 601 State St Conf Rm. 1 st Fl, (2 nd & 4 th Wed. ea. mo generally)
May 30		MEMORIAL DAY – COUNTY OFFICES CLOSED