

BOARD OF COMMISSIONERS WORK SESSION AGENDA

4:00pm, County Business Administration Building, 601 State Street, Hood River, OR

MINUTES

Chair Oates called the work session to order. Present: Commissioner McBride, Commissioner Perkins, Commissioner Benton, Commissioner Joplin, County Counsel Davies and Administrator Hecksel

Tax Revenue & Expense Options

Chair Oates stated this topic was discussed at last weeks special work session and good progress was made.

Joplin proposed another option. Felt we were held up with the rate and the remaining deficit and how we were adding on to additional costs. She spent time since the last work session of what we have done with the community and then had forgotten in 2017 the NORCOR operating levy that was on the ballot was passed in HRC, since the other participating counties did not pass this that levy did not go into place.

The NORCOR Operating levy that was approved was \$.26/\$1,000 assessed. She then thought of the amount HRC contribution would be if the ICE NORCOR contract went away and feels there is desire in the community supportive of the funding for NORCOR.

Courthouse security was also discussed, and we are not able to provide the costs. Also, community wide, school resource, work crew and animal control are supported by the county and then add in the extension and environment health which benefits to all community members.

The NORCOR levy would be a GF offset so those funds could be used to offset other county costs for depts that are struggling.

A few adds and a few offsets and capitalize using the jail, which is a valuable service in the community, to garner the support of all members of the community. Felt we were hung up on column AA in the spreadsheet from the last meeting.

She feels there is an advantage of waiting on the 2nd levy and going for the F&B tax first and taking the time to finely tune the property levy.

Chair Oates asked if the amount being generated is not being attributed to the deficit.

Joplin said not in the line item, but the allocation would be from the NORCOR GF off set that this levy would now cover. The other items the school resources officer and some other elements are GF contributions we currently fund so those would be savings to the GF levy.

Perkins said he can see the support for Extension and public health. Not sure about NORCOR. He is not sure it goes far enough would like to see it closer to \$1 to fill the hole we have now.

Benton said he is not sure he disagrees but Joplin's point about waiting on this ask until November. He is comfortable moving forward with the F&B in May and waiting until November for the property levy and getting some professional help in honing in the numbers on the property tax ask. He didn't feel that way last week. But he feels there is value to push one measure out, there could be confusion having two measures on the ballot at the same time.

Perkins said whatever we do we will need to do a lot of campaigning and doesn't see why both measures can't be talked about – if you have a PAC set up. Historically we have used property taxes to fund services but we are now trying to break it up and not put it all on property taxes.

Benton concerned about the timing in May and being able to get that done, he has more confidence in getting the F&B tax done in general.

Oates felt we had this conversation about going forward for both at the same time and how beneficial they will work together. He is feeling ready and that we are close on options.

McBride – can see both sides of the argument. In May even if we went for the F&B we would still need to include information on the fact that this is not the only ask we are coming for to fix the problem. There is effort that will be spent explaining what will be coming in November – can see the duplicated energy. What is the penalty for asking? Feels the lower we can make it the better, when we get towards a \$1 he leans toward waiting to give time for more information/education. Many entities have gone for more than one asks at one time. The PAC itself will need to be well enough funded to hire a strategy to message and package the info to be the most direct messaging. If we ask for the levy at the same time we need the property tax to be as low as possible.

Highest priority is to fill the \$1M hole. One benefit of the property levy being a law enforcement levy, at some point the Sheriff will own that levy.

Appreciates that we did say moving forward we would put both measures on the ballot in May and he would go that way but can see a possible downside.

Oates has been watching since last February and one thing that bothered him is that things just kept getting kicked down the road. We are in trouble and he cannot support not moving forward; if we go out in May and lose then so be it.

McBride agrees he feels it is reasonable to go for both in May and even though there are questions about it, he is not sure the support for the F&B he doesn't feel we are deteriorating the support for the F&B ask by sending a second one.

Also, the Parks and rec and city are waiting to move their asks forward and they have been willing to provide opportunity for us to make these asks and that is on his mind as well.

Hecksel – stated it is more difficult to get a property tax measure passed in November because the tax statements just went out if you were to defer one you might want to defer the F&B tax for that reason.

Joplin – she will support going for the two measures in May. Other than knowing what our community needs and what we would be doing without we are not experts at crafting tax measures, and feels there are those that know the language to use and what can be successful when asking for money from voters.

Benton said he did work with Karen on her proposal and he likes it. He can't get past where he was at the last meeting \$.80. Feels this is structured well to get to specific services and it will fill the hole based on the distribution of the items listed.

Oates asked about the NORCOR funds. If the NORCOR board goes away with the ICE contract are they going to go out as a district to get that funding, or how are they doing to fund that hole.

Benton said the NORCOR board is looking at needed changes to the county contribution if the ICE contract goes away. NORCOR is also looking at the legality of continuing the ICE contract.

Perkins short of the uncertainty with the NORCOR funding, we have plenty of places we need to fill in the budget and it makes more sense to keep it here. The same goes for extension and we have identified the things that we are statutorily required to fund, and extension is not one of those things. He can see where that is appealing to some but not for others. He feels it is less clear to say extension is public health and safety, he would rather see the funds go to the health department.

McBride stated he supports keeping extension in there but understands Perkins point.

Benton asked Perkins his alternative funding options if not NORCOR.

Perkins stated his choices would be for health department and the balance for broad public safety that affects the whole county, such as district attorney, courthouse security, and can easily pick out the priorities in public safety.

Benton agrees but also says it is not hard to find the bill that shows up every year, NORCOR. It has a track record of passing in HRC and there is a need and a political component we cannot commit to without the funding.

Perkins stated he can see the appeal but he wants to make sure we can easily message the need/ask. Public safety is \$982K in the AA column. His baseline is the remaining deficit of \$1M

Discussion of the cost we pay for NORCOR services and the

Oates asked if we go forward with 2 proposals in May and narrow what the revenue will be used for what are the figures that makes sense?

Joplin feels that less than \$1 will have more of a chance to pass and feels but less than \$.80 wouldn't make financial sense. Her proposal was an attempt to put meaning to a levy instead of saying the hole, what is going to be funded.

Hecksel the way he perceived Perkins allocation was to take a portion of the revenue to fund the departments and those were preexisting costs they are not new. You can call it something more general than that, but it might not work for the public. One question he feels we will get from the public is if you don't get the revenue for the areas identified to be funded, will you cut in those areas and the answer he has heard in the past is, not necessarily.

McBride asked Hecksel if what we need to do tonight is to come up with a rate and direction and in general terms a direction that this rate will be applied for instances \$.81 cents health and safety and we can fill in the details more clearly later.

Hecksel said the proposal tonight by Joplin has a nuance the ICE NORCOR contract which is an unknown at this time and mechanically if that were to not come to fruition then you would not levy the \$.17 outlined in the levy. In that regard he is not sure what the board wants. If you narrowed it down to public health and safety and you identify a rate you can back into what it will be used for.

Perkins since we don't know if we can back out of the ICE NORCOR Contract and so he would rather put it all under NORCOR but for a line item that specifically says you have to use it for the ICE contract. You have plenty of need related to NORCOR funding.

Oates said it would be good to get a number for staff, so we have a figure of something that can be brought back to show how that would be packaged and asked if Joplin be ok with something in the mid \$.90. Joplin would be fine with that number.

McBride is not comfortable going out of the 80 cent range and would prefer to keep it below 89 cents.

Benton is comfortable with what Karen proposed, it is only two cents. He would be happy at low end of 80 cents.

Perkins said he is coming down from the \$1.25 he proposed but feels that 89 cents would be a compromise.

Oates asked staff to bring back what .89 cents will do. Although we are not all on board with .89 cents but hopefully we can start here on Saturday at the planning session.

Committee Interviews

Budget Committee: Arthur Babitz, 3 Hazel Ave – Applied for Dist. 2 vacancy.

He wants to serve to help find financial footing for the county and feels the if the resources measures are passed it will help the county follow a good financial track and if the measures don't pass he has experience making decisions for cuts.

Experience – corporate experience in budgeting and he was mayor for the city of Hood River and worked hard to get the city budget from a \$1M+ deficit to a \$8M surplus. The same for the school board budget.

Feels he is good at listening to people and understanding what they want and feels that groups come up with better ideas than any single person.

Michael Fox, Woodworth Drive, Parkdale

Question 1 – has history of family in the valley and wants to give back to the community based on his experience and wants to help sustain the community and grow in a controlled manner.

Question 2- Has not had this experience with municipal budgeting but has 45 yrs experience running large projects, cash flow, etc throughout the world. He has developed and led budgets by project teams and monitored the team against the budgets and has experience auditing budgets as well.

Question 3– through his career he has worked with 100's of project teams of many different types of people and everyone has a different idea of how things can work. Found there is no one right answer. Collect ideas from many different people and come up with a collective compromise works well.

Buck Parker, Lingren Road, HR holds current at large seat.

Buck was thinking of not rejoining the committee but having served for 3 years now he is starting to understand the process and would be happy to serve another 3 years. He has been happy to see the commission dealing with the budget concerns and supportive of the ideas out there and hopes that if he continues on the committee he will work towards what is being proposed.

Question #2 – besides having served in the past, he has experience as a volunteer for other county organizations. Retired, working for an environmental law organization and fund raised and had a budget comparable to HRC and put together a \$28M budget each year.

Question #3- Feels he is a good listener and goal is to get everyone together at the end knowing that not everyone will be fully satisfied

Benton thanked Buck for his services and asked if he would be willing to cover another district if asked to do so? Buck said he would be happy to serve in whatever capacity the Commission desired.

Forest Rec Trails:

Mark Brown, May Street, HR

Question #1- he is an avid Mt Biker has been for years, has great working relationship with bike shops in town and active in the local Mt Bike scene. He has an interest in trails and wants to do his part.

Question #2 – in addition to riding and helping with the trail work crews he has experience working on boards – Chamber Board, likes to listen and being open minded he feels works well with groups.

Question #3 – Feels he is a good listener, hearing all viewpoints, not jumping to conclusions. Listening and hearing all points of view.

Perkins asked if he has had experience with trail committee. Mark said not specially but some interaction with the HRATS and attending trail work groups.

Peter Zurcher, Belmont Dr, HR

#1- endurance trail athlete his whole life and when he came to Hood River 5 yrs ago he realized the gem we have here. He wants to be more involved and has been attending trail meetings 2-3 times a year for the last 5 years. He feels he can give back.

#2- He is now an e-bike mt biker and can see from his experience as regular mt bike athlete that this is important to still be involved and participating.

#3 – professionally he is a scientist. He has been involved in big projects and meetings – you must listen and realize others know more than you might. He has run meetings in the past as well. You need to listen. He is involved in a development project that has a big social aspect and must come to consensus as it is hard to do and feels he can do that very well.

Planning Commission:

Ann Dow, Dee Hwy, HR

#1 – wants to continue to serve because she finds it a challenge and land use decisions are important. Really enjoys and respects working with community development. She worked for the Forest Service for 15 years and is familiar with conflicts that occur and has been personally challenged with trying to reach consensus.

Perkins pointed out there are different questions for the PC applicants.

#2 – the County application asks if the applicant is familiar with the HRCZO – she has experience working with the plan and ordinances for the last 4 years has increased her qualifications for serving on this committee.

#3 – respecting the rules/law, being environmentally aware and careful on your land and projects proposed and acceptance and orientation to economic opportunity to lands in the county for various uses assigned. Respecting your neighbors.

#4 – with private property you assume responsible like she states previous in regard to environment etc., but you have a personal right to manage your land in full compliance with rules/laws in place.

#5 – Being fair and setting aside own bias and preferences is a challenge and highly important and what she has always done is try and become as informed as possible and ensure that she and the group are working from the rules so everyone is treated fairly and the same as possible.

Jennifer Euwer, Parkdale

#1 – grew up here, farm in Parkdale. Has been interested in land use since the 70's when it was first being discussed and followed its development. Most states have zoning in place at this point and thinks as Hood River changes and time goes on the decisions made visa land use will be very important and wants to be involved.

#2 – has been on a lot of boards that generally come to consensus. Feels it is important to come to consensus but feels that it is also important to vote the way they feel, it is not always possible to have consensus.

The longer you on the PC the better you understand the laws and ordinances. She has learned a lot since she was first appointed.

#3 – glad she lives in a State that has a land use system, feels there are advantages to living in a place where this is true. As a farmer she is cognitive of what we do with the land we grow food on.

#4 – property rights is the right to do with what you want within the laws boundaries.

#5 – important part of the land use is a fair process. Usually gets good guidance from the planning department on how things have been decided in the past which help them to be fair. Feels we should try and be fair and treat those before in accordance with state law.

Susan Fox, Woodworth Drive, Parkdale

#1- was a planning commission member in Washington state. Went through contentious hearings, she knows what it is like to sit and listen to peoples hopes and dreams for their property and feels the PC is the heart and soul of the community.

#2 – has previously served on a PC. Holds a master's in planning – has worked for city and county jurisdictions.

#3 – You want to have safe land use regulations. There is a lot of research on whatever the issue is and make a decision accordingly.

#4 –

#5 – family has been in the valley for 100's of years and has a tie to the community. You need to have the group trust in your position and use it for the better of the community, and you need to be transparent. Have the issue discussed and decide what to do as a group.

Peter Frothingham, Summit Drive, HR

#1 been interested in land use since 1988 and involved with Planning in various ways and appreciates the time he has served on the PC and working on the updating of the Zoning code that he has been a part of.

#2 – Fairly familiar with the zoning ordinances and having been on the PC for 8 years.

#3 – In favor of preserving the land rather than paving it over. Feels current effort by BOC to look again at STR is an aspect of this county to not become a vacation resort that other communities have. Likes the native American way of looking 7 gens ahead whenever possible. Often short-term decisions don't turn out to be the best and where the longer looks comes up on the PC he is going to speak for it.

#4 – people being able to do with their property that is allowed by zoning code, laws and ordinances. Property rights need to take into consideration the good of the community when someone wants to do something with property that is in violation of laws rules.

#5 – Challenge of being on the PC is to filter his own wishes and biases that allow him to listen to all sides of the question and at times he may wish a particular outcome and feels it is his responsibility to listen to all presentations that are made.

AJ Kitt, Hood River

Staff noted they received a message from Mr. Kitt that he would be out of the Country during the interviews and not able to attend. He asked for his interview to be held at the next meeting.

Oates – announced that the Planning Commission appointments would not be made until at least February’s primary meeting, but the other committee appointments would be considered during the regular portion of the meeting this evening.

{5:40pm Commissioner Perkins left}

BOARD OF COMMISSIONERS BUSINESS MEETING AGENDA

6:00pm, County Business Administration Building, 601 State Street, Hood River, OR

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

MINUTES

Chair Oates called the meeting to order. Present: Commissioner McBride, Commissioner Joplin, Commissioner Benton, Counsel Davies and Administrator Hecksel.

CONFLICTS OR POTENTIAL CONFLICTS OF INTEREST

No conflicts or potential conflicts of interest to declare.

ADDITIONS OR DELETIONS TO/FROM THE AGENDA

No additions or deletions from the agenda.

PUBLIC HEARING(S)

Adoption of Title 13 Ordinances: Waste Management (Chap. 13.12) and Licensing & Permitting Restaurants etc., (Chap. 13.16) and other titles being renumbered

RECOMMENDATION: a) Conduct the 2nd reading of Chapters 13.12 & 13.16 Ordinances by title only

Commissioner Joplin made motion to read the Ordinance by title only. Commissioner McBride seconded the motion.

Vote on the motion was as follows:

Commissioner Benton – yea
Commissioner McBride – yea
Commissioner Joplin – yea
Chair Oates – yea

Motion carried.

The Ordinance was read by title only.

b) Accept the 2nd reading of the Ordinances via a motion

Commissioner Joplin made a motion to accept the reading by title only. Commissioner McBride seconded the motion.

Vote on the motion was as follows:

Commissioner Benton – yea
Commissioner McBride – yea
Commissioner Joplin – yea
Chair Oates – yea
Motion carried.

c) Conduct the hearing and adopt Chapters 13.12 Waste Management and 13.16 Licensing & Permitting Restaurants, Lodgings, Parks, Camps, Swimming Pools & Spas into the Revised Hood River County Code as presented.

Chair Oates opened the hearing and asked for staff report from Counsel Dunn.

Dunn said last month the 1st reading occurred. The changes covering renumbering of where they appeared previously in the code and other sections of Title 13 have been adopted and this should complete the entire Title 13.

Chair called for public comments and hearing none, closed the hearing and asked for the commissioners' deliberations.

Commissioner Joplin made a motion to adopted Ordinance Chapters 13.12 and 13.16 as presented. Commissioner McBride seconded the motion.

Vote on the motion was as follows:

Commissioner Benton – yea
Commissioner McBride – yea
Commissioner Joplin – yea
Chair Oates – yea

Motion carried.

Alienation of County Forest: Crystal Springs Reservoir Lease & Easement

RECOMMENDATION: Conduct the hearing and determine if alienation of County Forest is in the best interest of the public for this use.

Chair Oates announced and opened the hearing and called for conflicts from the commissioners. None were declared. Asked for challenges of the commission to hear the issue. None were received.

Oates read the guidelines for the hearing and called for staff report.

Doug Thiesies, Forest Manager – summarized the staff report that was included in the Commissioners packet.

1.26 acres of forest land to be leased to Crystal Springs Water District for additional reservoir to provide fire protection and water flow to customers in Odell area. Thiesies went over the notice requirements, hearing requirements and the need for an Order to be drafted if the Board determines alienation is favorable. Spelled out the substantive reasons to approve the lease.

Staff recommendation is to approve alienation of county forest land and sign a lease and easement, directing counsel to draft Order stating the same.

Benton – asked if the area that we would be alienating is there any buffer that will be outside of the area. Thiesies said he doesn't feel this will limit their need to manage the timber adjacent to this 1.26 acres therefore there is not buffer.

Crystal Springs rep – made statement about the districts mission to provide safe water to customers. The area to be affected will benefit from the additional pressure as well as residential fire flows that will be achieved by this lease. This will help maintain the safe drinking water act.

Oates asked if this will help supplement Odell drinking water. Crystal Springs said this could help with that, and they also have an agreement with the City of Hood River for supplemental water resources.

Oates called for public comments on this topic.

Matt Swinehart, Sylvester Dr, HR. He is one of the adjacent property owners for the project, he is not here to oppose the project, but he has concern and questions for access to the property for the project and is fine with the answers. He is concerned with line of site of the tank he would like to make sure there is tree lines that are maintained so he does not see the tank from his property.

Dwight Moe, Wyeast Rd, HR - adjacent property owners. Asked what the timber loss is off this property and questions the value of the lease the district will be paying. The land to be leased is scrub oak. \$210K lease over 50 years, feels the amount is high. He didn't get the numbers from

the Forester when he spoke with him, but he is asking the value listed in the project to be reviewed. He walked the property and unless he didn't walk the exact piece that is to be leased feels the value is too much.

Oates asked Thiesies, Forest Manager to speak to that. Thiesies said the value is a combination of things. Considering other forest type leases, we have on Middle Mtn, easements and access the value is less than what we can get on county forest land. In the deal the County has some water for fire emergency which was considered in the value. The lease value could have been higher if that were not the case. This is a lower productivity site, there is some oak, but it does have Doug Fir on the property as well. The value was negotiated with Crystal Springs District agreeing to the value last May.

Oates asked for other comments. Hearing none he closed the hearing and went into commissioner deliberations.

McBride – thanked the interested parties and knows this has value to the whole community that will could up some development land for light industrial that will provide fire suppression ability.

Joplin made a motion to determine the proposed alienation of county forest land to be in the best interest of the county as outlined by staff in the findings of fact and conclusions of law and directed staff and counsel to draft an Order to that effect. Benton seconded the motion.

Oates stated this is tentative decision to allow for an Order to be drafted and brought back to the commission for final approval at a later date.

Vote on the motion was as follows:

Commissioner Benton – yea
Commissioner McBride – yea
Commissioner Joplin – yea
Chair Oates – yea

Motion carried.

Short Term Rental Ordinance Modifications (HRCZO)
RECOMMENDATION:

Chair Oates called the hearing to order and read the rules for the hearing into the record.

Joplin pointed out that we need to read the Ordinance and then open the hearing.

a) Conduct the 1st reading of the Short-Term Rental Ordinance by title only

Joplin made a motion to conduct the 1st reading of the Ordinance by title only. McBride seconded the motion.

Vote on the motion was as follows:

Commissioner Benton – yea
Commissioner McBride – yea
Commissioner Joplin – yea
Chair Oates – yea

Motion carried.

b) Accept the 1st reading of the Ordinance via a motion

Joplin read the title of the Ordinance: Hood River County Zoning Ordinance Article 53: Home Occupations, Short-Term Rentals & Marijuana Businesses

McBride moved to accept the reading. Benton seconded the motion.

Vote on the motion was as follows:

Commissioner Benton – yea
Commissioner McBride – yea
Commissioner Joplin – yea
Chair Oates – yea

Motion carried.

c) Open the Public Hearing; hear from staff and take public testimony

Chair Oates opened the public hearing and asked for staff report.

Hecksel introduced Land Use Counsel David Doughman

Eric Walker, Interim Planning Director – pointed out additional comments from the public were handed out this evening as well as a modified staff report after discussion with land use counsel.

New staff report has yellow and green highlights.

Eric read the staff report into the record (see packet for full text)

Adopt Articles 1 & 53 as proposed (modified recommendations as stated 1.22.19 at the hearing)

Action - mod 53.52 – docs to prove residency. New: require fed or state from current year required always and one of the other 3 options be the 2nd ID to be used.

Oates asked for clarification that the staff wants the State or Fed return to be used. Eric said a CPA suggested the State return.

Chair Oates called for public comments:

Mary Ellen Bariolotti, Reed Rd, HR – did submit public comments in the packet. She is happy to see type II level of review for resource zones for grandfathering which now give consistency.

She would like the BOC to look at the enforcement provisions – new in the Ord., page 13 talks about hosted home shares. First time she has read about that and feels that needs a fair amount of consideration and thinking – what is what, how do you figure out the tax on that. How are the taxes figured – over 30 days then a rental and under 30 days it is STR. Would the 180 days rental be disqualified for the hosted home share. Caution when writing up that new provision in the ordinance.

Dale Hill, Woodworth Dr, Parkdale – speaking as Pres. Thrive HR (formerly HRVRC). Read from a written statement. They are heartened by the efforts BOC and staff have made to look at the regulations. Previous testimony has been given and wants that to be given consideration.

Violations 53.54: complaints must first contact the owner/operating to resolve the conflict. Asking why the complainant be forced into this situation. What if the owner/operating is a company and not the actual owner. Is there consideration to be made for potential for increasing or heightening complainants. Speaking to confidentiality. Nothing in the staff report has addressed this – suggest deleting this section and allow. Also discussed 3 violations found suggested the BOC shall revoke the STR permit not may as currently written in the ord.

(did not receive copy of written statement)

Cade Laurence, Berry Dr, Parkdale – (Read from an electronic statement)

Spreading to recreational camping vehicle – considered a dwelling if connected to utilities except in a campground, also considered a dwelling if occupied for longer times of. If he has an RV on his property, he likes to keep it plugged in and if he has family coming in for holiday he would like to put them in it. Seems this new language would nullify the ability to do that and feels this language should be removed from the Ordinance.

Scott Franke, Leisure Drive, Parkdale. (No written comments submitted) Approximately a year ago he made comments on this issue covered by 53.64 regarding making comments/complaints to person who has the STR. A neighbor made a written comment on a neighbor's application and then the impacted neighbor you should follow the rest of the county code when making complaints.

Primary concern which is not covered in this draft is what has been a long-term problem from lack of resources is the enforcement of this ordinance. He hopes the BOC will do something about hiring a group to monitor this ordinance. The understanding is that this does pay for itself. It will take a lot of pressure off the county and from the city example again seems to pay for itself.

Lisa Coswell, Tucker Rd, HR – She operates a permitted STR and pays TRT. Generally supportive of the limited number of nights and they want to do STR on primary residence since they are looking at a multiyear out of country nights. Wants to be able to appeal for additional nights of STR. Regarding comments about complaints go direct to the county and she would like opportunity remedy concerns with neighbors – having the neighbors come and talk to the STR operating is a livability issue, let that happen.

Mary Zennorinin, N. Hess Rd, Mt Hood – submitted written comment. She has not seen the revised documents created. Asked if there will be an opportunity to make comment on the new recommendations.

Asked if the new EFU exclusions will be considered on a case by case basis. Benton said the applications will be handled by a different process – going through a Type II review.

Mary said in her case she is zoned EFU and has not been able to get a read if they are Farm or Forest and they do not farm. They attempted to become a B&B and were denied, attempted to process STR and was told they would not qualify. Concern is about enforcement – within 1/8 mile people have multiple trailers that are being rented out and not hooked up to plumbing and listed a host of other possible violations.

They have been successful through Air B-n-B and concerned about the extra scrutiny for being on EFU lands even though they do not have deferrals.

Tom Hacker, Tucker Rd, HR – like the last speaker they are zoned EFU does grow some stuff and sell it to Apply Valley Farm produces \$300-800 a year. Filed for STR. New items would not be allowed on EFU property, he has 3 acres. They would want to rent the room out when they are there. Concerned about qualifying for the Grandfathering clause in the Ordinance.

Eric Walker – stated the Hacker application is in now, and if the application is successful and not appealed and get a permit you would not be subject to the grandfathering provisions, those are for the STR that have never received a STR permit. If you get a straight out permit you are a permitted use.

Joplin asked Eric to further clarify the EFU under the current proposal for STR.

Eric said the current recommendation is that EFU would not be allowed in farm or forest zones unless the property is not receiving farm or forest tax deferral. Even with that you must go through the CUP process, there is no guarantee approval you have to show that use would be compatible with adjacent farm or forest use.

McBride asked if neighbors have the opportunity to comment. Eric said that is true as a Type II application we are required to send notice to neighbors up to 750 ft and advertised in the HR News.

Kiara Guisto, Chamberlin Drive, HR – owns EFU property and operates farm and would like to use their home as STR. Just begun the application process and learning all the steps. She would like some things considered – people moving in to the area and buying property, trying to farm renting out their home is a way to make extra money when getting started. She understood that if her application was submitted and things were approved the area around her home would not be in deferred tax status. EFU lands don't necessarily have the same types of complaints as other properties with closer neighbors doing STR.

Daniel Ball, Swyers Dr, HR – support for the new regulations for STR. Main concern are the probable negative impacts on Farm and Forest lands. Property buying for investors for residential development makes less land available for ag producers.

Feels the stringent residency requirements for STR's sound like prudent ideas he is in support of. He supports the changes suggested by Thrive HR.

Mario Guisto, Chamberlain Rd – Issue with EFU regulations. Bought property 4 years ago, he farms the land. Property in this valley is \$25-\$50K per acre. He lives here for the quality of life. Feels if you have EFU and it is Farm and it qualifies you should be able to rent it out and help your family – feels that should be HRC Residents only.

Commissioners asked for clarification on the process moving forward.

Hecksel said if you are comfortable with Eric's recommendations suggested in your packet, the Commissioner can approve moving this onto a second reading. If you want to see changes, staff drafts those and we start over with a first reading.

Eric offered to speak about the hosted home share item since we received comment on it tonight.

Eric said hosted home share- you can have a hosted home share and that means a person is renting out rooms within their dwelling for less than 30 days within a year. 3 options by BOC: if you want to go that route you need to define what that really means.

Option exempt hosted home share from and not limit them to 180 days

Hosted home share not different than any other STR and subject to 180 days

Do nothing, do not identify them and if people are interested they can apply for a B&B

Other item Subsection Q on Page 16 – altering or expanding existing dwelling for STR. Concern is STR is an accessory to an existing dwelling unit. Do not want to intensify single family

dwelling solely for purpose of STR. Trying to get Type I application – does not allow for discretion. Has suggested language for the BOC to consider.

Benton said if you already have a STR and you want to add a room onto your existing residence you shouldn't have to apply for that but if you want to add a new room to be used as a STR then ok. How is that practically applied.

Eric said yes, that is why they are looking for direction. Agrees it may be challenging to implement and if you are concerned with language and ramification from that then simply remove that from the list.

Benton clarified the permit you get shows how many guests you can have in a STR. Eric, confirmed yes your application identifies how many guests.

We are not trying to restrict anyone from reasonable expansion of their home but if they have a 3 bed 2 bath and then convert their basement into another 3 beds for STR is that a problem when you have only been permitted for one of the original bedrooms as a STR.

Joplin said originally, we had 4 original issues asked Eric are you looking for specific direction on those. Eric said in August 2018 the BOC identified 4 areas to provide code changes. Eric said those were brought back during work sessions for review.

Eric needs direction 53.40A – which 3 categories to be included for potential candidate for grandfathering. Joplin asked Counsel how that can be done.

Joplin said the phase out period is another – Eric said they have a solid recommendation for that.

Consensus

Proof of Residency – fed or state plus 1 other ID. Benton and Joplin McBride good with staff recommendation either fed or state plus one other 3 remaining ID's allowed.

Grandfathering – Benton would like to leave the existing language. We would expect people to pay TRT and property taxes he wants to leave both it provides more flexibility.

McBride – the discovery aspect bothers him about that. Some individuals did not come forward they were found out and then they started paying. Benton sees that, but this has been so poorly managed and to point at one situation feels it is unfair.

Joplin agrees with Benton – there has not been a policy that addressed this that people could not follow.

McBride says it is a small number and he is willing to let it go.

Oates concurs with Benton and Joplin

7 Year Phase out period. All concur. Benton asked question about the 90 days to inform current unpermitted STR operating to make an STR application.

Item Q – Benton no opinion on if this is in there or not. McBride – allowing people to make the best use of their home, we don't want to be abused on that and fit 4 beds in a 3-bed house having 16 people staying. Would anyone entertain a 10-person limit.

Hecksel said that will be very hard to enforce.

Doug Doughman, Land Use Counsel said at some point if you take a 3/2 and sought to dramatically increase the number of people that can reside in a home you will get into building code requirements that will be above and beyond for any single detached dwelling. There will be a review of that one way or another. Currently in the permit issued for an STR based on the application the max number of people would be in effect and would have to come back and increase that number. Eric confirmed they would need to ask for a minor modification to permit.

Doug said that as dry Q is as worded now it is one of those that has an element of discretion involved, and staff would have to be asked if this would be used for a STR. What would be elegant is to have staff review this and now have that discretion. To get to that then is to eliminate what is in Q because they would be reviewed anyway.

Joplin supports the recommended language she feels it is clear. Benton said because it is a type 1 if a decision is made that discretion was used it is an appealable decision and get us back to the point we have been in the past. He is comfortable with the language as well but if legal counsel feels this adds additional discretion he would support it being taken out or define it more to not allow discretion.

Eric said the proposed language somewhat aligns with current if they want to change they have to come in an reapply.

Benton would be supportive of removing Q and sees Rich's point but wants to address that if it arises.

Oates asked about adding language to Eric's recommendation on this topic that nothing additional unless new permit is made.

Discussion over removing Q or not and if so would the addition be caught anyway through the building code review.

McBride circled around and supports tossing out Q. Joplin concurs.

Oates has a problem without having some sort of number of people staying at the STR's. Eric said he is loosely familiar with building code and recalls some limits for bedroom size and

anything over a certain amount it triggers another set of building codes. He would like to confirm that recollection with the building official.

McBride suggested 5 bed or less type I anything over 5 bed is a Type II. Benton said assuming that is consistent with the building code. Joplin is not sure why we are getting into the quantity of bedrooms, Q is talking about making physical changes to your primary residence.

Hecksel pointed out that Eric had suggested language that if the addition is for STR use a new application is needed. All support that change to Q.

Hosted home share. What does the commission want to do with that option? Eric's recommendation would be to do Hosted Home share as a B&B. Current language supported by BOC.

McBride – complaints. Idea of May or Shall was a question on 3 violations. Makes sense to him that it should be shall. It is not just a complaint but also violations and it makes sense that we would pull their STR permit.

Eric said this is under Exhibit A page 17 – last section 53.68

Joplin said may provides for flexibility and extenuating circumstances. You still have the option with “may”. She is resistant to making it concrete with no flexibility. Benton would rather see the flexibility and the director can make the decision. He is comfortable with “may”.

McBride – other issue is the RV limitations and whether they can be hooked up or not, are we putting language that is too restrictive with someone with an RV in their drive they use for family 1-2 times a year for a few days at a time?

Eric said the language is restrictive on purpose, RV's are tricky especially being used like tiny homes. If you are storing an RV on your lot, the idea is it is a self-contained unit. Just because you can occupy that for a period of time doesn't mean you can hook it up to all facilities and use it as a residence. If you want to camp on your property for a period of time due to building a home then you are ok because that use is identified in your building permit. We are not going to look at this to not allow someone from plug in their RV to keep it from freezing during the winter.

The ordinance does not allow using RV for a guest quarters. Exhibit B page 2 middle of the page.

McBride feels this part of the ordinance is one that people will flagrantly abuse. People do use them as an added room when family comes to town. Understands we do not want STR's to be RV's feels when we get this specific. Eric said it might be disregarded we have something to point to that shows this is not allowed for STR.

Benton said can't someone live in their RV on their property then they could use it as an STR is that not what this allows. Eric said no this allows for an RV to be used up to 30 days in a 6-month period, If you have a residence on the lot already you can use it up to 60 days within a year. The only question now is to allow the RV to be hooked up to utilities or just leave it as it is now.

Oates Stated this hearing will continue to Feb 19th where the 1st reading will happen again at 6:00pm, or soon thereafter.

ITEMS FROM THE PUBLIC

REPORTS

Hecksel reminded the BOC of the Planning session for 8am at the HR Adult Center

Benton – moving forward with the NORCOR budget process and should know more about impacts regarding the ICE Contract if it were to no longer exist. We will have a new board member from Wasco County – Kathy Schwartz. Also, Sherry from Gilliam county will replace Schafer.

MCCOG – awaiting the final audit and hoping that can be closed out. Gilliam, Sherman, Wheeler and Wasco are talking about building codes and how the surplus of funds will be used.

Joplin – in the consent agenda is the support letter for CCO to be the contractor for the next five years. The relationship has been positive and accomplished incentive levels and she hopes the commission approves the letter. She attended the January AOC meeting and lots of activity in Salem.

McBride – Visitors Advisory Council meeting surrounded structural discussion, how people are represented. Attended the NORCOR meeting with Benton, Benton is now the Chair of the NORCOR Board.

Oates – has been meeting with several entities over the last few weeks. Met with Matthew Drake about the Food & Beverage tax and he would not support that. Attended the Walden town hall yesterday.

Wyden is still working on the Rural Schools funding.

Attending a timber summit about mass timber development – it was very interesting.

ACTION ITEMS FROM THE WORK SESSION

Committee appointments

Budget Committee: Select 1 each; At-Large and Dist 2 rep

Benton made a motion to appoint Buck Parker as an at large rep, Mike Fox to as Dist 1 rep, and Arthur Babitz as the Dist 2 rep. Noting that Fox does not live in dist. 1 however we did not receive an application from anyone in District one and it will be nice to have a full committee.

Joplin seconded the motion.

Vote on the motion was as follows:

Commissioner – McBride -yea
Commissioner Joplin -yea
Commissioner Benton – yea
Chair Oates -yea

Motion carried.

Forest Rec. Trails: Select 1; Mt Bike Rep

Benton made a motion to appoint Peter Zucher to the Forest Rec Trails as the Mt Bike Rep. McBride seconded the motion.

Benton said Zucher stood out because of his age demographic and because of his unique understanding of electric bikes and functions on the trails.

Joplin agrees it will help enrich the committee. Wants to express thanks to Brown and hopes he continues to be involved.

Vote on the motion was as follows:

Commissioner – McBride -yea
Commissioner Joplin -yea
Commissioner Benton – yea
Chair Oates -yea

Motion carried.

Planning Commission: Select 2; At-Large and Select 1; Dist 4 rep

No appointments made for PC at this time. Additional interview will take place in February and appointment made at that time.

Tax Revenue & Expense Options

RECOMMENDATION: Provide direction to staff related to Ordinance drafting for ballot measure(s) to be placed on the May 2019 election

No action to be taken, more work sessions will be scheduled on this topic.

CONSENT ITEMS

- ✓ Approve and authorize the Chair, or designee, to sign a letter of support for Pacific Source Community Solutions application to continue to operate the Coordinated Care Organization serving the Columbia Gorge Region as provided.
- ✓ Approve closing the Jackpot TS #18-1 and return appropriate bonding.
- ✓ Approve closing the Westside Salvage-2018 #18-8 and authorize using \$11,400 of the performance bond to pay the outstanding balance.
- ✓ Reappoint the following incumbents to another volunteer term on their respective committee: Fair Board- Ron Harder, James Loomis and Chad Muenzer. Forest Rec Trails: Ruth Chausse; Equestrian Rep, Forrest Rae; Citizen Rep and Health Pola; Hiker/Runner Rep.
- ✓ Confirm e-mail poll approval from December 2018 to close the Juneberry timber sale #18-5 as return appropriate bonding.
- ✓ Award the bid for the Evans Creek Culvert replacement to the apparent low bidder Crestline Construction, subject to final approval, and authorize the Administrator to sign necessary contracts/documents subject to legal and the Administrators final review and approval.
- ✓ Declare the following Forestry department items as surplus allowing them to be disposed of as allowed per the Administrative Code: 3 chainsaws, power auger, winch, box of cable, spray equipment and spray hose.
- ✓ The City of Hood River is requesting the County sign off on the final plat for Mt Vista Phase 4 Subdivision.
- ✓ Approve and sign the Fourth Addendum to the Agreement with the Hood River County Heritage Council and Hood River County related to the funding amount for FY 19/20.
- ✓ Approve out of state travel for the Prevention staff (Nubia Contreras) and Odell Prevention Coalition volunteer (Noel Princehouse) to attend the CADCA National Leadership Forum in Washington DC February 4-8, 2019.
- ✓ Declare the following Parks items surplus: 2009 Kubota tractor mower and misc., hand tools, power tools, and spare parts and equipment #180 small pull-behind trailer. Authorize the same to be disposed of as allowed in the Administrative Code.
- ✓ Declare the following Public Works item as surplus: Snorkel ATB50F0 all-wheel drive man-lift and authorize it to be disposed of as allowed in the Administrative Code.
- ✓ Approve out of state travel for Sheriff English who will be attending the annual Western States Sheriff's Association Conference in Nevada March 3-8, 2019.

Joplin made a motion to approve the consent agenda as presented. Benton seconded the motion.

Vote on the motion was as follows:

Commissioner – McBride -yea
Commissioner Joplin -yea
Commissioner Benton – yea
Chair Oates -yea

Motion carried.

NEW BUSINESS

Administration

Commissioner Vice Chair Appointment 2019

RECOMMENDATION: Appoint a Commissioner to serve as Vice Chair for the 2019 calendar year.

Oates says before we do this he would be using the vice chair more than Ron probably did on generic things. Benton moved to appoint McBride as Vice Chair for 2019. Joplin seconded the motion.

Vote on the motion was as follows:

Commissioner – McBride -yea
Commissioner Joplin -yea
Commissioner Benton – yea
Chair Oates -yea

Motion carried.

Commissioner Committee Assignments 2019

RECOMMENDATION: Review assignment list for accuracy and update as needed.

Benton asked that all commissioners be made alternates on the NORCOR except Bob he is the main member. McBride is 1st Alternate and rest of the Board members be Alternates.

EXECUTIVE SESSION

Chair moved the commission into executive session per *ORS 192.660 (2) (a) Personnel and ORS 192.660 (2)(d) Labor Negotiations-*

ADJOURNMENT Chair adjourned the meeting @ 9:00pm