BOARD OF COMMISSIONERS WORK SESSION AGENDA
4:30pm, County Business Administration Building, 601 State Street, Hood River OR

MINUTES

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

County ID Program Presentation: Draft Ordinance & Agreement – Mark Thomas

Mark Thomas stated 3 funders are in place, one of them would like to have more commitment to move this forward by May 8th (an answer). 15 organizations said they would be willing to talk about and consider possibly administering this program. There is a draft Ordinance and Agreement before the commission to consider. Sheriff English helped in drafting the Ordinance language.

Mark stated the principle goal was to have minimal admin for the county. Pleased that the Next Door is willing and excited to take on the program. Recognized all the members in the audience that have put work in to this proposal.

Laura with the warming shelter – the effort put into the ordinance was putting the vision the commission has talked about in the past and what the group felt was important.

Commissioner Benton asked based on the point system for credentials, some of the items sounds like they would exist if there was a crime committed and they would be in a data base and then use those as some sort of identification. Mark said that he has had the experience of working with folks with the only ID they have is what they have from NORCOR. Sheriff English said there are folks that might only have ID issued by NORCOR – those folks will have been very well vetted. A requirement of parole and probation is to be gainfully employed and only having their NORCOR ID is a bit off putting and he feels the county ID would be a good way to satisfy the requirement.

Benton can follow that train of thought but concerned with the perception of the public feeling that if someone has done some sort of crime as a valid way they can be vetted and identified as a way to be given an ID. Sheriff said at the end of the day this is just an ID, you cannot drive nor do a lot of other things with it. Mark said the point system came from the Michigan program and some other programs as well.

McBride asked if to address the concern would it make that item less valid. Maybe if it was only worth 100 points they would need other ideas. Benton said it is a good idea but as matt said it is very well vetted, hearing the explanation from the Sheriff helps.

McBride asked about what happens if the Fed govt comes asking for the list of folks that have a County ID. Laura said that only the county and 3rd party administrator would keep information, and that would be up to those entities. The only records that would be kept under the ordinance currently is name, ID card, DOB and county address. Mark said the intent is the card would be widely normalized and not be useful for a purpose that ICE for example would want that information for. Legal said that it would take a subpoena to access the records which would have to meet the general laws in place by the state.

Mark said the very least that would be retained is the docs. Listed but in general terms. Laura said the address of an individual is not something that would need to be kept on a list but it would be listed on the ID card.

*Other matters may be discussed as deemed appropriate by the Board.*
Benton asked if any of the other jurisdictions have had challenges from the federal government. None known.

Chair Rivers asked about his employees that work for him and asked how the information can be disseminated to the public to know about the card. Mark said a large part of their budget is for marketing. Mark felt that there would be handouts for employers to use for their employees to get the word out. Mark said they structured this in a way that would not use county resources.

Mark said the opportunity to use this as a way to also enroll folks into the mass notification systems is a good outcome from it as well. Perkins said the local discounts are good too.

Perkins asked about the funding over the first few years what that looks like. Mark said this was modelled out after 4 years and after that it become sustainable by fees. It does allow for additional grant seeking and their experience is the funders are eager to participate. Mark said the program is to have the ID good for 2 years. The initial fee is $20.

Maija Yasui – sharing words of the commission in the past. 1.5 years ago, the commission passed a proclamation Minora Yasui – given the medal of honor. Read some of the language used in the proclamation. The county passed this proclamation, the city did the same and the state passed a similar proclamation. Speaking of civil rights for all. Somewhat ironic that we are here asking for a county ID card to be issued so many years later but we are here to use it for different much less detrimental purposes.

Chair said staff will review this ordinance and document and an action item will be on the next Commission agenda.

Hood River Valley Parks & Recreation: Future – Mark Hickock, Director

Mark Hickock and Bill Summerfield, Pool BOD

Mark updating on the Parks Master Plan – (multi-jurisdictional) – County applied on the groups behalf for a $40K grant and hired consultant – goal is to develop a plan with clear implementation strategies that can be adopted by all participating agencies that are goal 8 compliant. This would provide a parks master plan to each entity.

50% of the budget is for public outreach and involvement and to look at the entire park system. They want to look at efficiencies that are possible.

The biggest thing the park district is looking at is their pool, it is starting to fail. They have consultants to help look at the pool issue and Bill will talk about that process.

Bill Summerfield stated the awning was placed and it has served the community well but it is failing. The pool is at complete compacity – water polo, swimming, kayaking, is happening there and tonight there is adult learn to swim. The community room is popular. The panels were supposed to be able to come completely off each year but that didn’t work out so a few are taken off each year. They are difficult to get off and on and are failing.

Another problem is the piping – it is old, rusting and brittle. A lot of the pipes are in concrete and you cannot get to them to make repairs if needed. The west end of the tent wall takes a beating and the most recent rip from 3 weeks ago is being held together with duct tape.

The site is what it is – they do not own the parking lot or tennis courts, that belongs to the School District. The consultant looked at a one level hard building to replace the tent. Not ideal but it would work.

Other matters may be discussed as deemed appropriate by the Board.
Option A – work with what you have- some upgrades cost $13.4M

Option B – same building envelope but the pool is flip flopped – shallow end close to the entrance. All conceptual ideas at this time. Cost is $17.3M

Option C – 3 story building with a community center on the top level $20.3M best bang for the buck.

They have talked with some folks in the community and it seems that option C is the favored one. They are looking to put a bond levy on maybe the November 2018 ballot but that is up to the pool Board. They are looking at 3-5 years for the pool to exist after that they are not sure of the state it will be in.

This is informational only, thy are not asking for anything monetarily from the commission but just their support.

Benton asked what the projected useful life is for any of the options. Mark H. said 40 years. Cost recovery is what we can make to help operate the pool. They subsidize about 47% now.

Perkins said the larger amount of tax revenue would theoretically be available to go towards other parks. Mark said in theory yes, but the operations of it would cost more. But yes, if they are targeting 90% cost recovery – with the larger building and more amenities they can charge for those services.

Joplin asked going with option C – is the plan to finance the amount with a levy to the community. Mark said yes, a 20-year bond. Joplin - has the district been doing any sort of savings with improvement funds. Mark said yes, they have a bond retiring this fall, they have some improvement savings and some SDCs. The bond retiring is a little under 8 cents per thousand, and for $20M would be up in the 70 cents per thousand

Bill said that according to other park districts we do not even register compared to what they are paying.

Perkins said the conversation to jointly do things is a good conversation.

Benton said they are looking to address the goal 8 needs what about the other 2 entities to adopt a park plan. Mark said yes but it is not as important for the other entities to have a park master plan. The port and school district have their own plans. The school district plan will feed into this plan and the port has their own comprehensive plan and it is not as important for them to have a park master plan.

McBride – as this becomes more complex and provides more amenities the issue of competition with the private sector shows more and hopes the district is sensitive to that. Mark said they are sensitive and it is not their intent to compete however they are not shying away from other services such as gym amenities for example. Community centers have exercise classes etc., McBride asked about timeframe to complete. Mark said from approval and funding, it would be a year of design and then a year of building.

Hood River Chamber of Commerce Annual update – Mike Glover, Director and Lee Weinstein

Mike Glover, Chamber Director handed out marking report – serves as designation marketing organization. 25% TRT from City and had been receiving 90% from the county and that was modified this year and will be modified next year. Goal to promote services and get people to stay over, because they spend more. Focus on spreading the off season as wide as possible. Trying to get people to come here to do other things besides summer recreation. Looking at small meetings mid-week. We do not have facilities to handle large meetings/conferences.

Lee Weinstein – spoke about long term strategies for visitor marketing priorities. They want to focus on the agri-
tourism and possibly have HR on every local TV station.

Samantha Brown on OPB came and spent time here showcasing what Hood River has to offer.

$97.8M industry(tourism) in HR County.

Perkins asked if Toll bridge is going to be open this year. Hecksel noted that Toll bridge is only going to be open for part of the season and then closed to allow for the septic system repairs being funded from the TRT money.

Mid-Columbia Housing Authority Update – Joel Madsen, Exec. Director

Handed out a paper presentation – see packet.

Went over what MCHA oversees:

Admin of rental assistance programs
Asset building and resident services
Physical development of affordable housing
Homeownership – work with current and future homeowners to achieve that goal.
Emerging as the 5th line of business is advocacy.

Joplin asked Joel to speak a bit about the waiting list for the vouchers. Joel said that we have been fortunate through strategic and bold moves to see a higher number of families served and the wait list decline. Hope by the end of this year they see people come in the door and they can issue the voucher at that point instead of waiting for 2.5 years to get a voucher.

For every 10 vouchers issues they saw 6 returned as not being able to be used. This encourages them to do more on the development side. The wait list might be shrinking but they might not be solving the problem because several are not being used due to lack of options.

One of the programs used is family self-sufficiency – helping people save for home buying. Helped over 28 families remain in their home and avoid foreclosure process. Invested over $1M in home repairs.

There is a federal cap on the number of vouchers you are able to issue each year: 550 housing vouchers a year.

Benton asked how much a typical voucher covers? Joel said they determine eligibility and it is based on family size. A 3-person household is issued a 1-bedroom voucher and MCHA is able to pay up to $990 for that family and the rate is determine by their income.

In 2017 100 families used the voucher program, with increased value they hope to be able to serve more people.

Lot 700 housing project – they submitted their application to Oregon and housing community services today and waiting to hear about the important funding for the projected. The appeal process in the court of Oregon appeals, judicial review of the LUBA decision on the rezone is set for the end of April.

Joplin - in other entities she is involved with and has had opportunity to look at some grants and one that is missing in the community is a real rental rehab program. Is there is any opportunity for something to be explored in this regard? Joel explained there is program folks can go through to increase their tenancy standing with landlords etc. Joel sees it has important but hasn’t been able to get far with it yet so far. They are partnering with the Columbia Gorge Health Council which help provide more staff that can help folks in a situation where they cannot afford to
stay where they are. Sees rental rehab could be a part of that but right now no standalone project is in place or in the works.

Committee Interview: *Forest Recreation Trails Committee ATV Rep – Lyle Henage*

Applicant had a family emergency and was not able to attend the meeting.

**BOARD OF COMMISSIONERS REGULAR MEETING AGENDA**
6:00pm, County Business Administration Building, 601 State Street, Hood River OR

**MINUTES**

Chair called to order at 6:05pm Chair Rivers called the work session to order. Present: Commissioner McBride, Commissioner Joplin, Commissioner Perkins, Commissioner Benton, Administrator Hecksel, Counsel Davies and Counsel McDougle.

**CONFLICTS OR POTENTIAL CONFLICTS OF INTEREST**

No conflicts, or potential conflicts were declared.

**ADDITIONS OR DELETIONS FROM THE AGENDA**

Hecksel asked that 1st reading of tile 12 be moved to next month’s agenda.

**PUBLIC HEARINGS**

Home Repair Program Close out

**RECOMMENDATION:** Accept public testimony and then close out the 2017 Home Repair Program for Hood River County.

Chair Rivers opened the public hearing. Joel Madsen, with MCHA is going to speak on this issue. Provide comment on behalf of Columbia Cascade Housing and thanked the County for sponsoring this project. In 2015 $300,000 CDBG was received for no interest loans for home repairs. 12 homes received assistance this past year and 37 residences of low to moderate income. Joel spoke to the type of repairs done. Homes receiving work were in the City of Hood River as well as the City of Cascade Locks.

Thanked the community development director John Roberts for his support of this program. John Roberts noted that Sandi Borowy was involved with the funding that passed through which was very appreciated.

Joel said this is a multi-jurisdictional program but we shift the sponsor localities around, feels that it is good to not burden one locality. Competitive application processes are every 2 years.

Chair Rivers opened comments to the public in attendance. Hearing none, he closed the hearing and asked for commissioner deliberations.

Commissioner Joplin moved to close out the 2017 home repair loan project. Commissioner McBride seconded the motion.

Vote on the motion:

Commissioner Benton – yea

Other matters may be discussed as deemed appropriate by the Board.
Commissioner Perkins – yea
Commissioner McBride – yea
Commissioner Joplin – yea
Chair Rivers – yea

Motion carried.

HR County Zoning Ordinance Legislative Amendments

RECOMMENDATION: 1) adopt an Ordinance with changes to the HRC Zoning Ordinance as recommended by staff, 2) adopt an Ordinance with changes to the HRC Zoning Ordinance as recommended by the Planning Commission or 3) make changes to either of the proposed Ordinances and adopt that version. Any ordinance adopted tonight will need to have a 1st and 2nd reading, public testimony taken and adopted with an emergency clause, causing the Ordinance to become effective immediately.

Chair Rivers read the legislative hearing rules into the record. Chair Rivers opened the hearing and asked for a staff report.

John Roberts, Community Development Director – The Gorge Commission is requiring changes to the National Scenic Area (NSA) Article in our zoning ordinance, if that had not happened we would not be looking at these changes, but we took this opportunity to make additional technical changes to the zoning ordinance and include some legislative changes as well.

There are 2 ordinances for consideration. Information provided: PC recommendation, Attachment C gets into the technical stuff for the NSA amendments. Correspondence is also attached. Attachments E & F are state mandates from LCDC. Attachments G, two LUBA final opinions, addressing procedures for Short Term Rental (STR) application processing. Plus, an additional 20 comments since April 7th were received. A-D are the technical changes to the code. You can see the staff comments in the changes.

The Planning Commission (PC) held 2 public hearings (PH) on these legislative amendments. The PC did a great job fine tuning grammatical errors. At the PC level looking at all the changes there was no discussion about any of them except related to STR. The PC has questions on residency. The info provided them is in the staff report. Their recommendation is in the Order – more robust and tailored definition of what a resident is.

Depending on where you want to go, there are 2 options – adopt this by emergency clause due to the gorge commission mandated time line for the updates to the NSA article or if we need to amend the changes tonight we need to do a 1st reading tonight and then a 2nd reading in May and hopefully the gorge commission will understand.

McBride – changing the position from home occupation to accessory uses. What is the value of that? John said there are 3 answers: Counsel Carey concerned with the location of it in the home occupation and the LUBA decisions support that, not explicitly listed in the statutes. We are trying the 2nd use given. The regulations are far from perfect but the goal is to get is close to useable for the community as possible.

McBride as an exercise in direction would listing STR in the home occupations section as outright allowed would it resolve the confusion? John said no because outright use in land use doesn’t really exist. You are suggesting a Type 1 use. With that said we tried to tailor some of the STR as non-discretionary. In some of the other zones we could probably do a type 1 said that because he feels you are talking about resource zones. McBride feels resources zones are always going to be a CUP. RR is a type 1 use but we are treating them as a type 2 right now. McBride asked if the LUBA cases address residency. John Said no they did not address residency at all. We have 4 types of decisions – and all use different nomenclature. LUBA did not address residency, they referred to it slightly but the case law addressed was procedural guidance.

Other matters may be discussed as deemed appropriate by the Board.
Joplin asked about exhibits ABC&D are A&C specific to NSA modifications. John said no just A. B is a provision and definition including some around STR. Exhibit C also has STR.

Joplin asked if exhibit A is the only one that does not include STR reference. John confirmed. Joplin about the comparable info that the PC wanted, and that was provided. The county comparable there is no element that labels residency as a requirement or part of their application for STR. John said 3 examples of cities with residency definition are included. There is no county definition of residency that he knows of and our language is comparable to the City of Hood River. Joplin asked why our ordinance was not modeling on a county ordinance. John said it was, except the Commission modified the definition of residency.

Benton addressed the legal issues and asked how many appeals we have had surrounding the residency language. John said ½ dozen. Benton asked how many organizations have appealed the application. John said only 1.

John stated there are 13 STR’s approved, 5 in review in addition to 25-30 known that have not been submitted and 9 have withdrawn.

Chair opened the floor to public testimony. Asked that the comments not be redundant.

**Judy Hanel, 760 Park Place Loop, HR** – read from a written statement. Asking the BOC to reconsider the impacts to farming and forest lands from impacts from non-conforming uses. Suggested ID requirements for applicants to prove residency.

**Mary Ellen Barrelotti – 2580 Reed Rd, Hood River** – sent each BOC an e-mail. Concerned that this Ordinance is being considered an emergency. Also stated the notice for the hearing did not have clear and specific language on the subject matter. STR was not listed on the agenda or any other information. Beyond technical issues being suggested to be changed.

Heather Staten, Exec. Director 2130 Reed Rd, Hood River - Some of the items handed out tonight were given to the planning department on January 24th but was not included in the record for some reason. You have just received information tonight and asked if the commission plans to make a decision tonight without reading that information. There are 2 transcripts from the PC hearings that are not in the packet. The PC did long and thorough testimony you might want to review that as well.

Read from a pre-written document and handed out that information to the BOC member but did not give one to staff or the record.

**Recommendation for amending STR** – works well in home occupation – allow residency proof. Show 2 forms of proof and not just one.

**Joe Sheehan, 517 May Street, Hood River** – has lived here for 14 years worked in hospitality. Witnessed overwhelming majority of speakers agreeing with the PC requirements. STR on resource lands is not a good idea. Keeping the domicile requirements brings in TRT funding. PC recommendation that allows for change that will most likely not get caught up in court.

**John Kelter Gehrig 416 10th Street, Hood River** – is a member of the PC but speaking as an interested citizen tonight. He is not speaking on behalf of the PC. Read from a pre-written statement. PC discussed STR on 2 occasions and recommended a residency requirement and did not throw out cap on a whim. They did this to address the LUBA issues brought up, STR’s should uphold state and land use laws. Reduce staff work load. Decrease strain on limited housing supply. Provide land use preference for those that live, work and vote in HRC.

*Other matters may be discussed as deemed appropriate by the Board.*
Pat Case, 2550 Reed Rd, Hood River – lives in her home FT. Agrees with the ideas put forward for definition of residence of someone who lives here 6 months or longer. She recently retired and has an interest in her own personal financial situation. At some point she might need or want to rent a room in her personal home. If there is a cap on the number of STR, she might not be able to have access to the option because of the CAP.

Mike McCarthy, 8405 Clear Creek Rd, Parkdale – LUBA decision disagrees with John Roberts, the residency was addressed. If you read the transcript of the LUBA trial Will Carey was questioned about the 30-day residency requirement.

Handed out information to the BOC, that was not given to staff for the record.

Spoke about STR’s as having negative consequences to communities, however if STR owners are true residents the housing rental market is kept down. A change to the residency requirement will cut down on appeals, staff time, Costs etc.

One other corrections is appeals have been filed by others than the Residents Committee.

Patty Wickwire, 6005 Miller Rd, Parkdale – urges support and adoption for residency requirement certifications while changing the word “or” to “and between” #2 and #3. Read from a pre-written statement.

In her neighborhood she knows who really lives there and who does not, they know which houses are used for STR. Supports PC recommendation of residency.

Scott Franke, 4584 Leasure Dr, Mt Hood – Handed out information on changing out Section 60.12 – No new application re STR. Mentioned the Dee Hotel denial the applicant pulled their application allowing them to resubmit their application today if they wanted. But this whole idea of wait a year if you are denied perhaps that is an additional reason to put off allowing application.

This is a proposal for an amendment to Section 60.12. The rest of the cleanup seems good and he supports the PC recommendation for the residency requirement. Easily checked by staff and will save a lot of work. Feels it is a fair easy way to go.

Jennifer Euwer, PO Box 276, Parkdale – She agrees with Gehrig and respects that the BOC does not want to hear everything 3 times but she has been thinking about the argument made the Residents Committee is the main group showing up and having an opinion on these issues. Folks come to the meetings and sit in the back and if they agree with what they hear they might not say anything. Those folks might not be part of the Residents Committee but agree with what they said.

She is being redundant, by saying she agrees with what Gehrig said.

John Nills 4558 Woodworth Rd, Parkdale OR – urges the commission to give the PC decision more weight than you are. He has been in planning for many years and feels this is going the wrong way. STR’s – Tillamook county has an FT enforcement officer as far as he knows. The commission is going in the wrong way by not having a code enforcement officer. Hope the commission will consider the FT residency requirement. The cap favors 1st come 1st served. The residency favors those that already live and work here and that is more equitable.

Linda Green, 2290 Old Dalles Drive, Parkdale – lived there for 30 years. Operates as a vacation rental and has for about 8 years out of need. Welcome the fact this issue is being pushed for a residency requirement. Understands there is discussion of changing the numbers of occupants that can inhabit a home as a rental and she would ask for leniency on that. She deals with special groups and by limiting the number of people in her home to 10 would be restrictive for the folks that she helps – she works with cancer patients in her STR and with them come medical

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

Jeff Hunter 999 Montana Court, Hood River - handed out a written comment to staff and the BOC. Added the one thing besides lack of residency is risk to resource lands. The ordinance is not going to be completely self-supporting. At $250 a night for a 3-bedroom rental in HR for 90 days will bring in a lot of revenue for the owners. He urges the commission to not be shy about the fees they charge for the application, we need to be self-supporting.

Hearing no other public comments Chair Rivers asked if the Commissioners had questions of staff. Benton asked about the emergency part of the ordinance and he would like an explanation for all of these amendments and do they qualify as an emergency.

Counsel McDougle – said that was the original intent but not necessarily the way we need to proceed tonight. Roberts said that came primarily from the gorge commission request. Benton asked if we could just approve Exhibit A and an Ordinance related to that. McDougle affirmed that.

Joplin asked about the definition piece and how that came about? Comments tonight because it was not fitting well in the home occupation section. If we had started STR’s as an accessory dwelling would the ordinance be more akin to the other county ordinances in Oregon. Roberts noted it is not an accessory dwelling but accessory use. He is not sure he has a good answer, he recalls the goal was to allow for flexibility and put in the cap so it would be how fast do you get to the cap. There is not clear definition for residency but you will see reference to domicile. We have been using the 180 days used to keep is subordinate to the primary use.

Joplin asked about the other counties do they use a CAP, but not allowing STR’s in certain zones. John said there are other jurisdictions that do not allow STR’s in all their zones.

Benton asked if the testimony is closed. Chair Rivers said yes, it is closed.

Chair Rivers closed the hearing and went into Commissioner deliberations.

Chair Rivers said that legal counsel said that we could handle exhibit A and then have a discussion on the balance.

Commissioner Joplin moved to accept legislative amendments for only Exhibit A the NSA related amendments. Benton seconded the motion.

Vote on the motion was as follows:

Commissioner McBride – yea
Commissioner Joplin – yea
Commissioner Perkins – yea
Commissioner Benton – yea
Chair Rivers – yea

Motion carried.

Benton asked for clarification if that was adopted as an emergency ordinance.

McDougle – said the charter requires that if you want to adopt it as emergency the 1st and 2nd reading must be tonight.

Other matters may be discussed as deemed appropriate by the Board.
Commissioner Perkins made a motion to conduct the 1st reading of HRCZO for Article 75-NSA by title only. Commissioner Joplin seconded the motion.

Vote on the motion was as follows:

Commissioner McBride – yea  
Commissioner Joplin – yea  
Commissioner Perkins – yea  
Commissioner Benton – yea  
Chair Rivers – yea

Motion carried.

Commissioner Perkins made a motion to set a public hearing for May 7th to conduct the second reading on the Article 75 NSA Exhibit A at 6pm and consider the amendments. Commission Benton seconded the motion.

Vote on the motion was as follows:

Commissioner McBride – yea  
Commissioner Joplin – yea  
Commissioner Perkins – yea  
Commissioner Benton – yea  
Chair Rivers – yea

Motion carried.

Discussion of Exhibits B C & D – Joplin expressed concern over the short-term rental application process seems to have turned out to be something other than they hoped and it seems to really have bogged down the community, staff and resulted in expenditure of resources. Concerns that what we crafted is starting to vary greatly from others around the state and couple that with our limited resources and we are looking at eliminating services and is again expressing that she would like to repeal, or freeze, this process until maybe the state will come through with direction to address the residency issue. Doesn’t feel that HRC being the 2nd smallest county in the state should be paving the way on this process.

Benton agrees with that and also feels that we have deviated from where we started from. Feels the testimony tonight suggests the commission didn’t try to put forward good legislation which we have. Given our financial issue we are dealing with we could reconsider the rationale put forward when his was adopted. He feels the conversation is starting over and he would rather wait until after the budget to address the STR Ordinance amendments. The other amendments are straight forward and would like to move the rest of the document forward, but not comfortable with STR issues and with the Planning Commission recommendation without a lot more considerable thought. He would like to make another decision on the balance of the document besides the STR items and set a date out past the budge process. There are concerns for being able to enforce the ordinance.

Pekins said if we chose to pull back and consider what was said tonight and pull out the STR pieces there is a lot of leg work to separate the STR from the balance of the information. McDougle said we would need to propose a new ordinance.

Benton asked if that is possible to pull those items out and be ready for the May 7th and have a 1st reading.

McBride – with all due respect to the difficulty the STR regulations have been to the county, he feels we are closer to a successful conclusion than not. Concerned by 140 rentals on line. These other communities that didn’t act

Other matters may be discussed as deemed appropriate by the Board.
should be a sign that we should act. Feels the planning department has done a good job for the county and works hard for us and feels the issue with this ordinance is the residency and if can get past that and accept the planning commission recommendation we will get more clarity, and be able to afford the officer to enforce. Understands why people do not want to come in and apply if they feel they are going to be litigated. He would rather not set this issue aside until we have more time, but move ahead supporting the planning commission recommendation and work put into this.

Benton said we had a thought when we put the cap together and feels that we wanted the residency requirement to be fairly flexible when we passed it. If we are going to adopt a change in philosophy then we need discussion on how we are going to change this. The planning commission thoughts did not match up to what the Commission wanted to start with. If we are going to change the requirements then there are other things to consider like maybe grandfathering for a certain period of time. He is not going to change his philosophy based on that simple change but it will take a larger discussion.

Perkins feels we are close and have had many discussions with the community. Agrees with Benton regarding the thought when it was approved. This change is different and changes things, and would like to have some time to digest the recommended change and we have been working on this for some time but we are not where we thought we would be after a year.

Chair Rivers - when this Ordinance allowed for 25 units in the resource lands that was a compromise for him. Feels tonight has been valuable and the residency requirement sticks in his craw since the inception and now that we have heard from the citizens feels that will certainly be in the consideration but he is not ready to do that tonight.

Hecksel asked if there is a date certain they would like to have this come back.

Joplin asked Counsel what are the options for dealing with this today or taking time and craft it to fit the community need. McDougle said that if you want to repeal the existing ordinance that would take an ordinance. McDougle said that we can craft a new ordinance for May 7th without the STR amendments.

Benton moved to have the 2nd reading and hearing of Exhibits B-D excluding language on STR on May 7th at 6pm. Commissioner Perkins seconded the motion.

Vote on the motion was as follows:

Commissioner McBride – yea  
Commissioner Joplin – yea  
Commissioner Perkins – yea  
Commissioner Benton – yea  
Chair Rivers – yea

Motion carried.

Perkins read the Titles for those changes.

Commissioner Joplin moved to accept the reading. Commissioner McBride seconded the motion.

Vote on the motion was as follows:

Commissioner McBride – yea  
Commissioner Joplin – yea

Other matters may be discussed as deemed appropriate by the Board.
Commissioner Perkins – yea
Commissioner Benton – yea
Chair Rivers – yea

Motion carried.

Joplin asked if there is nothing that can take place right now to freeze the ordinance. Benton said that whether this is an emergency or not HRC is having a budget emergency and to him that takes priority. Perkins agrees.

Joplin asked about the applications coming in and the appeals. John said we have 5 appeals. Joplin asked about the applications again. John stated there are 13 applications, 5 in review that could get appealed. We could get another application tomorrow.

Joplin is concerned that this STR application will continue and appeals could continue. All the testimony is true we are spending way too much time, money, and who is going to enforce it.

STR ordinance revision discussion and have a 1st reading at the June 18th BOC meeting.

SCHEDULED OR UNSCHEDULED ITEMS FROM THE PUBLIC

None

REPORTS

Hecksel – May 8 1-4pm, at Parkdale community center – RST is talking about transportation, housing and infrastructure (water etc.)

Benton – MCCOG update: moving forward, we have secured a deal to sell the building. Challenging with limited staff they have and help from the Wasco County Commissioner and one person from Finance. Probably 2 meetings left.

Perkins – CREA meeting last week Friday – interesting energy issues state and region wide. Feels there will be several energy bills proposed in the next legislative session.

Joplin – spending a lot of time on the budget piece and getting ready to launch community conversations surrounding the budget.

McBride – attended a visitor’s council meeting and looked at where they are going forward. Attended the Travel Oregon presentation in CL which broke into a few groups and transportation came up and trying to determine what our carrying capacity is –if we can’t park them do we have too many, and what are we going to do with them.

MCHA – the study their Board did that raised the rent assistance was huge and brought in more than $1M and the opportunity for doing rentals hopefully with the better rental value they will be able to serve more people and will not get vouchers returned.

CAP – Board meeting and went to another meeting talking specifically about homeless and decide what can we do and facilities to help people. What do you do about the people that break down and need a place to stay one night.

Downtown business Association – discussion about relationship with the Chamber and how it can be addressed.

Chair Rivers – ODOT Region 1 is involved in the next STIP recruiting process.

Other matters may be discussed as deemed appropriate by the Board.
ITEMS FROM THE WORK SESSION
County Forest Recreation Trails Committee ATV Rep

RECOMMENDATION: Appoint Lyle Henage as the ATV representative on the County Forest Recreation Trails Committee.

Interview was not held, applicant had family emergency and was not able to make the meeting.

CONSENT ITEMS

- Approve a budget adjustment & resolution for the Bio Terrorism Prep program fund in the Health budget FY 17/18.
- Approve a budget adjustment & resolution to recognize the Pacific Power Blue Sky grant award of $69,672 into the capital projects fund as well as $17,000 from the beginning fund balance FY 17/18.
- Approve a budget adjustment & resolution for the WIC program fund in the Health budget FY 17/18.
- Approve a budget adjustment & resolution for the Mothers Care fund in the Health budget FY 17/18.
- Approve a budget adjustment to cover expenses related to the Eagle Creek Fire FY 17/18.
- Approve a budget adjustment to the Sheriff Property Forfeiture fund FY 17/18.
- Approve a budget adjustment to the TB Program fund in the Health budget FY 17/18.
- Approve a budget adjustment to the Tobacco Program fund in the Health budget FY 17/18.
- Confirm e-mail poll approval 4/2/18 authorizing Chair Rivers to sign off on two liquor licenses: Crooked Acres Vineyard and Tabby’s Hole in One Clubhouse.
- Approve and authorize Chair Rivers to sign the necessary document for a Farm Loan to Gray Orchards 1, LLC as presented.
- Approve and sign Amendment #1 to the Criminal Justice Commission Justice Reinvestment Grant Agreement # JR-17-014.
- Approve signing a letter of support for Dee Irrigation District’s grant application to the Oregon Water Resources Department.
- Reappoint John Kaseberger as one of Hood River County’s representatives on the Oregon Investment Board.
- Approve setting a public hearing to consider an appeal of an extension granted to Apollo Land Holdings for their approved commercial land use permit for an outdoor concert venue, for Monday May 21, 2018 at 6:00pm, or soon thereafter.
- Approve setting a public hearing to consider a comprehensive plan and zone change request by Brian Graves for Monday, May 21, 2016 at 6:00pm, or soon thereafter.
- Declare obsolete electronic equipment, and miscellaneous office supplies, chairs and chalkboard as surplus, authorizing them to be disposed of per the county administrative code.
- Declare a 1987 International S-1800 dump truck with no dump box to be declared surplus and authorize it to be sold at auction.
- Approve a tax refund over $2,000 to account #13627
- Approve CAFFA grant application and sign resolutions to submit to the Department of Revenue.

Commissioner Perkins made a motion to approve the consent agenda. Commissioner Benton seconded the motion.

Vote on the motion was as follows:

Commissioner McBride – yea
Commissioner Joplin – yea
Commissioner Perkins – yea
Commissioner Benton – yea

Other matters may be discussed as deemed appropriate by the Board.
Chair Rivers – yea

Motion carried.

**NEW BUSINESS**

**Sheriff**

Livestock Restitution Claim Per County Ordinance – Title 6: Animal Control

**RECOMMENDATION:** Grant the restitution claim to Mr. & Mrs. Harnar, authorizing $1,000 to be paid from the dog control fund.

Commissioner Perkins made a motion to approve restitution in this case for $1,000 from the dog control fund to the Harnar’s. Commissioner McBride seconded the motion.

Vote on the motion was as follows:

Commissioner McBride – yea
Commissioner Joplin – yea
Commissioner Perkins – yea
Commissioner Benton – yea
Chair Rivers – yea

Motion carried.

**Public Works**

Right of Way Purchases for the Hutson Drive-Evans Creek Project

**RECOMMENDATION:** Approve purchasing the necessary rights of way for the project from Michiko Kiyokawa for $3,000 and Susan M Donnelly, Trustee for $6,000. Funds to be taken from the PW right of way budget. Authorize Chair Rivers to sign the necessary legal documents as approved by legal counsel.

Don Wiley, County Engineer – this is the Hutson Drive project. The rights of ways are needed to complete the project. The owners are agreeable to sell ROW to the County. The small piece is about 15,000 sq ft and agreed to sell for $3,000, the larger ROW is about 25,000 sq ft and agreed to sell for $6,000. The value seems to vary a lot in that area. All of this land is EFU.

Perkins asked what happens to the existing ROW. Wiley said at some point we will pursue vacating that, the co-op lines run through there so we would need a utility easement and part of that is old fill in the ROW as part of the wetland mitigation plan.

If the value looks reasonable we will move ahead with getting the documents together. There are temporary construction easements that we will be pursuing and those owners have agreed to donate those construction easements.

Commissioner Benton moved to purchase the needed right of ways as stated in the ARF. Commissioner Perkins seconded the motion.

Vote on the motion was as follows:

*Other matters may be discussed as deemed appropriate by the Board.*
Commissioner McBride – yea
Commissioner Joplin – yea
Commissioner Perkins – yea
Commissioner Benton – yea
Chair Rivers – yea

Motion carried.

Administration

3. Title 12 Ordinances 1st Reading

RECOMMENDATION: 1) Make a motion to conduct the 1st reading of Title 12 Ordinances by title only 2) Make a motion to accept the reading of the Ordinance; 3) Set a public hearing for May 21, 2018 at 6:00pm, or soon thereafter where the 2nd reading of the Ordinances and public testimony will be taken.
TITLE OF ORDINANCE: Title 12 Chapters 12.04-Designation of County Parks, 12.08- Parks & Recreation Area Regulations, 12.12 - Water Lines Through Forest Areas, 12.16 - Consumption of Alcoholic Beverages on Library Property and 12.20 - Log Export Rules

This item was removed from the agenda at the request of Hecksel to allow for further review.

Port of Hood River Hood River-White Salmon Bridget Replacement Advisory Group

RECOMMENDATION: Identify a Commissioner to sit on the Port’s Bridge Replacement Advisory Group

Commissioner Joplin made a motion to appoint Commissioner McBride as the County representative on the BRAG. Commissioner Benton seconded the motion.

Commissioner McBride stated he is happy to represent the county on this group but pointed out he sometimes feels to close to the issue at hand and has differing opinions from the Port on how they are handling the process.

Vote on the motion was as follows:

Commissioner McBride – no
Commissioner Joplin - yea
Commissioner Perkins - yea
Commissioner Benton – yea
Chair Rivers - yea

Motion carried.

The Commissioners encouraged McBride to express his opinions with the Port Group.

Administration

NORCOR Juvenile – Future Funding- continued from 4/9/18 Special Work session

RECOMMENDATION: Make a recommendation to the Budget Committee to reduce the NORCOR funding and by what percentage.

Perkins would feel more comfortable to set a CAP on NORCOR and not take a position on what to do with the NORCOR Juvenile, he would rather give a number.

Other matters may be discussed as deemed appropriate by the Board.
Benton would propose the same subsidies as the prior year with the intent to keep the number the same for the year after as well. We are not requiring any specific action with Juvenile we understand it could be impacted in the future in order to maintain the subsidies.

McBride said that Brandenburg was here in the lobby when he arrived, and he said they have not asked for an increase in several years. He is aware that juvenile costs us a lot of money.

Benton said that if we ask for the juvenile facility to be closed it give us an unknown number for the cost of closing that down, he feels there is value in asking for the status quo for at least 2 years.

Rivers agrees that we should keep the subsidy the same.

Joplin has no interest in telling the NOROCR Board what to do with their dollars.

Commissioner Perkins made a motion to keep Hood River County NORCOR funding contribution the same as last year for this coming budget cycle (FY 18/19) and the following fiscal year (19/20). Commissioner Benton seconded the motion.

Vote on the motion was as follows:

Commissioner McBride – no
Commissioner Joplin -yea
Commissioner Perkins -yea
Commissioner Benton – yea
Chair Rivers -yea

Motion carried.

Administration

Financial Focus Groups- continued from 4/9/18 Special Work session
RECOMMENDATION: Appoint Arthur Babitz as Financial consultant and proceed with focus groups asplanned.

Joplin said the information in the packet is a draft concept that could be used for the focus groups. She would like to request, another work session meeting planned just for this topic for budget work. April 30th at 4pm Work session just for budget focus group.

Benton feels we should also focus on what our ideal services would look like down the road. Joplin said that she has done research and found other counties that have gone through similar process and came across a procedural example and she would like to have consensus on definition of sustainability, do a press release saying we are going down this process. She would like to meet with Jeff and dept. heads to explain the focus group process and purpose.

McBride – we have talked about time frame and Arthur said we need to identify that our budget is on one timeframe and this is on another.

Benton would also like to have discussions regarding the framework of what an ask would look like and have 2-3 options identified. Feels this is a separate issue but we need to identify something and not entertain every possible revenue option and get something moving forward. Can we have that discussion at the April 30th meeting as well.

Other matters may be discussed as deemed appropriate by the Board.
Joplin said that she feels there would be an opportunity to model financial options as part of the focus group and maybe it would be part 2 of the group.

Benton feels the budget group can model options for answers – we can run numbers that is part of what our responsibility should be.

**EXECUTIVE SESSION** per ORS 192.660 *If necessary, Executive Session will be held in accordance with but not limited to:* ORS 192.660 (2)(a) Personnel, ORS 192.660 (2)(d) Labor Negotiations, ORS 192.660 (2)(e) Property, ORS 192.660 (1)(f) Records exempt from public inspection, ORS 192.660 (2)(h) Legal Counsel, ORS 192.660 (2)(i) Performance Evaluation

**REGULAR SESSION**

Exec Action items:

Weyerhaeuser – Commissioner McBride declared an emergency which allows access to the timber emergency funds and authorized Hecksel to sign legal settlement documents as needed, with the negotiated settlement terms accepted. Commissioner Perkins seconded the motion.

Vote on the motion was as follows:

Commissioner McBride – no
Commissioner Joplin - yea
Commissioner Perkins - yea
Commissioner Benton – yea
Chair Rivers - yea

Motion carried.

**ADJOURNMENT – 9:00pm**