

RECORDED

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Clatsop County Board of Commissioners Minutes Wednesday, February 28, 2024

REGULAR MEETING: 6:00 PM

FLAG SALUTE

The Pledge of Allegiance was recited.

ROLL CALL

PRESENT

Chair Mark Kujala

Vice Chair Courtney Bangs

Commissioner John Toyooka

Commissioner Pamela Wev

Commissioner Lianne Thompson

AGENDA APPROVAL

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

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

PROCLAMATION

4. International Women's Day Proclamation {Page 17}

Patty Jo Angelini, Public Affairs Officer, provided the history and purpose of International Women's Day.

Motion: "Approve Resolution and Order proclaiming March 8, 2024, to be International Women's Day, and authorize the Chair to read, then sign the proclamation."

*Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson.
Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,
Commissioner Wev, Commissioner Thompson*

Chair Kujala read the proclamation aloud.

BUSINESS FROM THE PUBLIC

Nancy Chase, 79089 Tide Ave, Cove Beach, stated that the Falcon Cove Beach Water District had submitted a watershed management conservation plan to the Planning Department. The Water Resources Department required Clatsop and Tillamook Counties to review the plan. The plan regulates how the new well is to be used. When the grants were provided to construct the well and when the license was approved, nothing stated the well was for emergency use only. However, the water district had recently been stating the well was for emergency

use only. Two hundred and twenty units would be built in Cove Beach, but the water district has limited water hookups to 125 units. She requested that the County Manager and Planning Director make sure nothing in the plan limited growth for any unreasonable cause that is allowed for by the County. She owned properties with septic approvals and would not want to have to sell one and find out the buyer could not get a water hookup.

Commissioner Wev exited the meeting.

COMMISSIONER'S LIAISON REPORTS

Vice Chair Bangs reported that the FTLAC meeting would be hearing the State forester's recommendation to the Board of Forestry on Friday. At the last FTLAC meeting the community expressed concerns and the discussion was on the last three years. She also reported that the childcare forum had closed the application process and would be scheduling interviews. A regional childcare meeting had been scheduled for March 5th. She noted that retirement funding for childcare providers had been considered once by the legislature and was now being proposed again by a union.

Commissioner Toyooka reported that a monthly veteran's breakfast would be hosted at a local business. A start date had yet to be determined. More information would follow. He spoke about the contributions made by veterans, noting that veterans deserved more than just a day of recognition on Memorial Day. He urged the community to understand that Memorial Day was more than just a day to barbecue. Understanding that freedoms have been earned through generations would help the community move forward better.

Commissioner Thompson reported that she and the other three commissioners in District 7 of the Association of Counties (AOC) District 7 met to discuss short-term rentals. She also reported that the AOC Membership Committee discussed business sponsorships and the Local Government Advisory Committee met the new director of the Oregon Health Authority (OHA). She announced that she had requested immediate funding from the State to study Highway 30 so that construction funding could be requested in 2025.

Chair Kujala reported that the County had submitted five community-initiated projects to the State. He appreciated Staff's work on the requests.

COUNTY MANAGER'S REPORT

County Manager Bohn reported that Staff was updating the County's list of 2023 work plan accomplishments. He would share the list with Commissioners in a few days. The County was doing amazing work on some really tough issues and he had learned that nothing happens without collaboration among the private, public, and non-profit sectors. Staff was committed, capable, and dedicated to doing a great job every day.

BUSINESS AGENDA

5. Appointment to Northwest Oregon Area Commission on Transportation (NWACT) and Columbia Pacific Economic Development District (Col – Pac)
- {Page 20}

County Manager Bohn provided background information on NWACT and Col-Pac. He recommended that John Nygaard be appointed to represent the County on both committees.

Motion: "Approve the appointment of John Nygaard to the Northwest Oregon Area Commission on Transportation (NWACT) and Columbia Pacific Economic Development District (Col-Pac) with a term ending February 28, 2026."

Motion made by Commissioner Thompson, Seconded by Commissioner Toyooka.

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

6. Appointments to Recreational Lands Planning and Advisory Committee {Page 35}

Steve Meshke, Natural Resources Manager, presented information on the five applicants to fill three vacancies on the committee, noting that three of the applicants currently served on the committee and were seeking reappointment.

Commissioner Thompson confirmed with Staff that the two applicants not appointed could still participate by attending meeting and providing input.

Motion: "Move that the Board appoint Steve Ferguson to fill the District 1 county wide position, Tom Sayre to fill the District 2 county wide position and Lynn Leland to fill the District 4 county wide position on the Recreational Lands Planning and Advisory Committee."

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.

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

PUBLIC HEARINGS

7. Strategic Investment Program (SIP) Agreement – Georgia-Pacific, Wauna Mill {Page 47}

County Manager Bohn provided background information on the SIP, which addresses the taxation of large capital investments in the county. He presented the Staff report via PowerPoint on the proposed SIP agreement with Georgia-Pacific.

Commissioner Toyooka said having an economic commitment from the mill to the community was appreciated because the County would be impacted by other issues that were coming.

Jeremy Ness, Georgia-Pacific, stated his goal was to keep the mill competitive so the company could provide opportunities for future generations. This investment is a \$152 million project rebuilding a 1965 paper machine. The project would make the machine state-of-the-art, allowing the company to use more cost-efficient raw materials and the flexibility to make a wider range of product attributes that serve customers better. The environment would be safer and more fulfilling for employees. He thanked the County for their support.

1 Vice Chair Bangs thanked Georgia-Pacific for investing in the community. She
2 knew several people who used to work and currently worked for the company.
3 Their investment in the community would make a big difference and allow young
4 people who do not want to go to college to have living wage jobs.

5 Commissioner Thompson stated this plant would be competitive with other
6 companies and with other Georgia-Pacific plants. She understood the company
7 used environmentally sustainable wood products to make paper and paper
8 goods.

9 Mr. Ness confirmed that the company used a lot of saw dust and byproducts from
10 sawmills that would otherwise be burned.

11 Chair Kujala opened the public hearing and asked if any Commissioner had a
12 conflict of interest to declare. None were declared. He confirmed there was no
13 public testimony and closed the public hearing.

14 *Motion: Move to adopt the Resolution and Order approving the SIP Agreement*
15 *between Georgia-Pacific, Port of Astoria and Clatsop County and recommend*
16 *the Oregon Economic Development Commission approve the Georgia-Pacific*
17 *application (Wauna Mill) for inclusion in the State Strategic Investment Program.*

18 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.*
19 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
20 *Commissioner Thompson*

21 8. Red Bluff Road Resolution of Necessity

22 Terry Hendryx, Public Works Director, presented the Staff report on the
23 resolution allowing Staff to work with property owners on Red Bluff Road to
24 replace a culvert and reconstruct the road.

25 Chair Kujala opened the public hearing and asked if any Commissioner had a
26 conflict of interest to declare. None were declared. He confirmed there was no
27 public testimony and closed the public hearing.

28 *Motion: Approve Chair Kujala to sign Resolution of Necessity to start acquisition*
29 *of right-of-way and construction easement."*

30
31 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.*
32 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
33 *Commissioner Thompson*

34
35 9. Update Public Clatsop County Code § 1.04.060 – Public Contracting Rules
36 {Page 73}

37 County Counsel Pope conducted the first reading of Ordinance 24-13.

38 County Counsel Pope presented the Staff report on the proposed updates to the
39 public contracting rules.

Chair Kujala opened the public hearing and asked if any Commissioner had a conflict of interest to declare. None were declared. He confirmed there was no public testimony and closed the public hearing.

Motion: "Continue the matter to the March 13, 2024 meeting."

Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka.

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

10. Ordinance 24-05: Non-Conforming Uses and Structures {Page 95}

David Cook, Senior Planner, presented the Staff report on the proposed amendments to non-confirming uses and structures.

County Counsel Pope conducted the second reading of the ordinance.

Chair Kujala confirmed there was no public testimony and closed the public hearing.

Motion: "Approve Ordinance 24-05"

Motion made by Commissioner Toyooka, Seconded by Vice Chair Bangs.

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

11. Ordinance 24-06: Clatsop Plains Community Plan {Page 106}

County Counsel Pope conducted the second reading of the ordinance.

Chair Kujala confirmed there was no public testimony and closed the public hearing.

Motion: "Approve Ordinance 24-06."

Motion made by Commissioner Toyooka, Seconded by Vice Chair Bangs.

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

12. Ordinance 24-07: Elsie-Jewell Community Plan {Page 112}

County Counsel Pope conducted the second reading of the ordinance.

Chair Kujala confirmed there was no public testimony and closed the public hearing.

Motion: "Approve Ordinance 24-07."

Motion made by Commissioner Thompson, Seconded by Vice Chair Bangs.

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

13. Ordinance 24-08: Lewis and Clark Olney Wallooskee Community Plan {Page 117}

1
2 County Counsel Pope conducted the second reading of the ordinance.

3
4 Chair Kujala confirmed there was no public testimony and closed the public
5 hearing.

6 *"Motion: Approve Ordinance 24-08."*

7 *Motion made by Commissioner Toyooka, Seconded by Vice Chair Bangs.*

8 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
9 *Commissioner Thompson*

10 14. Ordinance 24-09: Northeast Community Plan {Page 124}

11
12 County Counsel Pope conducted the second reading of the ordinance.

13
14 Chair Kujala confirmed there was no public testimony and closed the public
15 hearing.

16 *Motion: "Approve Ordinance 24-09."*

17 *Motion made by Commissioner Toyooka, Seconded by Vice Chair Bangs.*

18 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
19 *Commissioner Thompson*

20 15. Ordinance 24-10: Seaside Rural Community Plan {Page 129}

21
22 County Counsel Pope conducted the second reading of the ordinance.

23
24 Chair Kujala confirmed there was no public testimony and closed the public
25 hearing.

26 *Motion: "Approve Ordinance 24-10."*

27 *Motion made by Commissioner Thompson, Seconded by Commissioner*
28 *Toyooka.*

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

31 16. Ordinance 24-11: Southwest Coastal Community Plan {Page 135}

32
33 County Counsel Pope conducted the second reading of the ordinance.

34
35 Chair Kujala called for public testimony.

36
37 Nancy Chase, 79089 Tide Rd, Cove Beach, requested this hearing be continued.
38 The wagon wheel ruts at the Hug Point area are missing from the list of historic
39 sites. Additionally, the plan states the well is an emergency backup well. The
40 Falcon Cove Water District shows 125 hookups. The receipt of public funding for
41 the well included controversial statements and contradictory documents. She
42 requested that Staff work on the language in the plan. She added that when the
43 County declared short-term rentals (STRs) to be commercial, the water district

1 doubled the monthly water rate charged to STRs. However, STRs were not
2 defined as a commercial use.

3 Commissioner Thompson stated that the Commission, Staff, and community had
4 done a lot of work on the plan. The water district had done de-facto land use
5 planning by instituting a water moratorium. She was concerned about the data
6 and the appropriate use of County Staff for a very small number of people. She
7 would abstain from voting.

8 Vice Chair Bangs requested the hearing be continued.

9 *Motion: "Continue the matter to March 13, 2024."*

10 *Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson.*
11 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
12 *Commissioner Thompson*
13

14 **GOOD OF THE ORDER**

15 There was nothing for the good of the order.

16 **ADJOURNMENT**

17 There being no further business, the meeting was adjourned at 7:06 pm.
18

19 Approved by,
20

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Mark Kujala, Chair

