

Board of Commissioners Meeting
June 28, 2017

Present: Commissioner Steve McClure
Commissioner Jack Howard
Commissioner Donna Beverage

Commissioner McClure opened the meeting at 9:00 a.m. and the pledge of allegiance was given. Commissioner McClure and Commissioner Howard were present and Commissioner Beverage attended via phone.

Public Hearing: 4H & Extension Service District Budget FY 2017-18

Carole Smith, Budget Officer for the 4-H & Extension Service District presented the FY 2017-18 budget for the 4H & Extension Service District Budget. Commissioner McClure asked if there were any changes since approval by the budget committee; Ms. Smith stated that there were not.

Commissioner McClure opened the public hearing; no comments were offered and the hearing was closed.

Shelley Burgess, Administrative Officer, stated that Resolution 2017-09 would adopt the budget, appropriate funds, levy ad valorem taxes, and categorize taxes. The total to be appropriated is \$600,634 and the tax levy is .1619 per \$1,000 assessed value.

Commissioner Howard moved approval of Resolution 2017-09. Commissioner Beverage seconded.

Commissioner McClure stated that Ms. Smith did a good job as always and added that he appreciates the work of the budget committee.

Roll Call on Resolution 2017-09: Commissioner Beverage, yes. Commissioner Howard, yes. Commissioner McClure, yes. Motion carried unanimously.

Consent Agenda

Commissioner Howard moved approval of the consent agenda, which included May 3 Commission Meeting minutes; Claims Journals from June 14, 15, 21, and 22. Commissioner Beverage seconded. Motion carried unanimously.

Public Hearing: Union County Budget FY 2017-18

Mrs. Burgess presented a staff report; on June 8, 2017 the Union County Budget Committee approved the Union County FY 2017-18 budget. She proposed one change to the budget that would be an addition and an expense of \$85,000 to the Sheriff's Office budget for the potential contract with the City of Union. Commissioner McClure stated that the County would not fund the position unless there is a revenue source for it.

Commissioner McClure opened the public hearing; no comments were offered and the hearing was closed.

Mrs. Burgess stated that Resolution 2017-11 would adopt the budget, appropriate funds, levy ad valorem taxes, and categorize taxes for FY 2017-18. The total budget to be appropriated is \$39,757,289. Commissioner Howard waived the full reading. Mrs. Burgess stated that the permanent tax rate is \$2.9668 per \$1,000 of assessed value and the local option tax for the weed levy is .1200 per \$1,000 of assessed value; both of the levies are subject to the general government limitation.

Commissioner Howard moved approval of Resolution 2017-11 as amended. Commissioner Beverage seconded. Motion carried unanimously.

Public Hearing: Solid Waste District Budget FY 2017-18

Mrs. Burgess stated that the Solid Waste District FY 2017-18 budget was approved by the budget committee on June 8, 2017; there were no changes to the budget as approved and there is no tax levy.

Commissioner McClure opened the hearing; no comments were offered and the hearing was closed.

Mrs. Burgess stated that Resolution 2017-10 would adopt the budget, appropriate funds in the amount of \$686,075, and added that there are no tax levies.

Commissioner Howard moved approval of Resolution 2017-10. Commissioner Beverage seconded. Motion carried unanimously.

Public comments

No public comments were offered.

Administrative Matters

Resolution 2017-12, Appropriating Unanticipated Funds

Mrs. Burgess stated that grant funds for mental health, public health, and prevention programs became available after the FY 2016-17 budget was adopted. ORS 294.326 allows for expenditure in the year of receipt of grants, gifts, etc. following a resolution accepting them by the Board of Commissioners. This would appropriate \$250,000 into the Human Services Fund and the expenditure would be contractual services.

Commissioner Howard moved approval of Resolution 2017-12 with amendment for scrivener's errors. Commissioner Beverage seconded. Motion carried unanimously.

Resolution 2017-13, Transferring Appropriated Funds

Mrs. Burgess stated that approval of Resolution 2017-13 would move an authorization to spend money, but does not move money. Mrs. Burgess listed transfers by fund.

Commissioner Howard asked how these transfers compare to previous years. Mrs. Burgess stated that this list of transfers is much shorter than previous years and none of these could have been anticipated.

Commissioner McClure stated that with a \$40 million budget, this amount is not a great deal.

Commissioner Beverage's phone connection was lost and she left the meeting.

Commissioner Howard moved approval of Resolution 2017-13. Commissioner McClure seconded. Motion carried.

Commissioner McClure recessed the meeting until 10:00 a.m.

Public Hearing: Zone Text Amendment

Scott Hartell, Planning Director, presented a staff report explaining reasons for the proposed changes. There are locations throughout the County that are conducting wedding events. They are occurring in Resource zones; in Statute, Land Use law and Administrative Rule there is no opportunity to review them as a Land Use action. It is a dilemma that they are happening in the County; there needs to be enforcement of current Land Use laws or an amendment to local Land Use laws to allow them. The Planning Commission reviewed a proposed ordinance to allow wedding barns and related events as a conditional use opportunity. If it is passed, then those who are currently hosting these events in the area will be contacted to apply for a conditional use permit through the Planning Commission. The Planning Commission has looked at the opportunity and talked to the Oregon Department of Land Conservation and Development (DLCD) about it; there is no big concern from the State that this is a high impact to resources uses in the Resource Zones. Information for this ordinance was pulled from Hood River County where they have had the same things happening; this was reviewed at Planning Commission work sessions. Mr. Hartell read Ordinance 2017-02 in its entirety and stated that the public hearing was scheduled and advertised to take place at the current meeting.

Commissioner Howard asked why Hood River County was chosen as a model for the ordinance. Mr. Hartell stated that Hood River County had a lot of pressure for this type of use and they worked closely with the State to draft their ordinance; they are in an area that could draw a lot of the Portland population and impact the zone. Once it was completed in Hood River County, DLCD promoted it to all the counties.

Commissioner Howard stated that there is some vague language regarding what might constitute accepted farm practices. Mr. Hartell stated that it is a requirement under statute for anything that is not a direct farm or forest related opportunity.

Commissioner Howard asked if there were any problems with the rules stating that lights shall not be projected. Mr. Hartell stated that there were some people in Hood River County that had to change their lighting that was pointed at their entrance signs so that they were not shining into traffic.

Commissioner Howard stated that "off premise" should be hyphenated.

Commissioner Howard asked if the section stating “24 hours after the event” needed to be better defined. Mr. Hartell stated that events will occur on a specific day and signs will need to be taken down one day later. Commissioner Howard stated that it seemed problematic that it is not linked to a specific time on that day. Commissioner McClure stated that the intent is to require that signs are taken down 24 hours after the end of an event.

Commissioner Howard asked if the clause stating that the “operator shall notify the Union County Sheriff’s Office ten days in advance...” would cause any potential conflict with rescheduling due to weather. Mr. Hartell stated that it is a courtesy clause. Commissioner Howard stated that it could be addressed in the permitting process.

Commissioner Howard stated that he was concerned about the inconsistent language of “there shall be no permanent visible evidence of the use” and “structure” as defined in separate clauses. Mr. Hartell stated that the signage was in reference to those that would be permanently placed at the entrance to a property or building; the County does not want them left permanently because it should look like a farm when events are not occurring. However, temporary signage can be used to direct people to the event. Commissioner Howard stated that it does not seem clear.

Commissioner Howard was concerned about the language regarding related events and asked if it had been challenged for being too vague. Mr. Hartell stated that it had not been challenged.

Commissioner McClure stated that he was uncomfortable with facilities holding these events in the county out of compliance and noted that the State approved this ordinance for Hood River County already. He doesn’t foresee a huge outbreak of these events because there is not enough demand for them here; they will be limited in nature without impact. The ordinance is reasonable and would allow the County to help facilities come into compliance. He does not think having a special event on farm land is destructive to agriculture as long as it is not permanent.

Commissioner McClure opened the public hearing for Ordinance 2017-02; no comments were offered and the hearing was closed.

Commissioner McClure asked if there were comments from the Planning Commission. Mr. Hartell stated that there were a few concerns from Planning Commission members that resulted in removing some items they felt were too restrictive. Mr. Hartell stated that there was no public participation in the work sessions or Planning Commission meetings. Mr. Hartell added that the Planning Commission supports the ordinance.

Commissioner Howard moved approval of Ordinance 2017-02, Zone Text Amendment. Commissioner McClure seconded. Motion carried.

The second reading was scheduled to take place on Wednesday, July 19, 2017 at 11:30 a.m. at the Joseph Annex Building.

Next Meeting and Location

The next meeting is scheduled to take place on Wednesday, July 19, 2017 at the Joseph Annex Building at 9:00 a.m.

Adjournment

The meeting adjourned at 10:20 a.m.

Respectfully Submitted,

Lorcinda Johnston
Sr. Dept. Specialist II