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**Clatsop County
Board of Commissioners
Minutes
Wednesday, February 22, 2023**

REGULAR MEETING: 6:00 PM.

ROLL CALL

PRESENT

Commissioner Lianne Thompson
Commissioner Pam Wev
Commissioner John Toyooka
Vice Chair Courtney Bangs
Chair Mark Kujala

AGENDA APPROVAL

Chair Kujala requested the addition of Business Agenda Item 5(a): Emergency Declaration Due to Homelessness Resolution and Order.

Motion made by Vice Chair Bangs, Seconded by Commissioner Thompson to approve the agenda as amended.

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

PROCLAMATION

2. National FFA Week Proclamation {Page 44}

Northwest District Future Farmers of America (FFA) President Jena Russell presented an overview of FFA, noting the organization's history, purpose, and current membership statistics.

Motion: "Approve Resolution and Order proclaiming February 18-25, 2023 to be National FFA week and authorize the Chair to read, then sign the proclamation."

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

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

Chair Kujala read the proclamation into the record.

BUSINESS FROM THE PUBLIC

There were no public comments.

CONSENT CALENDAR

1 *Motion made by Vice Chair Bangs, Seconded by Commissioner Toyooka to approve the*
2 *Consent Calendar.*

3 *Voting Yea: Commissioner Thompson, Commissioner Wev, Commissioner Toyooka,*
4 *Vice Chair Bangs, Chair Kujala*
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6 3. Ambulance Service Advisory (ASAA) Committee Membership Modification {Page
7 47}

8 4. Board of Commissioners Minutes 1-25-23 {Page 61}

9 **COMMISSIONER'S LIAISON REPORTS**

10 Vice Chair Bangs reported that she would be attending the next Council of Forest Trust
11 Land Counties (CFTLC) and Board of Forestry meetings. She also said that the Miss
12 Clatsop County Scholarship Competition would be on Saturday at the Seaside
13 Convention Center at 6:00 pm.

14 Commissioner Thompson reported that as part of this legislative session, she had been
15 urging Oregon Department of Transportation (ODOT) to continue its fund transfer
16 program for federal bridge and road projects. She had also been working with the
17 Association of Oregon Counties (AOC) membership committee to increase business
18 contributions to the organization. She also reported that the Columbia Pacific Economic
19 Development District (Col-Pac) and Northwest Area Commission on Transportation
20 (NWACT) would be looking for a new executive director.

21 Commissioner Wev reported that the first meeting on the Brownfield Grant would be
22 tomorrow night at the Judge Guy Boyington Building in Astoria. She also reported that
23 she would be testifying on Senate Bill 90, a proposal to create a taskforce to find
24 alternatives to County and special district financing if the Habitat Conservation Plan is
25 passed. She announced that the next Oregon Consortium/Oregon Workforce Alliance
26 board meeting would be in Astoria. Prior to that meeting, she wanted the Commission to
27 see a presentation on the work of that committee. She also announced that the Job
28 Corps would be having an open house on March 16th. Also, the Fisher Poets would be
29 in Astoria over the weekend.

30 Commissioner Toyooka reported that this year, he would be serving as a board member
31 on the Board of Property Tax Appeals. He also reported that he would be attending a
32 Housing Development Funding Forum and would provide the Commission with a report
33 on that meeting. Lastly, he reported that he wanted the Commission to discuss
34 supporting Senate Bill 795 because it is relevant to the HCP and would have a great
35 impact on the community.

36 Chair Kujala had no reports.

37 **COUNTY MANAGER'S REPORT**

38 County Manager Bohn reported that the brownfield meeting would be at 5:00 pm at the
39 Judge Guy Boyington Building in Astoria. The meeting would be hybrid, so the meeting
40 would be held regardless of the weather. Property owners were sent postcards notifying
41 them of the meeting.
42

BUSINESS AGENDA

5. Project Turnkey 2.0 Purchase Approval – Columbia Inn and Execution of Funding Agreement {Page 69}

Assistant County Manager Steele presented the Staff report on the Oregon Community Foundation funding approved for the acquisition Columbia Inn for the Project Turnkey 2.0 project. The total award is \$2,806,042.00, which will pay for acquisition of the property and life and safety upgrades. If the funding agreement is approved, closing on the property will take place on March 3rd. Staff was working on operating agreements with community partners that will operate and maintain the facility.

Commissioner Wev confirmed with Staff that the County was required to use the property in this manner in perpetuity. Otherwise, the County would have to pay back the funds. She asked if Housing and Urban Development (HUD) vouchers made this project possible.

Assistant County Manager Steele responded that other funding mechanisms were being used. Funding streams targeted at certain populations would provide operating funds. The populations being served by this project included victims of domestic violence, families, the LGBTQ+ community, the LatinX community, veterans, and participants of substance abuse services. Additionally, the Commission has authorized American Rescue Plan Act (ARPA) funding for emergency shelters, which may be used. Staff continues to apply for grant funding for ongoing support of Project Turnkey.

Commissioner Wev asked if there were any existing Project Turnkey facilities that have a mix of people with substance abuse problems and families. She also wanted to know if Commissioners could tour the building and she inquired about the project's time schedule.

Assistant County Manager Steele said The Harbor had experience with housing people in a variety of circumstances. Systems and security measures would be put in place. Additionally, 24/7 onsite management was proposed in the operations plan. Case managers would also be available during the day to provide services on site. Staff could arrange a tour of the facility after the County takes possession of the property. The project timeline had not been finalized yet, but the goal was to get individuals houses as soon as possible.

Motion: "Authorize the Chair to sign the Resolution and Order for the purchase of the Columbia Inn and the execution of a project funding agreement with the Oregon Community Foundation.

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

5a. Emergency Declaration Due to Homelessness

County Manager Bohn presented the Staff report on the most recent updates made to the proposed Emergency Declaration due to Homeless, which had been

1 fully vetted by Oregon Emergency Management (OEM). He also provided
2 background information about the County's decision to propose this declaration.

3 Emergency Management Director Gibbs added that the governor had been
4 notified of the County's resolution to approve this declaration.

5 *Motion: "Authorize the Chair to sign the Emergency Declaration due to*
6 *Homelessness."*

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

11 PUBLIC HEARINGS

12 5. Ordinance 23-05 Ending Moratorium on Short Term Rental Licenses {Page 82}

13 County Counsel Pope presented the Staff report on the proposal to end the
14 moratorium on short-term rental licenses.

15 Commissioner Wev understood that no vote was taken on this matter when it
16 was discussed at a work session because it was not legal for the Commission to
17 take any action at a work session. She was opposed to ending the moratorium.

18 County Counsel Pope confirmed that no vote was taken at the work session, but
19 the Commission did direct Staff to move forward with this ordinance.

20 Commissioner Wev said she believed the Commission should have voted at the
21 work session. It was not fair for a commissioner to open the agenda for a
22 meeting and find that something was being done which had not been voted on. A
23 vote should have been taken at a regular meeting on whether to vote on this
24 ordinance.

25 Chair Kujala explained the intent of work sessions was for the Commission to
26 discuss issues and give Staff direction. Regular meetings provide the opportunity
27 to vote.

28 County Counsel Pope conducted the first reading of the ordinance.

29 Chair Kujala opened the public hearing and confirmed that no Commissioners
30 had any conflicts of interest to declare. He called for public comments.

31 Charles Dice, 31911 Clatsop Ln., Cove Beach, stated that he did not understand
32 why the Commission was so anxious to extend STR permits that were illegally
33 issued. This just compounds the mistake the County made. He asked why the
34 Commissioners persistently ignored the needs, safety, and security of the
35 residents in order to benefit a few business owners, most of whom live outside
36 the county or state. Thousands of Clatsop County residents have sent
37 correspondence stating they do not want STRs in residential neighborhoods. The
38 public has a right to hear from the Commissioners as to why they are ignoring the
39 residents and betraying the laws that protect the neighborhoods in favor of
40 outside investors.

Denise Davis, 79432 Ray Brown Rd., Arch Cape, stated she and her husband strongly opposed the ordinance and the extension of permits outside of Arch Cape. The Commission and legal counsel confirmed that vacation rental permits outside of Arch Cape were being issued unlawfully. She questioned what sense it made to extend the illegal permits. She did not see the logic. The Daily Astorian article "County to Lift Moratorium on Vacation Rentals", published on January 20, included the following quote by a commissioner, 'I just sure hate to see folks lose their livelihood while this mess is being sorted out.' Livelihood does not describe families trying to hold on to their second homes by occasionally renting them out. Livelihood means making a living off of the house. The ordinance demonstrates the Commission's commitment to investors, most of whom are not county residents. The ordinance condones and promotes profiting and lines the pockets of outside business people and multinational corporations at the expense of the County's teachers, nurses, and trades people who struggle to find homes.

Cameron Lewis, 89883 Ocean Dr. Warrenton, stated that the Commission was trying to cover up issuing STR permits illegally. Most of the Commission did not understand the negative impact on homeowners. The land use planning process has been thwarted by allowing STRs across the county, which would undermine the relationships within neighborhood. Sixteen people are allowed in one home, which is nothing more than a place to party. The residents deserve better. Commissioners should prioritize the needs of the residents and not the interests of people outside the county. However, the Commissioners do not care about the people who live and work here and cannot find suitable housing. Bad policy, bad governance, and poor community building should not be the flag we wave. He wanted STRs to be kept out of residential neighborhoods.

Chair Kujala continued the public hearing to March 8, 2023.

6. Ordinance 23-02: LAWDUC Legislative Amendments {Page 87}

Community Development Director Henrikson confirmed there were no updates.

Chair Kujala called for public comments. There were none. He closed the public hearing.

Motion: "Approve Ordinance 23-02 and conduct the second reading by title only."

Motion made by Commissioner Wev, Seconded by Commissioner Thompson.

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

County Counsel Pope conducted the second reading of the ordinance.

GOOD OF THE ORDER

There was nothing for the good of the order.

ADJOURNMENT

There being no further business, the meeting was adjourned to convene an Executive Session.

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Approved by,



Mark Kujala, Chair