

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, November 24, 2021
9:00 a.m.

Senator Hearing Room
555 Court Street NE
Salem, OR 97301

PRESENT: Commissioner Kevin Cameron, Commissioner Danielle Bethell, and Commissioner Colm Willis. Also present were Jan Fritz, chief administrative officer, Scott Norris as county counsel, and Brenda Koenig as recorder

Commissioner Cameron called the meeting to order at 9:00 a.m.

PUBLIC COMMENT

(Video Time 00:51:01)

None.

PRESENTATION

(Video Time 00:02:29)

1. Project Joy 2021 fundraiser kickoff –Kathy Bolen and Kaylie Kinsey, Project Joy

Summary of presentation:

- Marion County has had a long-standing relationship with the annual fundraising project;
- Foster children are the most vulnerable members of our community;
- There are fewer than 250 certified foster care homes within the county;
- Approximately 700 children are part of the foster care system;
- Most of the youth are under the age of 12;
- Typically, a child resides in a foster care environment for an average of 18 months before relocating;
- Frequently children enter the foster care system because of abuse or neglect that has made their homes unsafe:
 - Parental substance abuse;
 - Physical abuse; or
 - Abandonment.
- Many of the youth experience some of the following issues:
 - Physical;
 - Emotional;
 - Developmental;
 - Educational; or

- Behavioral.
- The state provides limited funding for a foster child's general care and special needs:
 - Each year the county is provided with a wish list to assist foster parents with gifts for some of the following:
 - Birthdays; and
 - Christmas celebrations.
- In 2020, county employees were able to assist 88 families and 202 foster children:
 - An estimated \$69,000 was raised through the following:
 - Monetary donations; and
 - Gift donations:
 - An estimated 400 gifts were purchased entailing:
 - Toys;
 - Hygiene products which included items donated by a local beauty supply company that had been impacted by the COVID-19 pandemic:
 - Multiple cases of high-end shampoos;
 - Multiple cases of high-end conditioners;
 - Hair styling tools;
 - Tote bags; and
 - Hair brushes.
 - Clothes; and
 - Diapers.
- The Project Joy 2021 fundraiser kicked off on November 15, 2021:
 - County employees will be assisting 50 families and 128 youth; and
 - Donations for some of the following are welcome:
 - Diapers;
 - Hygiene items;
 - Pajamas;
 - Backpacks; and
 - Monetary contributions.

Board discussion:

- The event was previously titled Santa Central but changed to Project Joy in 2020, following the dissolution of the Marion, Polk, and Yamhill Foster Parent Association:
 - Santa Central experienced participation challenges due to the impacts of COVID-19; and
 - The Oregon Foster Parent Association is currently sponsoring the event.
- Foster parent families need support and recognition for the work that they perform to assist children;
- Similar projects, such as the Keizer Network Of Women (KNOW) Giving Basket Program, are also occurring throughout Marion County.

(Video Time 00:11:58)

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2. COVID-19 (Novel Coronavirus) update. –Katrina Rothenberger and Anthony Veliz, IZO
Public Relations and Marketing

Summary of presentation:

Katrina Rothenberger:

- The county's seven-day case rate is currently averaging 72 cases per 100,000 individuals;
- An 11 percent decrease in cases was reported for the dates of November 7, 2021, through November 20, 2021:
 - An estimated 995 cases were reported for this time period; and
 - There was an 8.6 percent positivity rate.
- On November 23, 2021, the state removed the outdoor mask mandate for large public gatherings:
 - This change will allow all schools within the state to set local requirements for the use of face coverings outdoors:
 - Children have been required to wear face coverings during recess and outdoor time.
- The state has announced the protocol for the Test to Stay program:
 - The program will allow unvaccinated students and staff that may have been exposed to COVID-19 at school, to remain in school during a quarantine period, as long as they test negative for the virus;
 - Students will be tested twice during a seven-day period following a COVID-19 exposure;
 - The program is not to be utilized for the following exposures:
 - Extra-curricular activities outside of school;
 - Community; or
 - In-home.
 - It is recommended that students participate in the quarantine process when they are not in a classroom setting.
- All individuals over the age of 18 are now eligible to receive a COVID-19 booster dose:
 - Individuals that are encouraged to obtain a booster vaccine include some of the following:
 - Adults ages 50 or older;
 - Adults ages 18 or older who reside in a long-term care facility; and
 - Individuals who were vaccinated with a Johnson and Johnson COVID-19 vaccine.
- An estimated 73.9 percent of Marion County's population that is 18 years of age or older, has received at least one dose of a COVID-19 vaccine:
 - An estimated 61.3 percent of the population for all age groups has received at least once vaccine dosage:
 - This percentage includes an estimated 2,824 youth, ages five to eleven, that recently became eligible; and
 - A pediatric COVID-19 vaccine can be obtained through the some of the following agencies:

- Pharmacies; and
 - Health care providers.
- An estimated 60,000 Oregon youth, ages five to eleven, have received at least one dose of a COVID-19 vaccine.

Anthony Veliz:

- Mr. Veliz is the owner and founder of IZO Public Relations and Marketing (IZO):
 - IZO is a multicultural marketing agency that specializes in working with the Latinx community;
 - The company has assisted with Spanish communication support for the COVID-19 vaccine:
 - Many in the community are either uninsured or underinsured;
 - Community members may be at different levels of immigration status; and
 - COVID-19 information available to the community may be inaccurate.
 - IZO is working to educate the Latinx community about COVID-19 with the following goals:
 - Create awareness;
 - Create communication with positive messages in Spanish that are:
 - Informative;
 - Educational; and
 - Welcoming.
 - Create easy access to information regarding the following:
 - Vaccines;
 - Testing sites; and
 - Vaccination sites.
 - Encourage vaccination through trusted community-based organizations.
 - IZO has partnered with the following organizations in their communication efforts:
 - Pineros y Campesinos Unidos del Noroeste (PCUN);
 - Mano a Mano; and
 - Interface Network.
 - IZO utilizes some of the following communication tools:
 - Billboards;
 - Video ads which include YouTube ads;
 - Local radio stations;
 - Television;
 - Printed fliers;
 - Social media; and
 - Signage on Cherriots buses.

Board discussion:

- Marion County has one of the highest Latinx vaccination rates in the state;

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- The county has higher positive COVID-19 case rates than were reported for the same time period one year prior; and
- Community members are encouraged to continue practicing the following:
 - Washing hands frequently;
 - Sanitizing; and
 - Wearing face coverings.

(Video Time 00:30:41)

3. Wildfire recovery update. –Scott McClure

Summary of presentation:

- Mr. McClure presented a Santiam Canyon Disaster Recovery Report that details the wildfire recovery efforts in the Santiam Canyon as of November 24, 2021:
 - An estimated 42 percent of the homes located within the fire zone have been issued dwelling permits;
 - An estimated 55 percent of the homes have been issued septic permits;
 - An estimated 67.5 percent of the wildfire impacted properties have completed the cleanup process;
 - An estimated 74 percent of the hazardous trees have been removed;
 - Updates for Marion County led recovery projects entails some of the following:
 - Financial Needs Analysis:
 - A consultant is working with both the City of Gates and the City of Detroit on finances; and
 - The City of Gates is getting ready to implement a new utility billing system and financial software.
 - Communications and Outreach:
 - The Santiamrecovery.org website has been updated and provides information for some of the following:
 - Volunteering;
 - Donating;
 - Hazardous waste removal;
 - Fire cleanup efforts;
 - Land erosion;
 - Partners assisting with the recovery efforts;
 - Upcoming events;
 - The Santiam Recovery Blog; and
 - Contact information.
 - A second wildfire recovery newsletter has been produced and distributed; and
 - The county is assisting the Santiam Canyon Long Term Recovery Group (LTRG) with social media and promotional materials.
 - Economic Impact and Opportunities Analysis:

- A comprehensive overview of the canyon's current economy has been developed; and
 - Recommendations are underway to assist with economic recovery.
 - Housing:
 - A lease has been approved for the City of Gates housing site; and
 - A septic system for the City of Gates housing site is in the design stage.
 - Health Impact Assessment:
 - A team from Oregon State University received good participation with the following:
 - An on-line survey to assess individual health impacts; and
 - Two focus groups, one virtual and one in-person, that solicited input.
 - Community Visioning and Strategic Plans:
 - Virtual public meetings were held to test draft findings; and
 - The final findings and reports are in the development stage.
- A third consultant coordination meeting was held that was attended by both state and federal personnel;
- Canyon tours were held for the following organizations:
 - Resource Assistance and Rural Environments (RARE); and
 - An advocacy group from California called After the Fire, Inc.
- Marion County was awarded an Environmental Protection Agency (EPA) and Federal Emergency Management Agency (FEMA) grant to be utilized for a comprehensive wildfire recovery plan which entails some of the following:
 - Current recovery efforts;
 - Future projects; and
 - Information from the different studies that the county is currently working on:
 - The plan will clarify the county's needs; and
 - Assist with finding consultants to help develop the plan.
- A joint meeting with Linn County will be held on December 7, 2021; and
- The county has received positive feedback from some of the following entities in regards to the wildfire response:
 - Citizens;
 - Local governments;
 - State organizations;
 - FEMA; and
 - Nonprofit organizations.

Board discussion:

- Five counties in Oregon were impacted by wildfires in 2020:
 - Small communities impacted by the fires may not have staff available to address the recovery needs;

- Marion County recognized that small communities may need assistance with the rebuilding process.
- The Santiam Service Integration (SIT) is looking for two case managers to join their team:
 - Interested community members are encouraged to apply.
- Donations for the wildfire recovery efforts are being accepted by the following organizations:
 - The Santiam SIT program of Santiam Hospital and Clinics:
 - Santiam Canyon Wildfire Relief Fund.
 - The United Way of the Mid-Willamette Valley:
 - The Mid-Valley Relief Fund.
- Property tax refunds have been issued to homeowners that were unable to utilize their homes due to wildfire damage or destruction:
 - Oregon statute requires property tax statements be submitted to all property owners within the state;
 - Property owners impacted by the wildfires need to utilize their property tax funds to rebuild;
 - The county lobbied Oregon legislature requesting property tax relief for victims of the wildfires; and
 - Commissioner Cameron expressed on the record that he will be donating his property tax refund to wildfire relief.

CONSENT

(Video Time 00:49:47)

FINANCE

4. Approve six quitclaim deeds for the sale of six foreclosed properties from Marion County to grantee Firas Yacoub, Tax Account ID's #108094, #108095, #108096, #108098, and #108099; and to grantees Arthur N. Borschowa and Ederlina D. Borschowa, Tax Account ID #108097.

PUBLIC WORKS

5. Approve an order adopting the Marion County Surveyor's Office Map Standards and Plat Naming Policy.

TREASURER'S OFFICE

6. Approve an order distributing Oregon State Forestry timber revenue in the amount of \$2,085,585.20 as per ORS Chapter 530.

MOTION: Commissioner Bethell moved for approval of the consent agenda.
Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 00:51:01)

- Commissioner Cameron requested unanimous consent to return to public comment; and
- Commissioner Cameron clarified for the record that no one had signed up for public comment.

ACTION

None.

PUBLIC HEARINGS

9:30 A.M.

(Video Time 00:51:47)

PUBLIC WORKS

A. Public hearing to consider Zone Change/Comprehensive Plan Amendment (ZC/CP) Case #21-006/Jordan Schweiger. –Lindsey King

Summary of presentation:

Lindsey King:

- The application is requesting the following:
 - To change the comprehensive plan designation from Developing Residential to Multi-Family Residential; and
 - Change the zone from Urban Development (UD) to Multi-Family Residential (RM).
- The 0.44-acre lot is located on Center Street in the City of Salem;
- Properties directly to the north and the east are zoned Single Family Residential (RS) and are within the City of Salem limits:
 - Properties to the south and the west are zoned Urban Development (UD) and are within Marion County jurisdiction; and
 - All surrounding properties are currently developed with the following:
 - Single family homes;
 - Duplexes; and
 - A church.
- The hearings officer conducted a public hearing on August 19, 2021;
- After review, the hearings officer determined that the applicant satisfied all the relevant approval criteria for a comprehensive plan amendment (CP) and a zone change (ZC);
- On October 5, 2021, the hearings officer recommended that the Board of Commissioners approve the request subject to conditions;
- The applicant is requesting both a comprehensive plan amendment and a zone change:
 - The zone change is dependent upon obtaining the comprehensive plan amendment; and
 - If the applicant fails to obtain the comprehensive plan amendment then the proposed zone change cannot be obtained.
- The board has the following options:

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- Continue the public hearing;
- Close the public hearing and leave the record open;
- Close the public hearing and approve, modify, or deny the application request; or
- Remand the matter back to the hearings officer.

Testimony:

Support:

Britany Randall:

- Ms. Randall is a planning and land use consultant representing the property owner;
- The applicant is proposing amendments to the following:
 - The City of Salem’s comprehensive plan; and
 - The Marion County zone.
- Ms. Randall expressed that the City of Salem issued a memorandum on August 2, 2021, in support of the ZC/CP;
- The applicant’s property and a neighboring property have not been annexed into the City of Salem:
 - Any future development of the two properties will require annexing into the City of Salem for water and sewer services; and
 - Discussions related to a future annexation with the City of Salem is underway.
- Ms. Randall expressed that multi-family developments should be located within the Urban Growth Boundary (UGB) for some of the following reasons:
 - Allows for orderly development;
 - Prevents sprawl;
 - Protects land for agricultural use; and
 - Provides direct access to some of the following:
 - Public transportation;
 - Shopping;
 - Employment opportunities; and
 - Entertainment.
- Imposing more cumbersome setbacks on the multi-family development assists with the transition from lower density to higher density residential uses:
 - The applicant will be required to setback all portions of their development 20 feet from all property lines that abut the RS zone.
- Ms. Randall expressed the following multi-family development requirements will assist with buffering the RS uses in the area:
 - The proposal’s small scale;
 - Large setbacks;
 - Screening; and
 - Landscaping.
- Properties located on the other side of Center Street are already zoned RM and will assist the City of Salem in the future with multi-family residential needs once it is developed:

- In 2014, the City of Salem conducted the following to assist with developing strategies that would provide enough land to meet the city's housing needs through the year 2035:
 - A housing needs analysis; and
 - An economic opportunities analysis:
 - The analysis results provided the following information:
 - The city has a projected 1,975-acre surplus of land for single-family detached housing; and
 - The city has a projected 207-acre deficit of land for multi-family housing:
 - The 207-acre deficit equates to an estimated 2897 dwelling units.

Jordan Schweiger:

- Mr. Schweiger is the property owner requesting the ZC:
 - He is in favor of the ZC;
 - The property is located across the street from land that is already zoned RM and may potentially be developed with multi-family housing in the future;
 - If approved, the property will serve as a buffer between a high traffic street and residential properties located to the north;
 - The request may provide much needed housing in the future; and
 - He considered all housing options before purchasing the property.

Thomas C. Flowers II:

- Mr. Flowers property is located directly east of the proposed ZC property:
 - He has lived in the City of Salem since 1995;
 - Initially he opposed the ZC due to the number of residents that could potentially reside in each dwelling;
 - His driveway is a shared driveway that may be impacted by the increased traffic accessing the multi-family units;
 - He was under the impression that the zone would remain RS when he purchased his property;
 - His home is not located within the City of Salem limits;
 - He expressed concerns with being forced to annex into the City of Salem limits if the zone is changed:
 - This may potentially increase his taxes.
 - He would like to retract his initial ZC opposition during a prior meeting;
 - Mr. Flowers expressed he is now in favor of the ZC:
 - The ZC may allow him to move to another dwelling located in the country.

Board discussion:

- Mr. Flowers expressed he was advised by a prior neighbor that the ZC may require his property to be annexed into the City of Salem limits:

- He has not done any research to verify the potential for annexation into the city limits.
- Mr. Flowers expressed concern with his taxes potentially increasing by an estimated 66 percent if his property is annexed into the city limits;
- Mr. Flowers main concern is with the shared driveway;
- Mr. Flowers expressed that the applicant has offered to reverse the building plan so that the driveway is on the other side;
- Mr. Flowers preference is to reside in the country;
- This public hearing is a request for a zone change only on the applicant's property:
 - The hearing is not about annexing the property into the City of Salem city limits; and
 - It is unknown if the City of Salem will annex the property into the city limits in the future.
- The current zone allows for three townhomes:
 - The property is not located on a corner lot and it is zoned single-family, therefore it is not eligible for a duplex structure;
 - Properties zoned multi-family do not require duplexes to be built on corner lots; and
 - The applicant's property will require subdividing or partitioning to obtain smaller lots for townhome structures.
- Mr. Flowers expressed he is opposed to sharing the driveway with additional residents; and
- Public Works staff is working on code revisions that may allow for more development.

Opposition:

Ronald Kamody:

- Mr. Kamody's property adjoins the applicant's property on the north side:
 - He expressed concerns with the following if multi-family housing is allowed:
 - Loss of privacy;
 - Increased noise; and
 - A general detriment to his property.
 - He hopes to gain development information from this public hearing related to the following:
 - Setbacks;
 - Privacy screening; and
 - The potential effect on his property if the zone change is approved.
 - His current home was purchased because it is located within a single-family neighborhood; and
 - He prefers to have single-family housing adjoining his property.

Board discussion:

- This hearing is strictly about a zone change; and

- If a zone change is approved, then setbacks will be addressed in the project development and design phase.

Commissioner Cameron requested that the applicant's representative, Ms. Randall, come back up for further discussion.

Britany Randall:

- A Housing Needs Analysis (HNA) suggests that more multi-family housing is needed;
- Developing housing that fits more aesthetically into the community and the neighborhood has been considered;
- Ms. Randall expressed that the community may benefit from additional housing;
- Future housing will be developed to the City of Salem standards which includes some of the following:
 - A minimum of 20 feet for setbacks;
 - A six foot site-obscuring fence; and
 - Heavy landscaping requirements.
- Ms. Randall anticipates an apartment complex will be small-scale and fit in with surrounding residences; and
- Ms. Randall expressed interest in considering the potential for townhomes on the property.

Board discussion:


- Ms. King explained that the formal process, once a zone change has been approved, includes the following options:
 - Annex the property into the City of Salem city limits for sewer and water services for a multi-family development:
 - The City of Salem will notify neighbors of the annexation; and
 - It is unclear what the City of Salem's process will be for property development.
 - If the property owner does not annex into the City of Salem for services, then the applicant only needs to apply for building permits with the county:
 - There are no notification requirements to neighbors with this process.
- Concern was expressed with protecting single-family zoning:
 - Making more land available for multi-family housing should be an examined and thought-out process;
 - Property owners may have purchased their property because it is in a single-family zone;
 - The developer knew the property was in a single-family zone at the time of the property purchase;
 - The need for multi-family housing should fall upon the community equally:
 - It should not fall on specific individuals who may not support the change.
 - Building more multi-family housing should not impact properties in single-family zones.

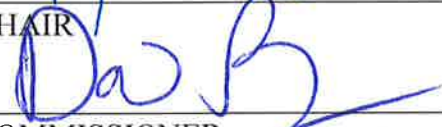
- Increased housing is necessary within Marion County and Oregon to meet population demands;
- More entry-level housing is needed to reduce homelessness;
- It is unclear what the future development of the property will entail:
 - There is a potential for rental units;
 - The individual housing may be sold to specific individuals for home ownership; and
 - It will be the property owner's decision at the time of development to determine how the housing will proceed.
- Home ownership and home stability is important;
- More single-family housing is necessary, and changing the zone will not address the single-family needs;
- The rate that housing is being developed and the expense impacts home ownership; and
- Developers are encouraged to create more single-family homeownership opportunities.


MOTION: Commissioner Willis moved to close the public hearing and deny the request for Zone Change/Comprehensive Plan Amendment (ZC/CP) Case #21-006/Jordan Schweiger. Seconded by Commissioner Bethell; motion carried 2 to 1 with Commissioner Cameron voting yes.

(Video Time 01:29:45)

Commissioner Willis read the calendar.
 Commissioner Cameron adjourned the meeting at 10:33 a.m.



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Board Sessions can be viewed on-line at
<https://www.youtube.com/playlist?list=PLSUQ1gg6M78UsBE3q6w4rdf59Z5rXkEi5>