

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, August 11, 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 Jane Vetto as county counsel, and Brenda Koenig as recorder.

ABSENT: Jan Fritz, chief administrative officer

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

PUBLIC COMMENT

(Video Time 00:02:08)

Rhonna Bassett:

- Ms. Bassett feels that parents in each district should be allowed to determine the mask policy for their schools.

Linda Farrington:

- Ms. Farrington does not appreciate the mask mandate;
- She feels that mask policies should be a district decision;
- There is no data that says that masks are helpful;
- Ms. Farrington does not want masks in schools;
- Masks are not protecting individuals, and they give a false sense of protection; and
- Hand washing does help.

Scott Guptill:

- Mr. Guptill works in public education:
 - He works in student discipline and there are instances where he needs to be able to see a student's face.
- He has a huge concern over mandatory masks;
- He feels that communities should make the choice of whether or not masks are required; and
- Schools need to have flexibility with policy.

Dustin Platt:

- Mr. Platt has been a teacher for approximately nine years, and teaches in over 20 different area schools;
- Children under 12 are not vaccinated;
- He does not want to become a passive carrier and infect others;
- The board does not have authority over schools;
- Science has shown that masks reduce transmissions rates by 60 percent; and
- Mr. Platt feels that mask policies are a life and death issue.

Gretchen Hay:

- Ms. Hay feels that individuals should be allowed to govern from the bottom up as much as possible;
- Local communities can govern themselves;
- Local school boards are capable of knowing what their community needs are, and they can make decisions on mask requirements; and
- Masks are not effective.

Kris Bifulco:

- Ms. Bifulco is a public health professional;
- She asked the board to not pass the resolution to oppose mask mandates;
- The majority of area K-12 students are under 12 years of age and are ineligible to receive COVID-19 vaccines;
- The vaccine is currently our best protection against COVID-19:
 - Masks are the next best protection, especially in indoor and congregate settings.
- There is scientific evidence showing the efficacy of masks;
- There was no flu season in 2020 because of masking;
- Children do not appear to develop serious illness from COVID-19, but last week nationally there were 94,000 cases of COVID-19 in children:
 - This is 15 percent of all COVID-19 cases nationally last week; and
 - This is a 30 percent increase in COVID-19 cases in youth from the week before.
- An estimated 80 percent of individuals who get COVID-19 will have long term effects; and
- Masking can help keep children in school.

Pam Kniffir:

- Ms. Kniffir is against masks;
- She feels masks promote fear;
- She asked what studies have been done on the efficacy of masks; and
- Ms. Kniffir feels that school children need human interaction and that they need to be able to see the faces and emotions of those they interact with.

Alexis Smith:

- Ms. Smith homeschools her son because she feels schools are failing;
- She cannot see how a child could learn how to read or spell with a mask on; and
- Marion County does not have a high vaccination rate:
 - This tells the board what their voters want.

Braeda Libby:

- Ms. Libby feels there are still problems with vaccines; and
- Citizens are being asked to have their children wear masks:
 - Being required to wear a mask makes children fearful.

Jennifer Woodward:

- Ms. Woodward feels it is very hard for teachers to teach young children while wearing a mask;
- Teachers are now responsible for ensuring children are properly wearing their masks; and
- Ms. Woodward is considering taking her child out of public school if masks are mandated.

Haven Doyle:

- Ms. Doyle is a kindergarten teacher;
- It is important for kindergarten students to see their teacher's mouth when learning phonics; and
- Trying to monitor proper mask wearing in young children is difficult:
 - They play with, and suck on their masks; and
 - They swap masks.

Lea Bain:

- Teenagers don't want to attend school social activities if they are required to wear masks;
- Ms. Bain asked what studies are behind the mask mandates;
- She would like individuals to have the freedom to choose whether or not they will wear a mask; and
- She has seen little children suck on their masks, and share their masks.

Anna Munson:

- Ms. Munson feels that masking children is a bad idea;
- There is no scientific data to support masking children;
- The transmission of COVID-19 from children to others is low;
- Mortality due to COVID-19 is very low in children who have no other medical issues;
- Children's immune systems are robust;
- Masks have been proven to be detrimental to children;

- Students have individual needs:
 - Many cannot wear masks for long periods of time; and
 - Some students cannot wear masks at all.
- Ms. Munson would like to see mask wearing optional in schools.

Melissa Bennett:

- Ms. Bennett is a teacher at a small, private school;
- She had COVID-19 and has recovered;
- The risk of children getting COVID-19 is very low;
- Masks do not protect children, they protect other individuals from getting something from the children;
- COVID-19 is treatable;
- It is hard for Ms. Bennett to tell how her students are doing when their faces are covered with masks;
- Wearing a mask should be a personal choice, families should be able to decide for their own children; and
- It is beneficial for children to not wear masks, especially this year:
 - A lot of learning was lost because of the pandemic; and
 - A lot of emotional support was lost because of the pandemic.

Grace Wallace:

- Ms. Wallace is a high school teacher;
- Teaching her students while they are wearing masks is horrible and hard;
- She cannot see her students' expressions while they are wearing masks;
- Mask wearing should be optional;
- Parents should decide if their children will wear masks; and
- Schools should decide if they will require students to wear masks.

Stan Gotchall:

- Mr. Gotchall feels that masking children is having unknown effects;
- His children are homeschooled;
- He can't image how difficult it would be to teach a child how to talk and how to read with a mask on;
- The risk of children getting COVID-19 is low; and
- Mask wearing mandates do not work.

Tara Pyle:

- Families are choosing private schools and relocation to avoid mask mandates;
- Masks do not prevent individuals from getting COVID-19; and
- The survival rate is very high for individuals who do get COVID-19.

Brandon Pyle:

- Mr. Pyle feels making children wear masks is child abuse.

Nolan Pyle:

- Mr. Pyle feels masks are not that effective against COVID-19.

Angela Plowhead:

- Ms. Plowhead is a clinical psychologist;
- She is concerned with the social and emotional development of children required to wear masks;
- Oregon is ranked last in the nation for having access to mental health services; and
- Prior to the pandemic there was concern about children's anxiety and depression:
 - Requiring children to wear masks only escalates these problems.

CONSENT

(Video Time 00:49:22)

None.

ACTION

(Video Time 00:49:28)

BOARD OF COMMISSIONERS

1. Consider approval of a resolution supporting local oversight of COVID-19 response.

–Commissioner Danielle Bethell

Summary of presentation:

- Everyone has the choice to wear a mask;
- No one should be forced to wear a mask;
- The resolution is asking the governor to let local governments do their jobs;
- Contagions are constant in the life of humans;
- COVID-19 is a new contagion, but the response process is not new to health departments;
- The board will work with all Marion County school districts to make sure every child is safe;
- The county received a large amount of testimony:
 - An estimated 95 percent asked for the resolution to move forward.
- Commissioner Bethell read the resolution.

Board discussion:

Commissioner Willis:

- Self-government is important, especially when individuals do not agree:
 - The community's common values should be considered.

- The government should not mandate what medicines an individual should take:
 - The governor announced that all state employees will be required to get the COVID-19 vaccine, or be disciplined up to losing their employment.
- The county has been very supportive and has provided resources to individuals who have wanted to be vaccinated, and to individuals who have wanted to wear masks;
- The issue is not about masks or vaccines, it is about individuals having the right to choose for themselves:
 - The State government should not have the right to force an individual's choice.
- Remedies from policymakers need to be proportional to the risk presented by the problem;
- The government needs to do the best they can to protect as many individuals as possible, while still respecting people's inalienable rights;
- There is a risk of death from COVID-19;
- An estimated 65 percent of Marion County adults are vaccinated against COVID-19;
- As a percentage of total population, the number of individuals with COVID-19 is small;
- The medical system is able to treat individuals who do get COVID-19;
- Many vaccinated individuals getting COVID-19 are not getting very sick; and
- The rules of a community need to be relevant to that specific community and to its schools, cities, and towns.

Commissioner Bethell:

- In Marion County 39.9 percent of youth ages 12 to 15 are vaccinated, and 48 percent of youth ages 16 to 19 are vaccinated;
- Since the start of the pandemic 41 children have been hospitalized because of COVID-19, and 2 have died:
 - This is a very small percentage of the total population.
- Mental health issues are on the rise;
- Local health authorities should be making decisions for their communities; and
- Whether or not individuals wear a mask needs to be a personal choice.

Commissioner Cameron:

- Over the last 17 months there have been four emergencies in the county:
 - The state was shut down due to COVID-19;
 - Wildfires forced evacuations;
 - An ice storm paralyzed the community; and
 - An extreme heat event resulted in deaths and destroyed a large percentage of the area's agricultural crops.
- Commissioner Cameron thanked the employees of Marion County who stayed and worked during all of the emergencies;

- The resolution is asking that local school boards be allowed to decide, not the board;
- Commissioner Cameron chose to wear a mask today;
- With the new COVID-19 variant there is a concern with hospitals being overrun;
- Individuals need to take personal responsibility to protect themselves and their families whenever possible;
- The county health department worked with local school districts to devise plans as to how they were going to return to work and be safe; and
- Marion County Sherriff resources are not going to be used to enforce mask mandates in schools.

MOTION: Commissioner Bethell moved to approve a resolution supporting local oversight of COVID-19 response. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

The commissioners recessed at 10:17 a.m.

The commissioners reconvened at 10:24 a.m.

(Video Time 01:24:15)

2. Consider an order approving the Community Development Block Grant Consolidated Plan and the Citizen Participation Plan. –Lisa Trauernicht and Tim Glisson

Summary of presentation:

- Marion County recently became eligible as an entitlement county for community development block grant program funds through the United States Department of Housing and Urban Development (HUD):
 - Eligibility was based on the county census.
- The consolidated plan is a five-year strategic plan:
 - The five-year plan contains annual action plans that detail how the county intends to spend the funds.
- The process has three goals:
 - Providing decent housing;
 - Expanding economic opportunities; and
 - Providing a suitable living environment.

Board discussion:

None.

MOTION: Commissioner Willis moved to approve an order approving the Community Development Block Grant Consolidated Plan and the Citizen Participation Plan. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

(Video Time 01:28:41)

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FINANCE

3. Consider approval of the Purchase Order with Professional Credit Service in the amount of \$210,000 to provide collection and garnishment services for the Marion County Justice Court through June 30, 2022. –Jeff White

Summary of presentation:

- The county has engaged Professional Credit Service through a state price agreement; and
- The company does collection and garnishment on unpaid accounts through the justice court:
 - The requirements for collection are very technical and legal in nature.

Board discussion:

- The state of Oregon went through the Request for Proposal (RFP) process:
 - Professional Credit Service is one of the approved vendors; and
 - The county can go through their own RFP process.
- Commissioner Bethell would like to spend county dollars locally:
 - Professional Credit Service is not located in Marion County.
- If there are cooperative agreements already in place the county sometimes looks to those for efficiency so they do not have to go through the entire solicitation process; and
- If the county issues an RFP it is not guaranteed that the company selected will be located in Marion County.

MOTION: Commissioner Bethell moved to approve the Purchase Order with Professional Credit Service in the amount of \$210,000 to provide collection and garnishment services for the Marion County Justice Court through June 30, 2022. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 01:32:26)

HEALTH AND HUMAN SERVICES

4. Consider approval of an order appointing Kathy Schnebly and Kimberly Taylor to the Marion County Intellectual and Developmental Disabilities Advisory Committee with terms ending June 30, 2025. –Corissa Neufeldt

Summary of presentation:

- The advisory committee is important to the county and helps with the following:
 - Identifying community needs; and
 - Identifying the best ways to support the intellectual and developmentally disabled community that includes:
 - The individuals served;
 - Parents of individuals served; and
 - Providers.
- It is important to have a diverse membership on the advisory committee;
- Members are strong advocates for the intellectual and developmentally disabled community;

- Ms. Schnebly is renewing her term on the committee; and
- Ms. Taylor is a self-advocate.

Board discussion:

None.

MOTION: Commissioner Willis moved to approve an order appointing Kathy Schnebly and Kimberly Taylor to the Marion County Intellectual and Developmental Disabilities Advisory Committee with terms ending June 30, 2025. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

(Video Time 01:38:35)

JUVENILE DEPARTMENT

5. Consider approval of an incoming funds Intergovernmental Agreement with the Oregon Youth Authority in the amount of \$1,982,092 for Juvenile Crime Prevention Basic and Diversion Services to prevent and reduce juvenile crime, and to improve collaborative efforts retroactive from July 1, 2021, through June 30, 2023. –Troy Gregg

Summary of presentation:

- The funding pays a large portion of the Guaranteed Attendance Program (GAP) shelter salaries; and
- The funding is passed through Oregon Youth Authority (OYA) to the county.

Board discussion:

- GAP is a great program for the county's youth; and
- It was noted for the record that the agreement is with the Oregon Youth Authority, as the motion was accidentally read as being with the Oregon Health Authority.

MOTION: Commissioner Bethell moved to approve the incoming funds Intergovernmental Agreement with the Oregon Youth Authority in the amount of \$1,982,092 for Juvenile Crime Prevention Basic and Diversion Services to prevent and reduce juvenile crime, and to improve collaborative efforts retroactive from July 1, 2021, through June 30, 2023. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

(Video Time 01:44:34)

***Recess as Board of Commissioners.
Convene as Contract Review Board.***

CONTRACT REVIEW BOARD ACTION

COMMUNITY SERVICES

1. Consider approval of an order for a Special Procurement for a direct appointment with Willamette Workforce Partnership to administer the CARES Act Eligible Businesses program.
–Tamra Goettsch and Justin Ford

Summary of presentation:

- Marion County received an additional \$2,254,090.86 in Coronavirus Aid, Relief, and Economic Security for CARES Act eligible business relief grant funding;
- The special procurement is for a direct appointment contract for services with Willamette Workforce Partnership;
- If approved, Willamette Workforce Partnership will provide administration and management to qualified businesses for the CARES Act eligible business relief grant program;
- The funds are for businesses affected by the COVID-19 pandemic:
 - Utilizing a third party will help the county distribute the funds quickly.
- Utilizing a third party will allow the county to provide full service support to the community, and it will release a burden from the county.

Board discussion:

- The company has worked for the county before;
- Ms. Vetto commented on the legal process of a special procurement:
 - A special procurement is a contract outside of the normal competitive process;
 - Under Oregon statute local governments are allowed to enter into special procurements if they can justify the following:
 - There is a need, and what that need is; and
 - The procurement outside of the competitive process will not encourage favoritism.
 - For this special procurement a community services justification was given:
 - It is needed because of COVID-19;
 - Willamette Workforce Partnership has the ability to do the work, and to do it quickly; and
 - If a competitive process was followed it would harm local businesses.
 - The special procurement contains a protest option.

MOTION: Commissioner Willis moved to approve an order for a Special Procurement for a direct appointment with Willamette Workforce Partnership to administer the CARES Act Eligible Businesses program. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

***Adjourn as Contract Review Board.
Reconvene as Board of Commissioners.***

(Video Time 01:49:53)

ACTION

COMMUNITY SERVICES

6. Consider approval of the Contract for Services with Willamette Workforce Partnership to administer grants in the amount of \$2,254,090.86 to CARES Act eligible businesses through December 31, 2021. –Tamra Goettsch

Summary of presentation:

- Community Services has been asked to help in administering the grants;
- The funds must be spent by December 31, 2021;
- If the contract is approved Willamette Workforce Partnership will retain five percent as their administrative charge:
 - Ten percent is allowable for administrative charges.
- The grants are for businesses who have been negatively affected by COVID-19; and
- The grant process will be handled by Willamette Workforce Partnership:
 - Grants will be available online;
 - Promotional materials will be in English and in Spanish; and
 - Applications may be submitted starting August 17, 2021.

Board discussion:

- The maximum grant amount awarded will be \$3,700; and
- If a business has already received grant dollars, the allowable combined grant total is \$3,700.

MOTION: Commissioner Bethell moved to approve the Contract for Services with Willamette Workforce Partnership to administer grants in the amount of \$2,254,090.86 to CARES Act eligible businesses through December 31, 2021. Seconded by Commissioner Willis; motion carried. A voice vote was unanimous.

The commissioners recessed at 10:55 a.m.

The commissioners reconvened at 10:59 a.m.

(Video Time 01:59:13)

PUBLIC HEARINGS
9:30 A.M.

PUBLIC WORKS

A. Public hearing continued from July 28, 2021, on appeal of hearings officer's decision denying Conditional Use (CU) Case #20-044/Seasons at Red Oak Farms, LLC. –Lindsey King

Summary of presentation:

- This is a continuance of a public hearing for a conditional use permit to operate a commercial use in conjunction with farm use on a 74.5-acre parcel in an Exclusive Farm Use zone (EFU);
- The parcel is located at 21465 Arbor Grove Road in the City of St. Paul;
- The commercial business proposed is a farm experience program for youths and families as outlined at the public hearing held on July 28, 2021; and
- Planning staff was directed by the board to present conditions that could be attached to the conditional use:
 - Staff sent conditions to the applicant's representative;
 - The applicant's representative made edits which staff accepted;
 - Staff has concerns with conditions #2 and #3:
 - Condition #2:
 - Condition #2 references the use conforming to the site plan submitted;
 - The site plan submitted is very small and difficult to read;
 - Staff requested a new site plan from the applicant's representative, but has not received one; and
 - The county needs to have a clear, detailed site plan.
 - Condition #3:
 - Condition #3 references the applicant's narrative and how the commercial activity is limited to the uses proposed in the narrative;
 - The narrative submitted is multiple pages long and staff is unable to effectively interpret them;
 - A site plan is essential for staff to understand the specific uses on a parcel:
 - There are discrepancies between the current site plan and the narrative.
 - The narrative could cause issues with enforcement and uniformity for this case, and future cases similar to this one.
 - The planning department has received several phone calls regarding placing programs like this proposal at other properties located in farm use zones:
 - Clarifying conditions #2 and #3 will assist staff with future applications similar to this one by setting precedent.

Board discussion:

- Condition #2 states that the development shall significantly conform to the site plan submitted with the proposal;
- Condition #3 states that the approved commercial activity is limited to the use proposed in the application, specifically the five elements of the farm experience program outlined in the applicant's December 2020 application narrative;
- Conditions #2 and #3 are written in the applicant's language;
- Staff has the following concerns:
 - Items within the narrative are not clearly depicted on the site plan;
 - The site plan is used by staff for future development or expansion of the property, and for enforcement;
 - The site plan and the narrative need to align;
 - If the site plan and narrative are not clear what is considered acceptable in the future may be broader than what the board intends; and
 - The standard development standards that are not being addressed due to the applicant's edits include the following:
 - Parking; and
 - Access.
- Staff is requesting that a detailed site plan be submitted, and that it shows what is listed in the narrative.

(Video Time 02:07:29)

Testimony:

Support:

Michael Gelardi, attorney for the applicant:

- The county has not told the applicant that the site plan was inadequate;
- The applicant is not being told what information on the site plan and the narrative is incomplete;
- The site plan was prepared to county specifications;
- The applicant does not want to submit a new site plan because they do not want to be accused of changing the program;
- The applicant would agree to a condition that states they will prepare a clearer site plan;
- The applicant was asked by staff to provide business hours, and they did; and
- The applicant does not understand what information the county wants.

(Video Time 02:12:13)

Opposition:

Roger Kaye:

- Mr. Kaye is president of the non-profit organization Friends of Marion County; whose mission is to protect farmland in the county;
- The Friends of Marion County are requesting that the board deny the application;
- The Friends of Marion County have submitted a letter to the planning division outlining their objections to the application;
- The county must provide a draft order for review that explains how this proposed use meets the legal criteria for commercial use;
- The proposed conditions cannot substitute for compliance with applicable law;
- For the conditional use being proposed the commercial activity must be incidental and secondary to the farm use:
 - The program being proposed will charge admission fees which will be the primary use and source of revenue on the property.
- The Friends of Marion County are requesting that the proposed order and conditions are made available for public review and comment before being adopted by the board; and
- The county must deny the application because the applicant failed to provide evidence that the commercial activity is a customer or supplier of farm uses.

Aileen Kaye:

- Ms. Kaye feels the proposed program is a good idea but feels it is agritourism, not commercial use in conjunction with farm use;
- She asked the board to uphold the original decisions of the planning staff and the hearings officer;
- No new information has been presented that would justify allowing the permit request to move forward;
- Letters from both the Department of Land Conservation and Development (DLCD) and the Oregon Department of Agriculture (ODA) outline why the board should uphold the decisions of the planning staff and the hearings officer;
- Ms. Kaye expressed that state law has to be followed;
- Ms. Kaye feels this may be an application to establish a school on EFU land:
 - Schools are not allowed to operate on EFU land.
- She is concerned that if the application is approved it will set a dangerous precedent; and
- If the application is approved Ms. Kaye asks that the board add the following conditions:
 - The county would conduct an on-site visit to determine what is really occurring on the property; and
 - If the applicant chooses to end their farm experience program they would not be allowed to use the new building for another use that is unallowable on EFU land.

Kathleen Carl:

- Ms. Carl owns a farm in the City of Hubbard;

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- She feels the proposal does not meet land use laws;
- The five elements of the applicant's proposed farm experience program can be done under the rules of a farm stand permit; and
- Ms. Carl feels this should not be a commercial activity, and that it has the potential to set a negative precedent.

(Video Time 02:28:00)

Support:

Jeff Jones:

- Mr. Jones is the applicant and property owner;
- He has no intention of running a school;
- He feels the program would be beneficial;
- He wants to do this the right way and obtain all necessary permits; and
- Mr. Jones feels they will never recoup the money spent on the project:
 - They have the resources to run the program without having to make money.

Board discussion:

- The groups that attend the program will be charged fees.

Michael Gelardi:

- Agritourism is another category of use allowed in an EFU zone;
- Agritourism only allows for a small number of events to occur in a year:
 - The applicant plans on hosting more events than what is allowed under agritourism.
- The applicant reviewed all the potential options and determined that commercial activity was the best fit; and
- The applicant is not applying to be a school:
 - They are applying to be a commercial activity in conjunction with farm use.

Board discussion:

- A request was sent to the applicant asking for a new site plan;
- Staff concluded that the originally submitted site plan does not contain enough detail to support the request;
- A detailed site plan would facilitate staff with the following:
 - Reading site plan labels:
 - A lot of the writing on the current plan is illegible.
 - Determining what areas of the property are being used for commercial use in conjunction with farm use:
 - The commercial activity must be incidental and secondary to farm use.
- It is not uncommon for planning to request new site plans;

- The applicant feels there is a lack of clarity on what is being requested by the county:
 - The county needs to provide detailed information on what is being requested.
- Site plans are critical, and are part of what applications are approved for;
- Planning has an established process, and directions for submitting clear and detailed site plans;
- Approved uses have to match the site plan and the conditions;
- The board supports staff in their request for a more detailed site plan;
- It would also be helpful for staff to receive a more succinct narrative of the proposed uses;
- The board would like there to be follow-up when conditional use permits are approved to ensure compliance by the applicants:
 - Planning staff is doing this.
- There are concerns with the size of the groups that would be attending the proposed program:
 - The applicant has not provided a specific number; and
 - Staff estimates it would be one to two school buses full of children:
 - The applicant stated they would be busing children into the property to reduce traffic.
- Commissioner Cameron asked what staff originally proposed for conditions #2 and #3, before edits were made by the applicant:
 - Ms. King read what was originally proposed.
- Unless the applicant grants an extension, the board has to decide on the application today;
- Ms. Vetto clarified that the question at issue is whether the following criteria had been met:
 - Whether the commercial activity was primarily a customer or supplier of farm uses.
- Staff stated that the conditions as outlined to the board do not help the application meet the criteria:
 - The conditions have helped clarify the activity that will take place on the property; and
 - The fundamental use of being primarily a customer or supplier of farm uses has not been established.
- The commissioners explained that at the last public hearing they had found that the criteria had been met:
 - The children who participate in the program cannot get the same experience if it is not located on a farm; and
 - The children getting the experience through the program are customers of the farm use.
- The conditions need to ensure the following:
 - The use being approved is the only use that can take place; and
 - The standards in the zone are being met:
 - Setbacks;

- Parking; and
 - Other standards.
- The proposed conditions do satisfy the above; and
- The board would like the conditions to be modified as follows:
 - Use staff's original language for conditions #2 and #3, with condition #2 modified as follows:
 - Language that states the applicant shall provide a detailed site plan demonstrating parking and setback standards and approved uses.
 - Add an additional condition that states the application approves the following uses:
 - List the five elements of the farm experience program as outlined in the application.

Michael Gelardi:

- The applicant will provide a more detailed site plan.

MOTION: Commissioner Willis moved to close the public hearing and approve the request with the conditions as modified by planning staff in our discussion today. Seconded by Commissioner Bethell; motion carried. A voice vote was unanimous.

Commissioner Bethell read the calendar;

Commissioner Cameron adjourned the meeting at 12:11 p.m.



 CHAIR


 COMMISSIONER


 COMMISSIONER

Board Sessions can be viewed on-line at

<https://www.youtube.com/playlist?list=PLSUQ1gg6M78UsBE3q6w4rdf59Z5rXkEi5>