

BOARD OF COMMISSIONERS

MINUTES OF THE BOARD SESSION – Regular Session

Wednesday, August 5, 2020
9:00 a.m.

Senator Hearing Room
555 Court Street NE
Salem, OR 97301

PRESENT: Commissioner Colm Willis, Commissioner Sam Brentano, and Commissioner Kevin Cameron. Also present were Jan Fritz, chief administrative officer, Jane Vetto as county counsel, and Brenda Koenig as recorder.

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

PUBLIC COMMENT

None.

PRESENTATION

(Video Time 00:00:41)

COVID-19 (Novel Coronavirus) update. –Katrina Rothenberger

- Ms. Rothenberger reported the following updates for the COVID-19 pandemic as of 8:00 a.m. on Wednesday, August 5, 2020:
 - There are currently an estimated 2,763 total cases within the county;
 - An estimated 2,654 individuals have tested positive;
 - An estimated 30,632 individuals have tested negative; and
 - An estimated 68 individuals have died from symptoms related to COVID-19.
- An estimated 250 new cases were reported for the week of July 27, 2020, through August 2, 2020, with a positivity rate of 8.4 percent;
- Marion County Health and Human Services (MCHHS) has seen a decline in new cases in the prior three week period:
 - An estimated 250 new cases were reported this week;
 - One week prior, an estimated 256 new cases were reported; and
 - Two weeks prior, an estimated 267 new cases were reported.
- Marion County has been put on the Governor’s Watch List for sporadic cases occurring within a two week period:
 - Counties will remain on the list for a minimum of three weeks; and
 - The county’s metric for the sporadic count is 50 per 100,000 of the population:
 - The count factors out to an estimated 175 new cases over a two week time period that cannot be traced to a link.

- Increased numbers can be found in individuals that attended one of the following functions in the prior two week time period:
 - A family reunion;
 - A bachelorette party;
 - A funeral;
 - A family potluck;
 - A birthday party; and
 - A baptism.
- Social gatherings continue to be risky functions for exposure to COVID-19;
- MCHHS continues to encourage community members to practice the following when in public settings:
 - Wearing a face covering;
 - Staying outdoors if possible;
 - Staying home if an individual is sick;
 - Washing hands frequently; and
 - Limiting time durations for events.
- MCHHS is continuing to partner with local school districts to collaborate on a reopening plan for schools:
 - The county is currently not meeting the required metric for in-person instruction to resume in schools.

Board discussion:

- All counties in Oregon have the same metric requirements for both public schools and private schools;
- Currently the gathering limit for churches is 100 individuals per service;
- The commissioners are advocating to have the same gathering rules for all events; and
- A small percentage of positive cases are being traced back to businesses:
 - The majority of positive cases are a result of a social gathering.

CONSENT

(Video Time 00:06:40)

HUMAN RESOURCES

Approve the recommendation to adjust upward the pay grade for classification #052, Records Coordinator and #130, Records Specialist.

PUBLIC WORKS

Approve an order calling up the administrative review application for Case #20-022/ Turner Extension of Water and schedule a public hearing for August 26, 2020.

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

ACTION

(Video Time 00:07:31)

PUBLIC WORKS

1. Deliberation to consider the application of TLM Holdings, LLC for Zone Change/ Comprehensive Plan/Conditional Use (ZC/CP/CU) Case #19-002. –Joe Fennimore

Summary of presentation:

- The application pertains to a 16.54 acre parcel located on Airport Road NE in the City of Aurora;
- The applicant requests the following:
 - To change the Comprehensive Plan (CP) designation from Primary Agriculture to Public and Semi Public;
 - Change the zone from Exclusive Farm Use to Public; and
 - A Conditional Use (CU) permit to establish airport related uses.
- The hearings officer held a public hearing on March 27, 2019;
- On November 19, 2020, the hearings officer issued a recommendation to the Board of Commissioners for the following once the applicant provides additional information:
 - Approval of the following:
 - The goal exceptions;
 - The CP amendment; and
 - The zone change.
 - Apply a Limited Use overlay to set uses conditionally permitted on the property; and
 - Deny the blanket CU request.
- A public hearing was held on June 3, 2020;
- On June 24, 2020, a request was made and approved to leave the record open until July 15, 2020;
- The hearings officer identified several issues that the applicant needed to address which included some of the following:
 - Justifying why the proposed uses require runway access;
 - Noise and traffic mitigation measures; and
 - Adequate sewage disposal.
- A list of conditions for the board to consider include the following:
 - The approved uses;
 - Road frontage improvements to Airport Road NE;
 - Proportional share contributions to four different intersection improvements;
 - Requirements for adequate fire protection;
 - On-site sewage disposal prior to issuance of building permits; and

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- Prohibiting aircrafts from hovering in a manner not associated with normal take-off and landing practices.
- The board has the following options:
 - Approve, deny, or modify the request; or
 - Remand the matter back to the hearings officer.

Board discussion:


- The record was closed on July 15, 2020;
- Public Works has received no additional documents;
- Commissioner Brentano stated the following:
 - The property is already surrounded by similar industrial and commercial type activities;
 - Land bordering the property is not being actively farmed:
 - The land has not been used for agriculture purposes for decades.
 - The site is convenient and possibly necessary for any airport related offices that may be constructed;
 - Traffic does not appear to be an issue; and
 - Water and sewer issues were discussed and will be addressed prior to development of the property.
- Applicants will review and consider all property options for best use practices before development:
 - Properties are reviewed locally and in surrounding counties.
- Commissioner Willis believes the property is ideally situated for the applicant's proposed land use request; and
- Commissioner Cameron disclosed for the record that he has attended multiple meetings in the vicinity of the property over the course of several years and often drives by the property enroute to the meetings:
 - He observed multiple large oak trees on the property that would make it difficult to farm.

MOTION: Commissioner Cameron moved to approve the application for TLM Holdings, LLC, Case #19-002 for Zone Change/ Comprehensive Plan (ZC/CP), goal exceptions, and apply a Limited Use overlay as set forth as conditions of approval. Seconded by Commissioner Brentano; motion carried. A voice vote was unanimous.


PUBLIC HEARINGS
9:30 A.M.

None.


Commissioner Brentano read the calendar.
Commissioner Willis adjourned the meeting at 9:22 a.m.



CHAIR



COMMISSIONER



COMMISSIONER

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