



CLATSOP COUNTY
BOARD OF COMMISSIONERS AGENDA WORK
SESSION & REGULAR MEETING
JUDGE GUY BOYINGTON BUILDING, 857
COMMERCIAL ST., ASTORIA

Wednesday, August 14, 2024

BOARD OF COMMISSIONERS:

Mark Kujala, Dist. 1 – Chair
Courtney Bangs, Dist. 4 – Vice Chair
John Toyooka, Dist. 2
Pamela Wev, Dist. 3
Lianne Thompson, Dist. 5

commissioners@clatsopcounty.gov

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Astoria, OR 97103
Phone (503) 325-1000
Fax (503) 325-8325

www.clatsopcounty.gov

JOIN THE BOARD OF COMMISSIONERS VIRTUAL MEETINGS

To access the meeting by phone – Please dial 1-253-215-8782.

Webinar ID: 860 7015 8418

Passcode: 774622

[ZOOM LINK](#)

PUBLIC TESTIMONY

You must register in advance if you want to provide testimony virtually on public hearings or during Business from the Public. There are three ways to do this: On our [website](#), [emailing](#) or by calling 503-325-1000. Once registered, we will notify you when it is your opportunity to speak for a two-minute comment. In-person testimony, please fill out a blue comment card and submit to Clerk of the Board. You may also submit written comments which will be provided to the Board and submitted into the record.

WORK SESSION: 5:00 PM

Work Sessions are an opportunity for Board members to discuss issues informally with staff and invited guests. The Board encourages members of the public to attend Work Sessions and listen to the discussion, but there is generally no opportunity for public comment. Members of the public wishing to address the Board are welcome to do so during the Board's regularly scheduled meetings held twice monthly.

TOPICS:

1. Agenda Review {10 min}
 - [2.](#) FEMA and Floodplain Development Topics {30 min} {Page 3}
-

REGULAR MEETING: 6:00 PM

The Board of Commissioners, as the Governing Body of Clatsop County, all County Service Districts for which this body so acts, and as the Clatsop County Local Contract Review Board, is now meeting in Regular Session.

FLAG SALUTE

ROLL CALL

AGENDA APPROVAL

BUSINESS FROM THE PUBLIC – *Individuals wishing to provide oral communication at the designated time must register in advance by calling 503-325-1000 or emailing commissioners@clatsopcounty.gov by 3 p.m. on the day of the meeting.*

CONSENT CALENDAR

- [3.](#) Board of Commissioners Meeting Minutes 6-26-24 {Page 38}
- [4.](#) Board of Commissioners Meeting Minutes 7-10-24 {Page 42}

COMMISSIONER'S LIAISON REPORTS

COUNTY MANAGER'S REPORT

BUSINESS AGENDA

- [5.](#) Adopt Amended Property Management Policy {Page 48}
- [6.](#) Human Services Advisory Council (HSAC) Membership Recommendations {Page 72}
- [7.](#) Ambulance Service Area Advisory (ASAA) Committee Appointment – Fire Representative {Page 96}
- [8.](#) Proposed Annual Update to Strategic Plan 2021 (FY 24-25 Priorities) {Page 101}

GOOD OF THE ORDER

ADJOURNMENT

As necessary Executive Session will be held in accordance with but not limited to: ORS 192.660 (2)(d) Labor Negotiations; ORS 192.660 (2)(e) Property Transactions; ORS 192.660 (2)(f) Records exempt from public inspection; ORS 192.660 (2)(h) Legal Counsel

Agenda packets also available online at www.clatsopcounty.gov

This meeting is accessible to persons with disabilities or wish to attend but do not have computer access or cell phone access. Please call 325-1000 if you require special accommodations at least 48 hours prior to the meeting in order to participate.

Board of Commissioners Clatsop County

WORK SESSION AGENDA ITEM SUMMARY

August 14, 2024

Topic: FEMA and Floodplain Topics
Presented By: Gail Henrikson, Community Development Director

Informational Summary:

OVERVIEW

Within the past several months, County staff have been notified of three items related to floodplain development that will potentially have significant impacts on residents and business owners in both the incorporated and unincorporated areas of Clatsop County.

The changes originate from the federal level and have the stated intent of working to increase resiliency; reduce economic impacts related to property damage and loss of life; and protect fish habitat. The three sets of proposed changes are:

1. Federal Flood Risk Management Standards (FFRMS)
2. Draft FEMA Flood Risk Maps
3. Implementation of the FEMA Biological Opinion (BiOp)

DISCUSSION AND NEXT STEPS

At the August 14 work session, staff will present detailed information on each of the three sets of proposed amendments. Staff will also request direction from your Board regarding which of the three Pre-Implementation Compliance Measures (PICMs) the County should implement to remain in compliance with the requirements of the National Flood Insurance Program.

Attachment List

- A. Presentation Slides
- B. FEMA Pre-Implementation Compliance Measure (PICM) Notice and FAQ Sheet
- C. [Draft Flood Risk Maps](#)
- D. [FFRMS HUD Amendments](#)

EXHIBIT A

Presentation Slides



FEMA TOPICS

BOARD OF CLATSOP COUNTY COMMISSIONERS

Community Development

April 14, 2024

Agenda Item #2.





OVERVIEW

Federal Flood Risk Management Standards (FFRMS)

Draft Flood Risk Maps

FEMA Biological Opinion (BiOp) Update



Federal Flood Risk Management Standards

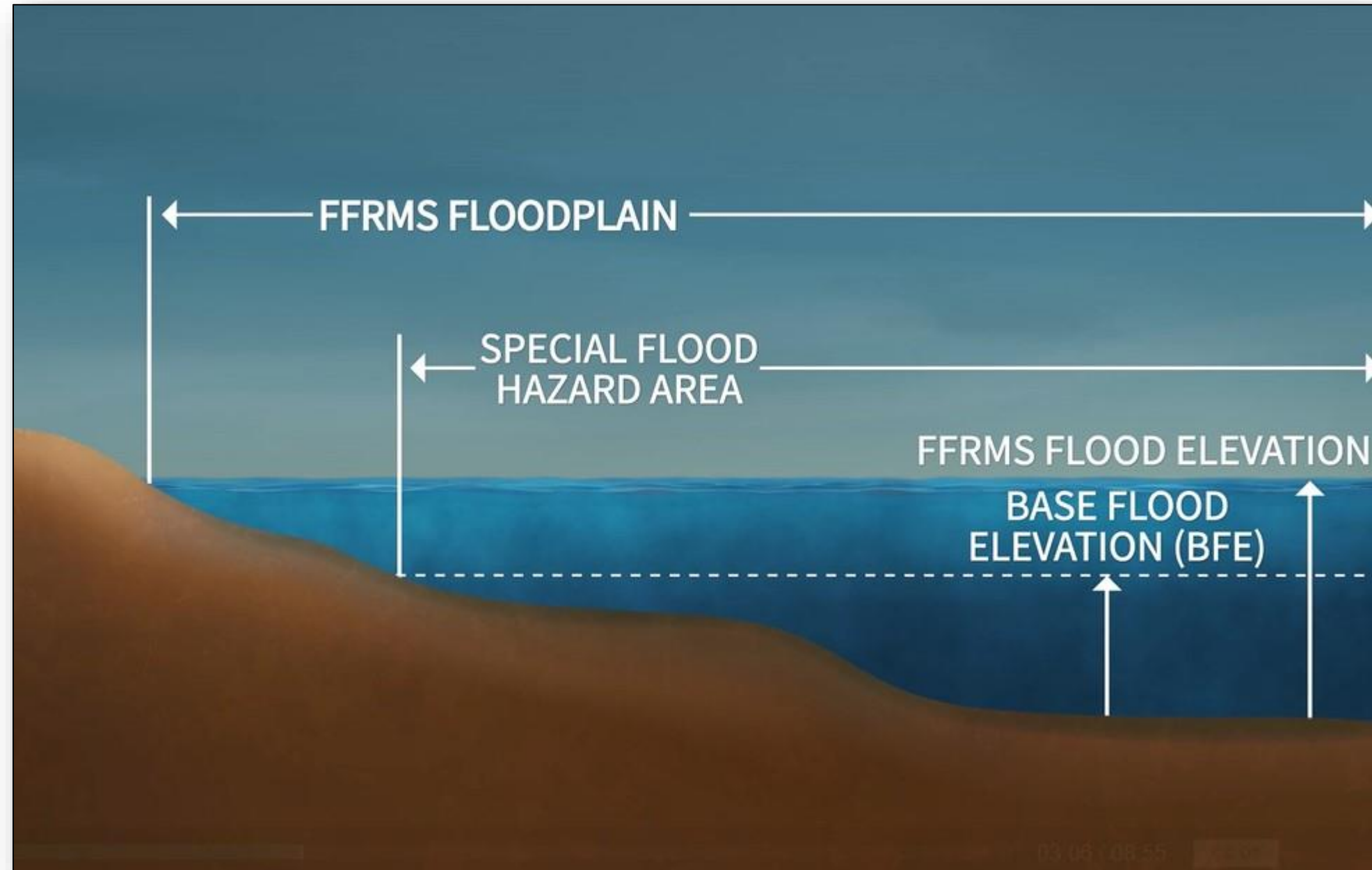


BACKGROUND

- Stems from Executive Order (EO) 13690, signed January 2015
- EO 13690 revoked in 2017
- EO 14030 (2021) reinstated EO 13690
- Requires all federal agencies to consider and manage current and future flood risks by updating policies, regulations and procedures
- HUD announced its final revisions in April 2024
- Majority of new HUD requirements effective June 24, 2024
- Remainder effective January 1, 2025
- Applies to all HUD-funded projects and FHA-backed loans



ADOPTED CHANGES



- Creates new “FFRMS floodplain”, an expanded version of FEMA’s Special Flood Hazard Area
- Requires additional height above the Base Flood Elevation)
 - 2’ freeboard – non-critical facilities
 - 3’ freeboard – critical facilities
- Updates HUD’s Minimum Property Standards for:
 - for one- to four-unit family housing using FHA loans and low-rent public housing programs
 - Requires lowest floor in new construction to at least 2’ above the BFE
 - **effective January 1, 2025**
- Requires manufactured dwellings to be placed on ground that is above BFE
- Requires additional disclosures to renters and buyers



TIMEFRAME AND IMPLEMENTATION

IMPACTS AND FUTURE REGULATIONS

- Implementation by local jurisdictions is not entirely clear – codes may need to be amended to require additional height above BFE
- May affect the National Flood Insurance Program
- Some property owners/buyers may not be able to obtain FHA loans if a community's requirements are less than HUD's
- FEMA has adopted [similar rules](#) for projects constructed with FEMA funds
- **All** federal agencies must adopt standards for floodplain development that uses federal funds



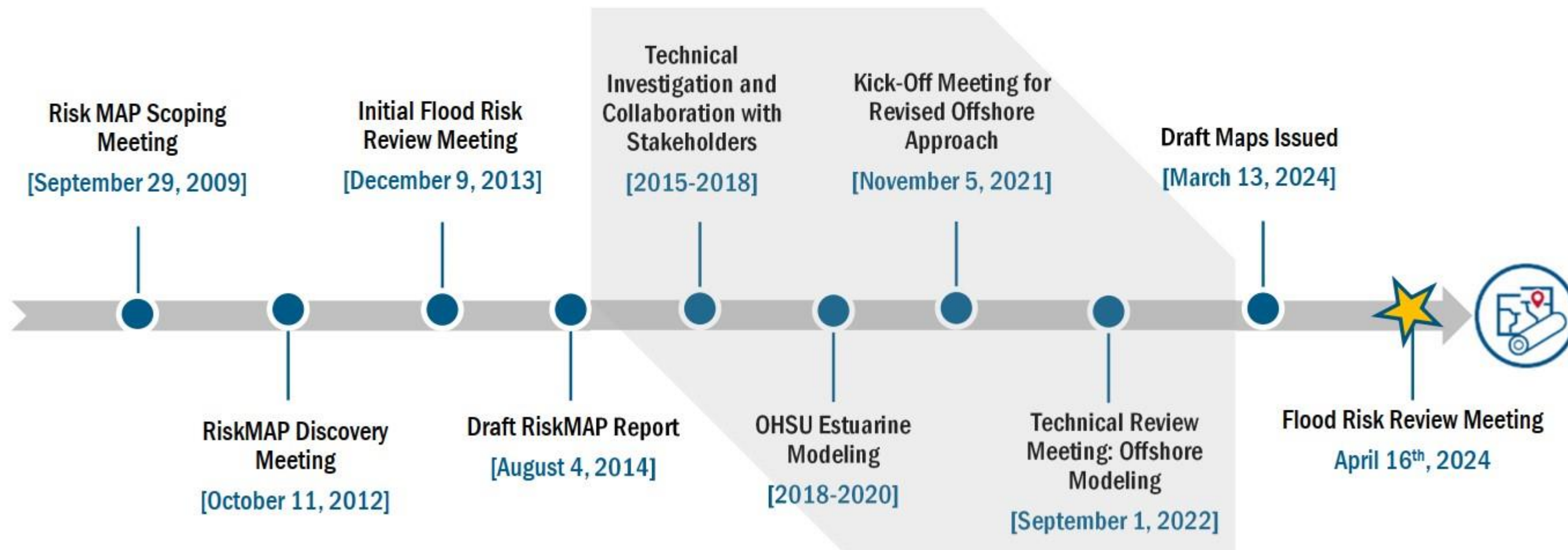
Draft Flood Risk Maps

Community Development
August 14, 2024

BACKGROUND

- State of Oregon identified the Columbia River Estuary a priority for FEMA’s Risk Mapping, Assessment and Planning (Risk MAP) Program
- FEMA is using the Risk MAP effort to update Flood Insurance Studies (FIS) and Flood Insurance Rate Maps (FIRMs), “where appropriate”
- Goal of the Risk MAP program is to:
 - produce additional data and hazard mitigation tools and
 - enable more strategic emergency preparedness, planning and risk reduction in coastal communities

PROGRESS TO DATE





SCOPE OF WORK - COASTAL

SCOPE OF WORK

~20 miles of shoreline from Hammond, OR to Tongue Point, Astoria, OR

- Offshore modeling (water levels and waves)*
- Nearshore hydraulics (wave transformation through the surf zone and onshore)

Leverage Notes

- Remainder of the Columbia River and Estuary retain effective mapping

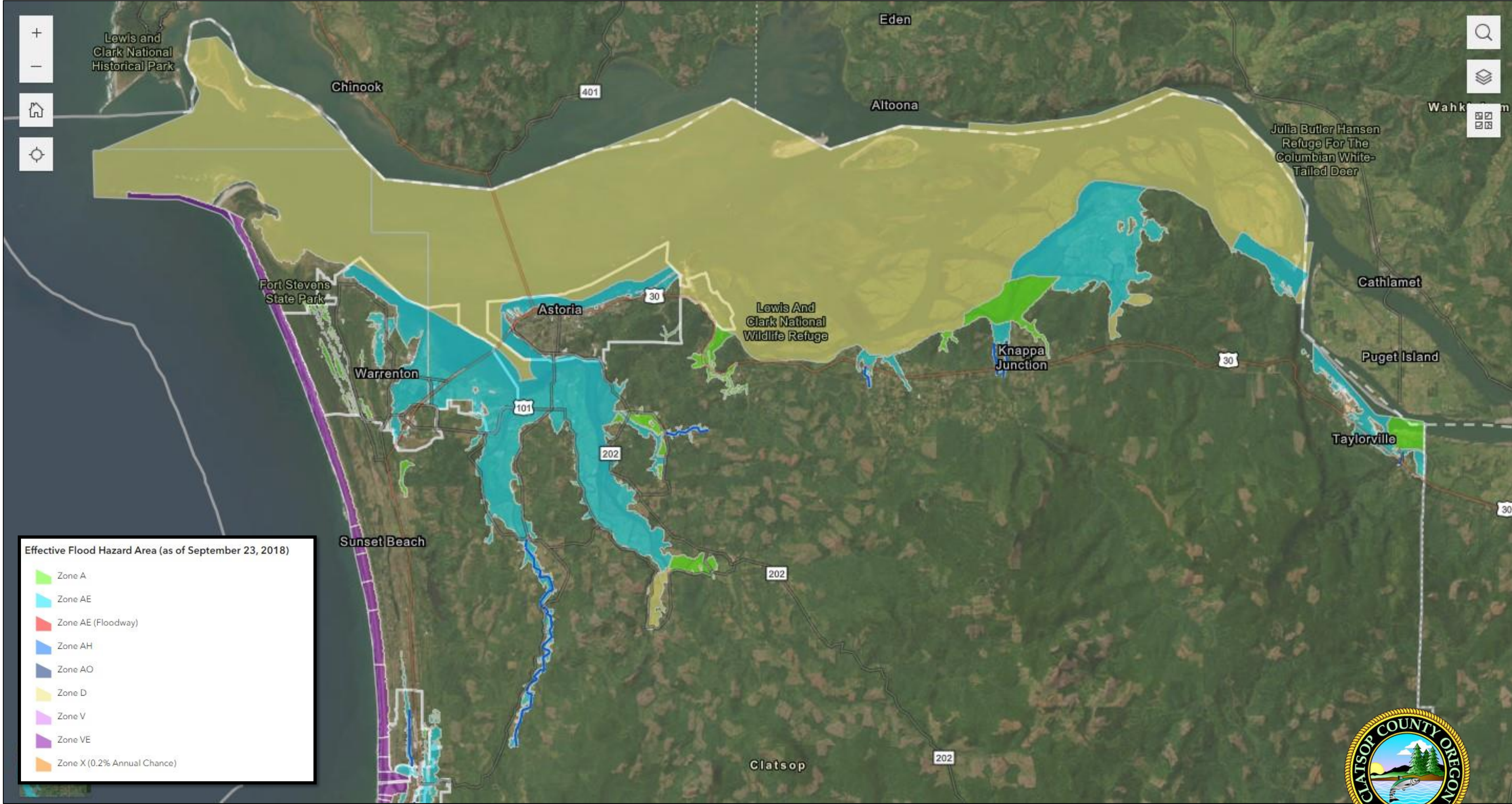
*presentation to community on September 1, 2022





PROPOSED CHANGES

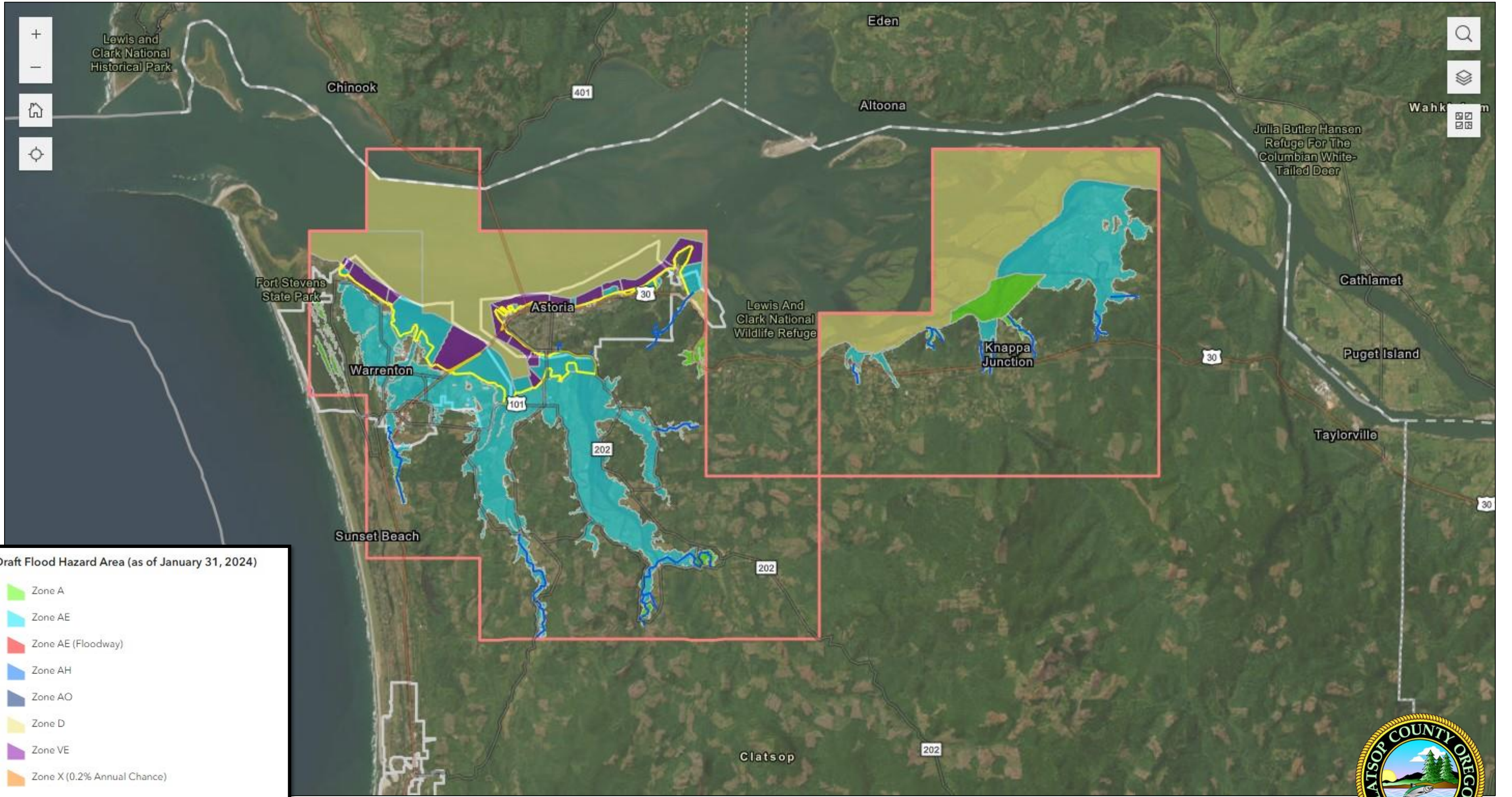
- <https://experience.arcgis.com/experience/2c5b66c6c4564eadbd3d674867ca7ff4/page/Draft-Floodplains/>



Effective Flood Hazard Area (as of September 23, 2018)

- Zone A
- Zone AE
- Zone AE (Floodway)
- Zone AH
- Zone AO
- Zone D
- Zone V
- Zone VE
- Zone X (0.2% Annual Chance)





Draft Flood Hazard Area (as of January 31, 2024)

- Zone A
- Zone AE
- Zone AE (Floodway)
- Zone AH
- Zone AO
- Zone D
- Zone VE
- Zone X (0.2% Annual Chance)



PROPOSED CHANGES



SPECIAL FLOOD HAZARD AREA (SFHA) ASSESSMENT

JURISDICTION	STRUCTURE COUNT (STUDY AREA)	IN EFFECTIVE SFHA	PERCENT IN EFFECTIVE SFHA	IN DRAFT SFHA	PERCENT IN DRAFT SFHA	NET CHANGE	PERCENT CHANGE
Astoria, City of	4,783	148	3.1%	151	3.2%	3	0.1%
Clatsop County, UA	7,273	1,012	13.9%	1,016	14.0%	4	0.1%
Warrenton, City of	3,197	442	13.8%	1,468	45.9%	1,026	32.1%
Total	15,253	1,602	10.5%	2,635	17.3%	1,033	6.8%

Source Data: DOGAMI Building Footprints (2021)

Study Area: FIRM Panels receiving updated flood hazard data.

Disclaimers: Data is available here: [DOGAMI - Digital Data Publication Preview - Statewide Building Footprints for Oregon, release 1.0 \(SBFO-1\)](#)

JURISDICTION	STRUCTURE COUNT (STUDY AREA)	ALWAYS OUT SFHA	PERCENT ALWAYS OUT SFHA	ALWAYS IN SFHA	PERCENT ALWAYS IN SFHA	ADDED TO SFHA	PERCENT ADDED TO SFHA	REMOVED FROM SFHA	PERCENT REMOVED FROM SFHA
Astoria, City of	4,783	4,607	96.3%	123	2.6%	28	0.6%	25	0.5%
Clatsop County, UA	7,273	6,223	85.6%	978	13.4%	38	0.5%	34	0.5%
Warrenton, City of	3,197	1,708	53.4%	421	13.2%	1,047	32.7%	21	0.7%
Total	15,253	12,538	82.2%	1,522	10.0%	1,113	7.3%	80	0.5%

PROPOSED CHANGES



COASTAL ZONE VE ASSESSMENT

JURISDICTION	STRUCTURE COUNT (STUDY AREA)	IN EFFECTIVE COASTAL VE	PERCENT IN EFFECTIVE COASTAL VE	IN DRAFT COASTAL VE	PERCENT IN DRAFT COASTAL VE	NET CHANGE	PERCENT CHANGE
Astoria, City of	4,783	0	0.0%	46	1.0%	46	1.0%
Clatsop County, UA	7,273	0	0.0%	1	0.0%	1	0.0%
Warrenton, City of	3,197	0	0.0%	0	0.0%	0	0.0%
Total	15,253	0	0.0%	47	0.3%	47	0.3%

Source Data: DOGAMI Building Footprints (2021)
Study Area: FIRM Panels receiving updated flood hazard data.
Disclaimers: Data is available here: [DOGAMI - Digital Data Publication Preview - Statewide Building Footprints for Oregon, release 1.0 \(SBFO-1\)](#)

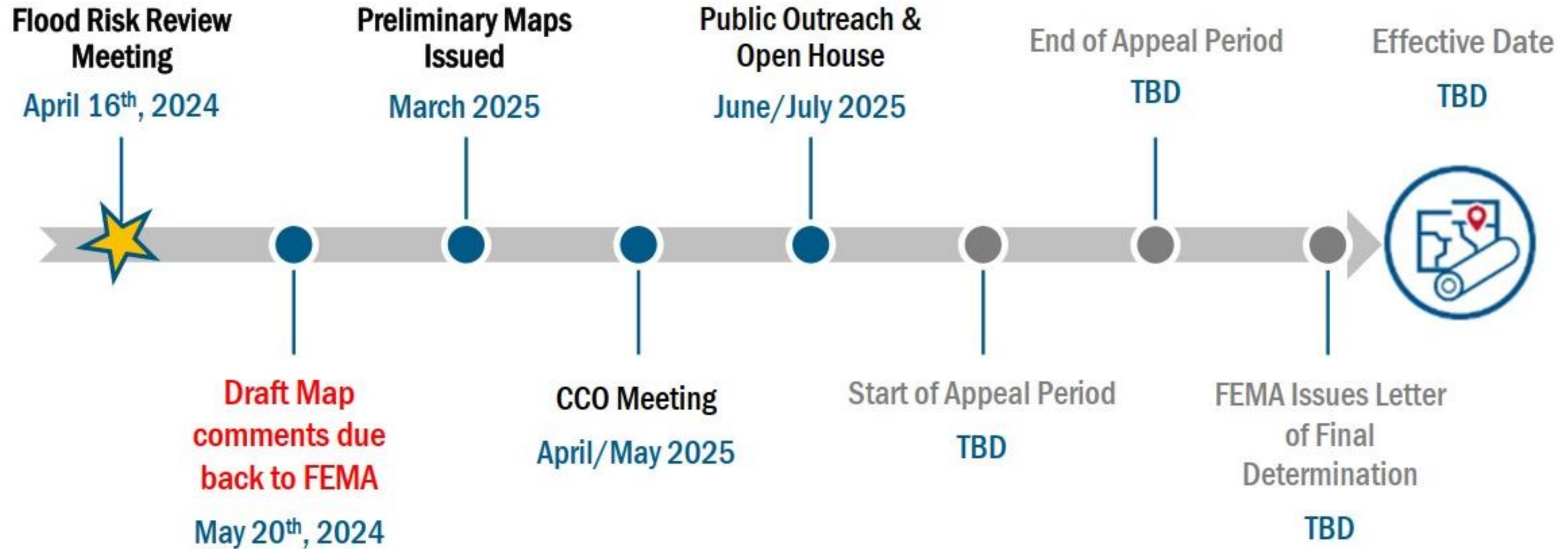
JURISDICTION	STRUCTURE COUNT (STUDY AREA)	ALWAYS OUT COASTAL VE	PERCENT ALWAYS OUT COASTAL VE	ALWAYS IN COASTAL VE	PERCENT ALWAYS IN COASTAL VE	ADDED TO COASTAL VE	PERCENT ADDED TO COASTAL VE	REMOVED FROM COASTAL VE	PERCENT REMOVED FROM COASTAL VE
Astoria, City of	4,783	4,757	99.5%	0	0.0%	46	1.0%	0	0.0%
Clatsop County, UA	7,273	7,272	100.0%	0	0.0%	1	0.0%	0	0.0%
Warrenton, City of	3,197	3,197	100.0%	0	0.0%	0	0.0%	0	0.0%
Total	15,253	15,226	99.8%	0	0.0%	47	0.3%	0	0.0%



TIMEFRAME

MILESTONES AHEAD

- Effective date of new maps could coincide with implementation of the BiOp





FEMA Biological Opinion (BiOp) Update

Community Development
August 14, 2024



TERMS AND DEFINITIONS

- **BiOp:** Biological Opinion
- **Development:** “any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.” (44 CFR 59.1 (Code of Federal Regulations))
- **ESA:** Endangered Species Act
- **FEMA:** Federal Emergency Management Agency
- **FIRM:** Flood Insurance Rate Map
- **NFIP:** National Flood Insurance Program
- **NMFS:** National Marine Fisheries Service
- **PICM:** Pre-Implementation Compliance Measure
- **RPA:** Reasonable and Prudent Alternative
- **SFHA:** Special Flood Hazard Area



BACKGROUND

- **1968:** National Flood Insurance Program created
- **County/Cities Adopt Flood Insurance Rate Maps (FIRMs):**
 - **Clatsop County:** July 3, 1978
 - **Astoria:** August 1, 1978
 - **Cannon Beach:** September 1, 1978
 - **Gearhart:** May 15, 1978
 - **Seaside:** September 5, 1979
 - **Warrenton:** May 15, 1978
- **2009:** Lawsuit filed by Portland Audubon Society
- **2010:** Negotiated settlement reached
- **2011:** FEMA submits Programmatic Biological Assessment (starts formal consultation process for state listed species and critical habitat)
- **April 4, 2016:** NMFS issue Biological Opinion (BiOp)
- **October 2021:** FEMA issues Draft Implementation Plan to address BiOp issues
- **Spring 2023:** FEMA Notice of Intent to prepare an Environmental Impact Statement (EIS)
- **Early 2025:** FEMA to issue draft EIS
- **2027:** Implementation of final plan



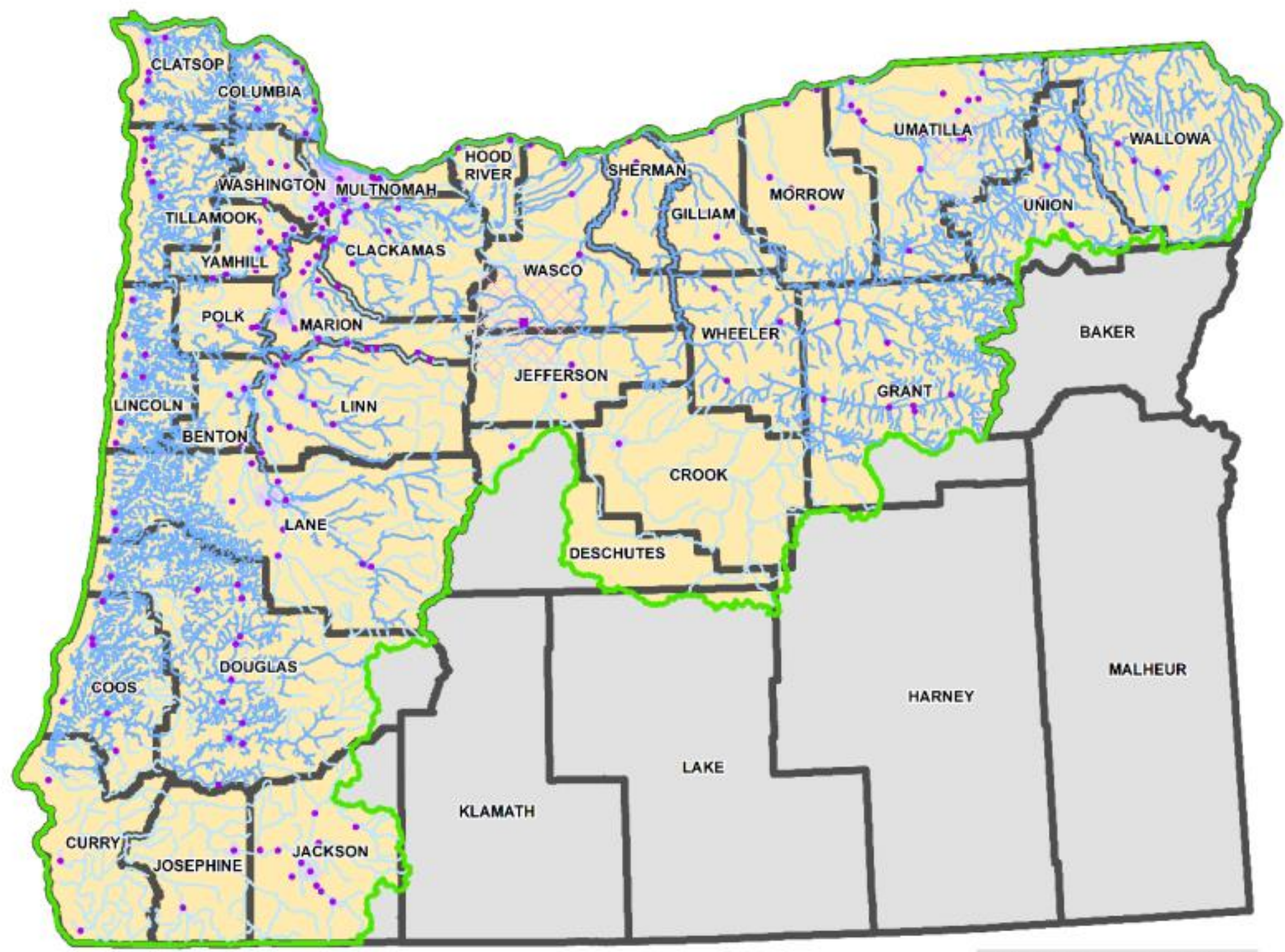
BIOP OVERVIEW

- **Consists of the Biological Opinion (BiOp) and Reasonable and Prudent Alternative (RPA)**
- **BiOp concluded that continuing the current NFIP implementation would:**
 - likely jeopardize the continued existence of 16 anadromous fish species and the Southern Resident Killer Whale
 - Result in the destruction or adverse modification of designated or proposed critical habitat for the 16 anadromous fish species
- **RPA recommendations focus on new floodplain development and redevelopment**
- **Goal is to obtain “no net loss” of three habitat functions essential to the survival of ESA-listed species identified in the BiOp. Three key functions include:**
 - Flood storage – impacts from placing fill in the SFHA
 - Water quality – impacts from adding new impervious surface in the SFHA
 - Riparian habitat – impacts from removing vegetation near rivers and streams
- **To achieve “no net loss”, RPA emphasizes 3 priorities to protect endangered species and critical habitat:**
 1. Avoid adverse effects (EX: prohibit development)
 2. Minimize adverse effects (EX: riparian buffer areas, possibly up to 170’ in width)
 3. Mitigate adverse effects (EX: compensatory storage)
- Based on BiOp, FEMA will need to make several significant changes to the NFIP requirements
- Local jurisdictions will need to adopt new measures to ensure that its development meets the “no net loss” standard
- **Draft Implementation Plan provides 4 paths to jurisdictions to achieve compliance:**
 - Adopt a **model ordinance** (yet to be developed)
 - Ordinance **checklist** – verifies which existing regulations comply and which need to be added
 - FEMA-approved **community compliance plan** – “community-designed” and “locally-appropriate” approach; could be developed through cooperation of multiple local jurisdictions to steer development, restoration and mitigation actions in the floodplain
 - **Habitat Conservation Plan** – demonstrates consistency with Section 9 and 10 of the ESA; plan reviewed and approved by NMFS; likely most costly option

AFFECTED AREA OREGON

LEGEND

- ▭ OREGON NFIP ACTION AREA
- ▬ CRITICAL HABITATS (SALMON/STEELHEAD)*
- ▬ MAJOR STREAMS
- COUNTIES
- NFIP PARTICIPATING TRIBES
- NFIP PARTICIPATING COMMUNITIES



1 in = 60 miles 1:3,801,600

OREGON NFIP BIOP ACTION AREA

ABOUT

This map displays the Oregon NFIP BIOP Action Area where critical habitats for salmon and steelhead (and areas upstream of those habitats) are displayed in relation to NFIP participating tribes and jurisdictions. Most NFIP-participating communities within Oregon have all or a portion of land within the BIOP Action Area, with the exception of Baker, Harney, Klamath, Lake, and Malheur Counties.

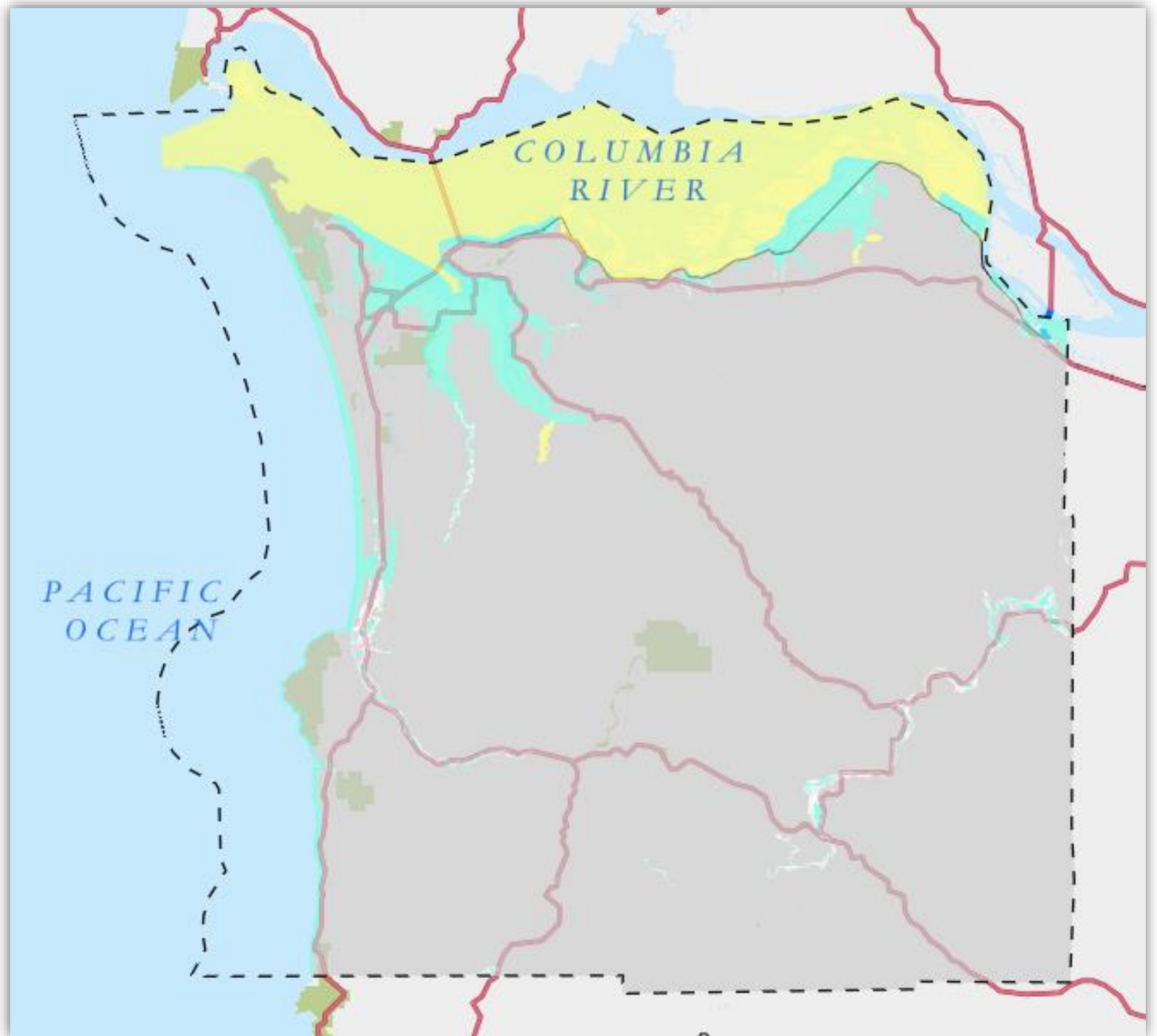
AFFECTED AREAS IN CLATSOP COUNTY

Special Flood Hazard Areas come in different shapes and sizes

- Areas that are not shaded gray are in the Special Flood Hazard Area (SFHA)



John Day Boat Ramp – December 2015
Photo: Clatsop County Public Works





PRE- IMPLEMENTATION COMPLIANCE MEASURES (PICMs)

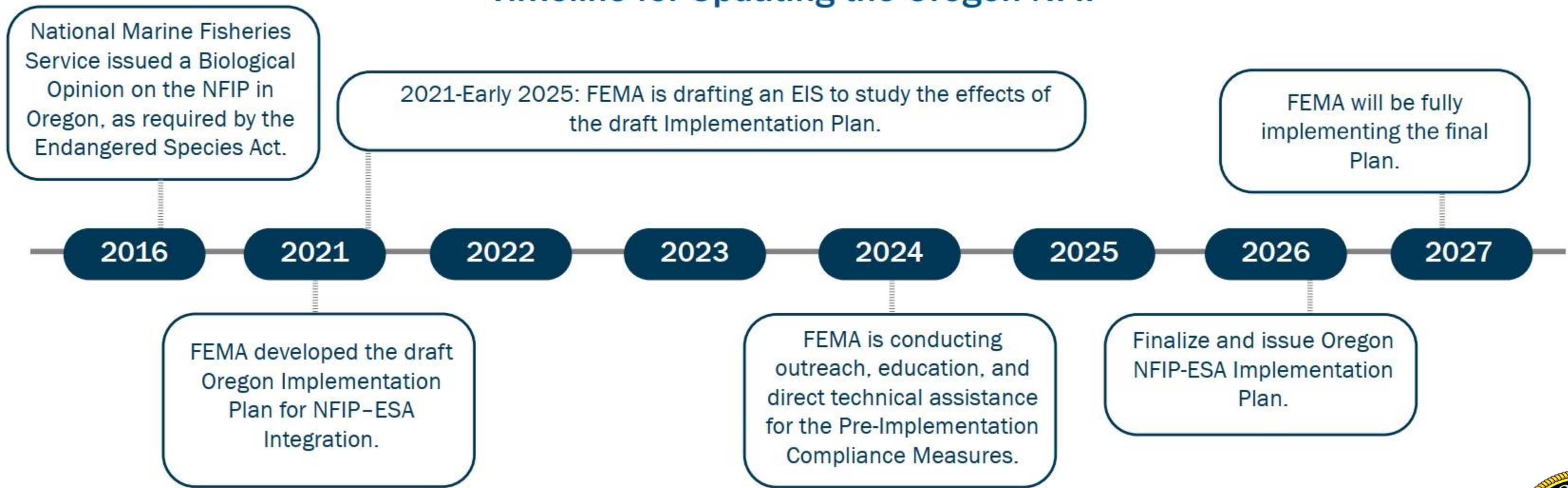
- Previously, FEMA had indicated that implementation would not begin until the NEPA process had been completed
- In 2023 lawsuit filed by Northwest Environmental Defense Center/Center for Biological Diversity for FEMA failing to implement plan on schedule
- On July 15, FEMA provided notice that each affected jurisdiction would need to select a Pre-Implementation Compliance Measure (PICM) by December 1, 2024
- **PICMs offer three pre-implementation paths for jurisdictions:**
 1. **Prohibit all new development in the floodplain**
 2. **Incorporate the ESA into local floodplain ordinances**
 3. **Require permit applicants to develop a Floodplain Habitat Assessment documenting that the proposed development will achieve “no net loss”**
- **As of August 1, 2024, FEMA has stopped processing applications for Letters of Map Revision based on Fill (LOMR-F) and Conditional Letters of Map Revision based on Fill (CLOMR-F)**
 - This will impact owners who seek to have their properties removed from the SFHA after placing fill on a lot to raise the building pad above BFE
 - **Jurisdictions must choose and implement a PICM by December 1, 2024. If PICM is not chosen or not fully implemented, local government will default to option #3 (Habitat Assessment)**
 - **County will need to amend its codes to implement the PICM**
 - **2-3 month procedure; will require mailed notices to all affected property owners**
 - **County must begin collecting data on January 1, 2025**
 - **Mandatory reporting to FEMA begins January 1, 2026**
 - **Model ordinance and habitat assessment guide have not yet been released**

TIMEFRAME AND IMPLEMENTATION

INFORMATIONAL WEBINARS

- August 13: 9:30-11:30AM
- August 15: 2-4PM
- August 21: 12:30-2:30PM

Timeline for Updating the Oregon NFIP





BOARD DIRECTION

To remain in compliance with the NFIP, Clatsop County must choose and implement a PICM by December 1, 2024

- 1. Which of the three PICMs would your Board prefer staff to begin implementing?**
 - A. Prohibit development in the floodplain**
 - B. Adopt a model ordinance**
 - C. Require applicants to submit habitat assessments**

- 2. Due to increased data collection and reporting requirements, would your Board support a permit fee increase?**
 - A. Current permit fee is \$110 for most development**
 - B. Previously exempt structures require a permit, but no fee**



DISCUSSION



EXHIBIT B

FEMA Pre-Implementation Compliance Measure (PICM) Notice and FAQ Sheet



FEMA

July 15, 2024

Mark Kujala
800 Exchange St., Suite 410
Astoria, Oregon 97103

Dear Mark Kujala:

The purpose of this letter is to announce the start of the United States Department of Homeland Security's Federal Emergency Management Agency's (FEMA) Pre-Implementation Compliance Measures (PICM) for National Flood Insurance Program (NFIP) participating communities in Oregon. The intent of PICM is to ensure the continued existence of threatened or endangered species in compliance with the Endangered Species Act (ESA). These measures include coordination with communities to provide appropriate technical assistance, help identify available resources, deliver trainings, and facilitate workshops to ensure on-going community participation in the NFIP. These pre-implementation compliance measures will assist communities in preparing for the Final NFIP-ESA Implementation Plan by helping them develop short and long-term solutions to ensure their on-going participation in the NFIP.

FEMA is currently conducting a National Environmental Policy Act (NEPA) evaluation of impacts associated with the Oregon NFIP-ESA Implementation Plan. FEMA developed this plan, in part, due to a Biological Opinion in 2016 from National Marine Fisheries Services. The Biological Opinion recommended specific measures for FEMA to take to avoid jeopardizing endangered species, including interim compliance measures. The release of the Final Implementation Plan (Plan) is anticipated by 2026, following the Record of Decision in the Environmental Impact Statement (EIS) process, then FEMA will fully implement the Plan in 2027.

FEMA has heard concerns from several communities regarding challenges they are facing to meet the expectations of this Plan. To provide communities with the support needed to incorporate ESA considerations to their permitting of development in the floodplain, FEMA will inform, educate, and support our Oregon NFIP participating communities through the PICM before the Final Implementation Plan is released.

NFIP participating communities in Oregon must select one of the PICM pathways which include the following: (1) adopt a model ordinance that considers impacts to species and their habitat and requires mitigation to a no net loss standard; (2) choose to require a habitat assessment and mitigation plan for development on a permit-by-permit basis; or (3) putting in place a prohibition on floodplain development in the Special Flood Hazard Area (SFHA). Communities must pick a PICM pathway by December 1, 2024. If a community fails to inform FEMA of its selection, they will default to the permit-by-permit PICM pathway. Communities will be required to report their floodplain development activities to FEMA beginning in January of 2025. Failure to report may result in a compliance visit.

As a part of the PICM, FEMA will implement a delay in the processing of two types of Letters of Map Changes in the Oregon NFIP-ESA Implementation Plan area, specifically Letters of Map Changes associated with the placement of fill in the floodplain: Conditional Letter of Map Revision Based on Fill (CLOMR-F) and Letter of Map Revision Based on Fill (LOMR-F) requests. This action was specifically requested by NMFS in their 2016 Biological Opinion and serves to remove any perceived programmatic incentive of using fill in the floodplain. This delay in processing will begin on August 1, 2024, and will be in place until the Final Implementation Plan is released.

Your community's ongoing participation in the NFIP is critical, as it provides access to flood insurance for property owners, renters, and businesses. In Clatsop County there are currently 336 of NFIP policies in force representing \$98111000 in coverage for your community.

FEMA will be conducting informational virtual webinars this summer to provide an overview and status update for the Oregon NFIP-ESA integration, introduce the Pre-Implementation Compliance Measures, and provide an opportunity for Oregon NFIP floodplain managers to ask questions of FEMA staff. In the fall, FEMA will hold workshops to provide in-depth opportunities for local technical staff to work with FEMA technical staff, to understand and discuss issues relating to the PICM.

The webinars will be held virtually over Zoom. The information at each webinar is the same so your jurisdiction only needs to attend one. You can register for a webinar using the links below.

- Wednesday, July 31 at 3-5pm PT: <https://kearnswest.zoom.us/meeting/register/tZEkc-murjstGdPJiFioethjRk-id8N-k0hj>
- Tuesday, August 13 at 9:30-11:30am PT: <https://kearnswest.zoom.us/meeting/register/tZAod-istrTsqGN0KqckRLPPeaZuu4rv96lcR>
- Thursday, August 15 at 2-4pm PT: https://kearnswest.zoom.us/meeting/register/tZlqcOGpqDojHtTXaa946aI9dMpCTcJIH_zt
- Wednesday, August 21 at 12:30-2:30pm PT: https://kearnswest.zoom.us/meeting/register/tZYqcuGsrD8rH9DZO22vG0v9KrNzVeUZA9g_y

FEMA will also develop a questionnaire to allow communities to identify how they currently incorporate or plan to incorporate ESA considerations, both in the short-term and long-term. To assist communities in making this determination, FEMA will be offering guidance on the potential pathways that help ensure current compliance. Communities will also be asked to help identify what technical assistance and training would be most beneficial. Feedback from this questionnaire will drive FEMA's engagement and outreach.

Upon completion of the Environmental Impact Statement review and determination, the Final Implementation Plan will be distributed along with several guidance documents and a series of Frequently Asked Questions. FEMA will also be starting NFIP Compliance Audits, in which we will be reviewing permits issued by communities for development in the floodplain and will expect the community to be able to demonstrate what actions are being taken to address ESA considerations.

If you have any questions, please contact us through our project email address fema-r10-mit-PICM@fema.dhs.gov. Thank you for your community's on-going efforts to reduce flood risk in your

Kujala
July 15 2024
Page 3

community and for your support as we worked toward these milestones.

Sincerely,



Willie G. Nunn
Regional Administrator
FEMA Region 10

cc: GailHenrikson, Clatsop County
John Graves, Floodplain Management and Insurance Branch Chief
Deanna Wright, Oregon State National Flood Insurance Program Coordinator

Enclosure: Pre-Implementation Compliance Measures Fact Sheet

Pre-Implementation Compliance Measures Overview

Beginning this summer, FEMA will assist communities with coming changes to the National Flood Insurance Program (NFIP) in Oregon.

Why are the changes needed?

As the result of a Biological Opinion issued by the National Marine Fisheries Service, communities are required to demonstrate how floodplain development is compliant with the Endangered Species Act in Special Flood Hazard Areas. Changes are needed to protect the habitat of several species of fish and the Southern Resident killer whales to comply with the Endangered Species Act (ESA). FEMA outlined these changes in the [draft Oregon NFIP-ESA Implementation Plan](#).

Current status

FEMA is evaluating proposed changes to the NFIP outlined in the Implementation Plan through an environmental impact statement (EIS), in compliance with the National Environmental Policy Act (NEPA).



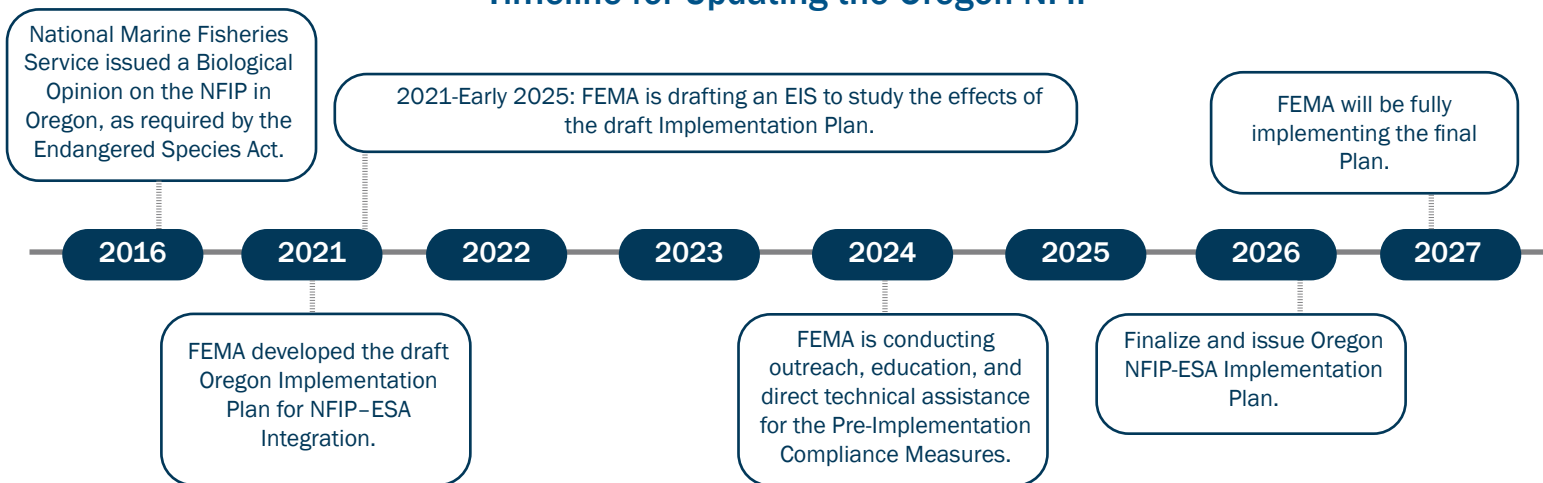
The National Flood Insurance Program serves to protect lives and property, while reducing costs to taxpayers due to flooding loss.

What is “no net loss”?

Any development action resulting in negative impacts to one or more key floodplain functions that are then mitigated or avoided to offset said impacts.

The Final Implementation Plan is anticipated by 2026 following the Record of Decision in the EIS process, then FEMA will fully implement the plan in 2027. Until then, communities need to begin taking action to protect habitat and achieve “no net loss.” FEMA is offering several resources for communities to learn more and implement interim measures, called Pre-Implementation Compliance Measures (PICMs).

Timeline for Updating the Oregon NFIP



FEMA

What can communities do to comply with these changes?

Oregon communities participating in the NFIP can take short-term measures to comply with ESA requirements, known as PICMs. FEMA developed these measures in response to concerns from communities about the time and resources needed to meet requirements and ensure their future good standing in the NFIP. By implementing these measures now, communities will be better prepared for compliance audits, which will begin when the Final Implementation Plan is in place.

Communities can select one of the following three PICMs:

- Prohibit all new development in the floodplain.
- Incorporate the ESA into local floodplain ordinances.
- Require permit applicants to develop a Floodplain Habitat Assessment documenting that their proposed development in the Special Flood Hazard Area will achieve “no net loss.”

Communities must report to FEMA on their implementation of interim measures.

In addition to the above measures, as of August 1, 2024, FEMA is temporarily suspending processing applications for Letters of Map Revision based on Fill (LOMR-Fs) and Conditional Letters of Map Revision based on Fill (CLOMR-Fs) in NFIP communities to avoid potentially negative effects on ESA-listed species.

FEMA is here to support your community.

FEMA is offering several resources to assist communities in preparing for the Oregon NFIP-ESA Implementation Plan.

- **Informational Webinars (Summer 2024):** Learn about what FEMA is doing to revise the Implementation Plan and receive an introduction to the PICMs.
- **Questionnaire (Summer 2024):** Share what floodplain management measures your community is currently implementing to comply with the ESA, which PICMs you’re most interested in, and what support you need. Your feedback will help us plan the fall workshops and identify needs for technical assistance.
- **Workshops (Fall 2024):** Get an in-depth look at PICMs and talk through questions and concerns with FEMA staff.
- **Technical Assistance (Begins in Fall 2024):** Get support from FEMA to begin implementing PICMs.

Learn more and participate

Visit www.fema.gov/about/organization/region-10/oregon/nfip-esa-integration to read the latest information about NFIP-ESA Integration in Oregon.

You can also contact us at FEMA-R10-MIT-PICM@fema.dhs.gov

EXHIBIT C

Draft Flood Risk Maps (Link)

[Draft Flood Risk Maps](https://experience.arcgis.com/experience/2c5b66c6c4564eadbd3d674867ca7ff4)

<https://experience.arcgis.com/experience/2c5b66c6c4564eadbd3d674867ca7ff4>

EXHIBIT D

FFRMS HUD Amendments (Link)

[FFRMS HUD Amendments](#)

https://www.hud.gov/program_offices/comm_planning/environment_energy/ffrms/faqs

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**Clatsop County
Board of Commissioners
Minutes
Wednesday, June 26, 2024**

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8

REGULAR MEETING: 6:00 PM

9

FLAG SALUTE

10 The Pledge of Allegiance was recited.

11

ROLL CALL

12

PRESENT

13 Chair Mark Kujala
14 Vice Chair Courtney Bangs
15 Commissioner John Toyooka
16 Commissioner Pamela Wev
17 Commissioner Lianne Thompson

18

AGENDA APPROVAL

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

22

PROCLAMATION

- 23 1. PTSD Awareness Day Proclamation {Page 23}

24 Don Bohn, County Manager, requested the Board approve the Proclamation.

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

28

BUSINESS FROM THE PUBLIC

29 There was no business from the public.

30

CONSENT CALENDAR

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

- 34
- 35 2. IGA with the City of Astoria for rights and responsibilities on shared CAD/RMS
36 project. {Page 27}
- 37 3. IGA with the City of Cannon Beach and the City of Seaside for rights and
38 responsibilities on shared CAD/RMS project. {Page 34}
- 39 4. IGA with the City of Gearhart and the city of Warrenton for rights and
40 responsibilities on shared CAD/RMS project. {Page 42}

- 1 5. Grant Agreement with Oregon Criminal Justice Commission (CJC) for the initial
2 procurement and implementation of a new Computer Aided Dispatch (CAD) and
3 Record Management System (RMS) project for Clatsop County and all police
4 and fire agencies within Clatsop County. {Page 50}
- 5 6. Approve the 2023-24 Budget and Appropriation Adjustments {Page 67}
- 6 7. IGA #180004-11 with Oregon Health Authority (OHA) for the Biennium July 1,
7 2023 through June 30, 2025. {Page 70}
- 8 8. Resolution and Order Authorizing Submittal of Grant Application to
9 Transportation and Growth Management Grant Program {Page 202}

10 **COMMISSIONER'S LIAISON REPORTS**

11 Commissioner Thompson is in Bend for the Land Conservation & Development
12 Commission hearing. She attended the Eastern Oregon Economic Summit. She
13 welcomes discussion regarding the funding of transportation at the AOC Governance
14 and Revenue Committee meetings. She attended the National Incident Management
15 System training in Cannon Beach. There was discussion about having an integrated
16 county response which will help the leadership function effectively during any kind of
17 event. She also requested a board retreat.

18 Vice-Chair Bangs has been participating in the CFTLC meetings. Things are continuing
19 to evolve, and she will keep everyone posted.

20 Commissioner Toyooka would like the county to help facilitate a public forum so the
21 community can speak about the Esperanza project with all the involved partners.

22 Commissioner Wev said the CREST budget for this coming year has doubled. Primarily
23 for some grant opportunities that they have gone after. She attended a webinar with a
24 group called Move Forward Oregon which is a group of non-profits and other
25 government entities who are putting together a lobbying strategy for the transportation
26 package that will go through the next legislative session.

27 Chair Kujala had no report.

28 **COUNTY MANAGER'S REPORT**

29 County Manager Bohn said there will be a special election for the recall effort in Seaside
30 on July 31st. The 180th anniversary of the county is coming up, there will be some sort of
31 recognition at the end of July.

32 **BUSINESS AGENDA**

- 33 9. Adopt Proposed Fee Schedule for Clatsop County to be implemented July 1,
34 2024 {Page 205}

35 Andrew Sullivan, Finance Director, said all the departments reviewed the fee
36 schedule to make sure the fees are aligned with the cost of providing services.

37 *Motion: I move that the Board adopt the proposed fee schedule to be*
38 *implemented effective July 1, 2024 as presented."*

39

1 *Motion made by Commissioner Wev, Seconded by Commissioner Toyooka.*
2 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
3 *Commissioner Wev, Commissioner Thompson*
4

5 10. Fee Waiver Request: Hyak Marine {Page 233}

6 Gail Henrikson, Community Development Director, said Hyak is requesting the
7 board waive the two application fees regarding the placement of the dredging
8 materials in order to move the mobile boat lift project forward. The funds would
9 come from the video lottery monies received.

10 ***MOTION***– *“I move that the Board adopt the proposed fee schedule to be*
11 *implemented effective July 1, 2024 as presented.”*

12 *Motion made by Commissioner Toyooka, Seconded by Commissioner Wev.*
13 *Voting Yea: Chair Kujala, Vice Chair Bangs, Commissioner Toyooka,*
14 *Commissioner Wev, Commissioner Thompson*
15

16 11. Approval of the Collective Bargaining Agreement {Page 242}

17 Rebecca Cameron, Human Resources Director, thanked the management team
18 and the AFSCME team for their efforts put forth at the bargaining table. Ms.
19 Cameron noted the changes to the contract.

20 ***MOTION***– *“I move that the Board approve the 2024-2027 Collective Bargaining*
21 *Agreement between American Federation of State, County and Municipal*
22 *Employees, and authorize the Chairperson to sign the agreements.”*

23 *Motion made by Commissioner Toyooka, Seconded by Commissioner*
24 *Thompson.*
25 *Voting Yea: Chair Kujala, Commissioner Toyooka, Commissioner Wev,*
26 *Commissioner Thompson*
27

28 12. Cost of Living Adjustment for Unrepresented Employees {Page 356}

29 Rebecca Cameron, Human Resources Director, said all the represented staff are
30 receiving a 3.3% cost of living increase based on the Consumer Price Index and
31 she requested the board approve the same for unrepresented.

32 ***MOTION***– *“I move that the Board approve the attached Resolution and*
33 *Order implementing a cost of living adjustment of 3.3% for Clatsop County*
34 *unrepresented, confidential, casual, and contracted employees, effective*
35 *July 1, 2024.”*

36 *Motion made by Commissioner Toyooka, Seconded by Commissioner Wev.*
37 *Voting Yea: Chair Kujala, Commissioner Toyooka, Commissioner Wev,*
38 *Commissioner Thompson*
39
40

1 **GOOD OF THE ORDER**

2 There was nothing for the good of the order.

3 **ADJOURNMENT**

4 The meeting was adjourned at 6:31 p.m.

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Approved by,

Mark Kujala, Chair

**Clatsop County Board of Commissioners
Regular Meeting Minutes**

July 10, 2024

Judge Guy Boyington Building & Remote Video Conferencing

[VIDEO LINK](#)

FLAG SALUTE

The Pledge of Allegiance was recited.

ROLL CALL

Present: Chair Mark Kujala, Vice Chair Courtney Bangs, Commissioner Pamela Wev,
Commissioner Lianne Thompson, Commissioner John Toyooka

AGENDA APPROVAL

Commissioner Wev moved to approve the agenda as presented. Commissioner Toyooka seconded the motion.

**Ayes: Chair Kujala, Vice Chair Bangs, Commissioner Wev, Commissioner Thompson,
Commissioner Toyooka**

Nays: None

Motion Carried: 5 to 0

BUSINESS FROM THE PUBLIC

None.

CONSENT CALENDAR

1. Board of Commissioners Meeting Minutes 5-8-24 {Page 30}
2. Board of Commissioners Meeting Minutes 5-22-24 {Page 37}
3. Intergovernmental Grant Agreement – Oregon Rehousing Initiative with EO 24-02 – Oregon’s Emergency Homelessness Response State of Emergency Due to Homelessness {Page 44}
4. Subrecipient Funding Agreement – Clatsop Community Action Oregon Rehousing Initiative with EO 24-02 – Oregon’s Emergency Homelessness Response {Page 71}
5. Dispatch Services Agreement with city of Astoria to provide 911 answering and dispatch services for the Clatsop County Sheriff's office {Page 101}
6. Large County Road Event Application for the 2024 Hood to Coast / Portland to Coast Relays {Page 106}
7. Resolution & Orders Setting Assessments for Diking Districts 5, 11 and 14, for fiscal year 2024-25

Commissioner Wev moved to approve the Consent Calendar. Commissioner Toyooka seconded the motion.

**Ayes: Chair Kujala, Vice Chair Bangs, Commissioner Wev, Commissioner Thompson,
Commissioner Toyooka**

Nays: None

Motion Carried: 5 to 0

COMMISSIONER'S LIAISON REPORTS

Commissioner Thompson reported on the Northwest Area Committee on Transportation's (NW ACT) participation to recommend funding priorities for Connect Oregon projects and the Department of Land Conservation and Development (DLCD) Rule Advisory Committee's work on Statewide Planning Goal 5 Cultural Artifacts.

Vice Chair Bangs reported on Northwest Senior and Disability Services focus on rectifying management salaries and the all-member Council of Forest Trust Lands Advisory Committee (CFTLAC) meeting discussing three options provided by the Governor's Office and the recommendation made by the voting members of the {{CFTLAC}}.

Commissioner Toyooka reported on the funding agreement for the Oregon Rehousing Initiative, the need for the private sector to build housing and for land use Codes to assist the private sector by removing obstacles to building housing.

Commissioner Wev added that the County also lacked the infrastructure to open land for development. Innovation and new ideas were also lacking.

Chair Kujala reported on the upcoming Northwest Oregon Housing Authority (NOHA) all-county meeting and the Pre-Implementation and Compliance Measures Overview by the Federal Emergency Management Agency (FEMA).

COUNTY MANAGER'S REPORT

County Manager Bohn reported on upcoming meetings and encouraged Board members to attend the next FEMA meeting.

PUBLIC HEARING

8. Tolovana Inn delinquent transient room tax penalty appeal

Chair Kujala confirmed there were no Commissioners with a conflict of interest to declare.

Suzanne Johnson, County Assessor, presented the Staff report on Tolovana Inn's request for a waiver and refund of transient room tax penalties.

Julia Meyers, Transient Room Tax Administrator, provided details on the transient room tax Ordinance 18-07 and the process followed to determine the tax and penalties.

Doug Neely, 4083 SE 59th Ave, Hillsboro, Vacation Villages, stated the documentation he provided included the details of the experience he and his tax attorney had with the

County's process. He noted that Tolovana Inn has always paid its taxes and they reached out to the County voluntarily, despite circumstances inhibiting their ability to take care of this issue sooner. When the inn was notified about the Cannon Beach and Oregon transient lodging taxes, it began collecting the taxes and remitting the taxes on time to both agencies. The inn was never notified of Clatsop County's tax. He questioned whether this was due to the County seeing the inn differently because of its condominium status. He has never indicated that the inn had no intention of paying the tax and it sounded like there was a willingness of the County to waive penalties based on his conversation with Ms. Johnson. The inn has paid \$607,000; \$232,000 of that was taxes the inn had collected. The remaining \$375,000 was for the 18 months the inn had not collected the tax, which included \$311,000 in interest and penalties. The County did not know the inn was not paying the tax and it was important for the inn to make the County aware of that. The County will now be receiving over \$75,000 a year from the inn. He believed the evasion fees should be waived or negotiated because it was not the inn's intent to refrain from paying the tax.

Ms. Johnson said she felt misrepresented several times from Mr. Neely's later correspondence. The conversation was awkward because Mr. Neely remained anonymous and did not want to give any information about the inn. She did not believe the County made any mistakes in the handling of the registration or the determination. At all times during their conversation, she advised Mr. Neely that any waivers or consideration regarding interest, penalties or evasion would follow the ordinance and be at the purview of the Board of Commissioners. She gave Mr. Neely her sympathetic ear but she did not agree that fraud and/or evasion did not occur. They have always followed the law and in this case the ordinance.

Ms. Meyers noted there is no legal requirement for the County to reach out to individual taxpayers. However, the County did notify taxpayers in writing and issued a press release when the ordinance was adopted. The County had collected lists of potential transient lodging taxpayers from cities, including Cannon Beach, and Tolovana Inn was not listed. Staff also combed Assessor records for hotels, motels, and other businesses included in the mailing list, but Tolovana Inn is a unique property, as each unit is individually owned. The ordinance states that the privilege of registration after the date of imposition of the Transient Room Tax Ordinance shall not relieve any person from the obligation of payment of collection of tax regardless of registration.

Chair Kujala closed the public hearing.

Commissioner Wev confirmed that the inn had paid the City of Cannon Beach and the State of Oregon, but not the County.

Mr. Neely said he was advised by his own attorney to make the anonymous call and he apologized to Suzanne for making it awkward. Additionally, he did not recall Ms. Johnson ever asking what kind of property he was referring to. He stated the Cannon Beach

transient lodging tax had been in place for many years and the inn has paid the tax since its inception. When Oregon implemented a transient lodging tax, the inn was notified and began paying the tax in the beginning. It was odd that 18 months had gone by and the inn had not been made aware of the County's tax. If the inn had been notified of the tax, it would have started collecting the taxes. When the manager found out about the tax, he did not share the information with the corporate office, but he increased the City's lodging tax by one percent. The controller began seeing the additional taxes coming in and it was due to the controller following up that the company found out about the County's tax. Taxes are programmed into the point-of-sale system separately so that guests see the State, City, and County taxes on their folio. This also allows the company to track the individual taxes collected and makes reconciling the books easier.

Commissioner Wev asked if the City of Cannon Beach questioned the inn about the additional tax.

Mr. Neely stated the inn did not pay the overage to the City because it did not match the company's calculations of how much tax was due. That is what led the controller to put the additional one percent into a separate balance sheet account. During reconciliation, the company discovered that money was the County tax that the manager had started collecting. The manager began collecting the tax in 2020, but the money was being held in a separate account and was not paid to the County until 2024. The delay in paying the taxes was due to the time the company spent investigating the matter, issues within the accounting team, and the impacts of COVID-19. The taxes went on the backburner as the company dealt with the death of their assistant controller, high turnover, and struggling to make remote work possible for certain positions.

Commissioner Toyooka asked if Vacation Villages managed any other properties in the county.

Mr. Neely confirmed the company provided accounting and administrative support to Sandcastle Condominiums in Cannon Beach. However, the owners contract with other property managers. Tolovana Inn is the only property the company manages in Clatsop County.

Commissioner Thompson understood the hardships that COVID-19 created; however, the company's job is to pay taxes. Additionally, Mr. Neely withheld information when speaking to the Assessor, which did not inspire her to be sympathetic.

Mr. Neely clarified that he only withheld information during the initial phone call. Ms. Johnson had advised the inn to fill out a form starting from the time it began collecting the tax. However, in a follow up conversation, she recommended the inn fill out all of the quarterly reports beginning with January, but just write "no money received, no tax collected," and the company did as instructed. He was forthright with who the company

was and what they wanted to do to get this matter resolved. He hoped the interest and penalties would be minimal since the company came forward.

Commissioner Thompson appreciated that Mr. Neely wanted to make things right with the County, but he and his staff failed. The ordinance is clear about the penalties for such failures. She asked if the company provided the County with a true and honest accounting of the amount owed.

Mr. Neely believed the company filled out all of the forms accurately based on the inn's revenues.

County Manager Bohn understood the question to be whether County Staff's determination was based on the information provided by the property manager and followed the Code.

Ms. Johnson responded that Staff had made some concessions in their determination in order to make the matter as painless as possible. Staff accepted at face value the gross rent amounts reported by the company for 2019 through 2023. Staff did not seek an audit or ask for additional information. The tax forms did not have the interest and penalties calculated correctly, as no penalties were included on the forms. Staff had clarified that when the determination was created, it included the interest and penalties calculated correctly to the date of payment, as required by the ordinance.

Commissioner Toyooka asked why the inn did not remit taxes to the County between 2020 and 2024.

Mr. Neely said he had already provided the reasons. He understood Commissioners might not believe those reasons were reasonable, but they were real and reasonable to the company at the time. Circumstances would be different if this situation occurred today and he would do things differently.

County Counsel Pope noted the ordinance only allowed the Commission to consider waivers and refunds for the penalties.

Ms. Meyer confirmed the late payment penalty on the amount collected was \$71,547.03 and the evasion penalty was \$121,545.39, which totaled \$193,092.42.

Chair Kujala moved to deny the request to waive and refund transient lodging penalties per the petition of the Tolovana Inn.

Commissioner Toyooka stated he had looked into the evasion penalty to determine whether the inn committed willful evasion. He did not believe the evasion was willful.

Mr. Neely responded that per Code Section 3.28.200, if the tax administrator determines non-payment is due to fraud or intent to evade, a 25 percent penalty could be added. The inn was not trying to defraud the County by any means, nor were they trying to evade paying the County. The inn had every intention of getting this matter resolved. The evasion fees did not align with what the inn did.

Commissioner Thompson asked if incompetence and lack of performance equaled evasion.

County Counsel Pope explained that evasion was not defined in the ordinance, so the meaning is at the discretion of the Board. For three years, taxes were collected but not paid.

Mr. Neely believed it would be evasion if the inn had not reached out to the County and if the County had discovered that it was not paying taxes. The inn had every intention of paying the taxes it collected and followed through with making this right with the county.

Ms. Meyers noted the County recognized the one percent tax was not collected on \$7 million in revenue during the first 18 months, January 2019 through July 2020. However, taxes were collected on almost \$24 million in revenue during subsequent tax periods but were not remitted to the County. Therefore, she assessed the evasion penalty.

Commissioner Thompson seconded the motion.

**Ayes: Chair Kujala, Vice Chair Bangs, Commissioner Wev, Commissioner Thompson,
Commissioner Toyooka**

Nays: None

Motion Carried: 5 to 0

GOOD OF THE ORDER

There was nothing for the good of the order.

ADJOURNMENT

The meeting adjourned at 7:11 pm.

Board of Commissioners Clatsop County

AGENDA ITEM SUMMARY

August 14, 2024

Agenda Title: Adopt Amended Property Management Policy
Category: Business Agenda
Presented By: Don Bohn, County Manager

Issue Before the Commission: Consideration of the proposed update and amendments to the Property Management Policy.

Informational Summary: The Property Management Policy was originally adopted in 2012 and outlines the process for categorizing, disposing or maintaining county-owned real property. The recommended amendments include general housekeeping, points of clarification, updating statutory references and adding detail about the process regarding the identification and process to transfer properties suitable for uses as defined by ORS 271.330(2) – low-income housing, childcare and social services.

Properties potentially suitable under ORS 271.330(2) will be assessed prior to categorization by applying a criteria-based analysis outlined in Attachment A. Properties deemed not suitable, per the criteria, will be placed into one of the other categories. If an unincorporated property is deemed suitable for use under 271.330, and the Board of Commissioners so directs, the County will develop a formal solicitation seeking interested and qualified applicants (proposals). The solicitation will be evaluated based on experience, qualifications and the specific details of the firm and proposed project.

The Property Management Policy was available for public comment for a thirty-day period and the feedback from the one respondent has been incorporated into the proposed amendments.

Fiscal Impact: N/A

Requested Action:

I move to adopt the amended Property Management Policy as presented and referenced as Attachment A.

Attachment List

- A. Real Property Management Policy
- B. Real Property Management Policy – Redline Version

CLATSOP COUNTY PROPERTY MANAGEMENT POLICY

Adopted by the Clatsop County Board of Commissioners

Adopted: 2012

Amended: 2024

I. PURPOSE

The purpose of the Property Management program is to 1) maintain a complete and accurate inventory of County-owned real property, including tax foreclosures; 2) return surplus properties to the property tax rolls by sale or auction to private parties/entities in a fair and equitable manner; and 3) retain or transfer suitable properties to public agencies or qualified non-profits per Oregon statute.

This policy guides the categorization of County-owned real property for future use, managing those properties, and selling, leasing, trading or transferring to other public, non-profit or private entities.

II. PROCEDURES

A. CATEGORIZATION OF COUNTY-OWNED PROPERTIES

Staff will inventory and identify suitable use or disposition of real properties owned by the County per the Property Categories identified in Section II.(A)(2).

1. The County Property Categorization Committee, will be designated by the County Manager and include representative(s) from Assessment and Taxation, Public Works, Community Development, County Counsel and the County Manager's Office.

2. The Property Categories:

- a) Properties to be Sold at Public Auction or Private Sale

This category includes most properties considered surplus. Statutory exceptions are described in other categories. State law requires surplus tax-foreclosed property be sold at public auction unless it qualifies for private sale under ORS 275.225. For a public auction, a minimum bid is established by either a fee appraisal or an estimated market value determined by the County Assessor. Properties may be designated for sale for cash or contract and by oral auction or written bid. Tax foreclosed property may be held for trade if unsold at public auction pursuant to ORS.

b) Properties Held for County Government Use

This category includes properties held for future County facilities or other uses. The County will follow Oregon Revised Statutes regarding payment of Local Improvement District assessments on County-owned land.

c) Properties Held for Other Governments

This category includes real property suitable for public purposes and use by another governmental entity. Property sold, traded or given to a government outside the auction process must be retained by that government for the intended public purpose and subject to a reversionary clause.

d) Properties suitable for uses as defined by ORS 271.330(2)

This includes real property for the purpose of providing low income housing, social services or child care services by a qualified nonprofit or municipal corporation. Properties transferred under this section must be used for the stated purpose given at the time of the transfer and are subject to a reversionary clause.

Properties potentially suitable for low income housing under ORS 271.330 (2) will be assessed by applying a criteria-based analysis. This analysis will include lot size, zoning, environmental conditions, road/transportation access, infrastructure (sewer/water) capacity and other site-specific considerations. See Attachment A for a summary of considerations to be applied. The completed analysis will be presented to the Board of Commissioners as part of the categorization process. Properties not suitable under this section, will be placed into one of the other categories.

e) Properties Held for Mineral Rights Only

The County may retain mineral rights on parcels that may have future County use, such as a rock quarry.

f) Properties Held for Industrial Development

State law authorizes the County to sell or otherwise convey County-owned property for "industrial uses." Industrial uses include manufacturing, commercial, research and development and warehousing activities. Property to be used for industrial purposes can be sold, traded or conveyed to an individual or business through private negotiations without going through the auction process. Proceeds from the sale of tax-foreclosed property are distributed to the appropriate taxing agencies, unless the property is zoned industrial and the Board of Commissioners designates the proceeds for deposit into the

Industrial Development Revolving account established per ORS 275.318.

g) Properties Held for Right-of-Way Purposes

This category consists of properties that will be incorporated as rights-of-way or dedicated to the public for road purposes. Parcels incorporated in the right-of-way or dedicated to the public will be removed from the County's inventory.

h) Properties Held for Future Park and Recreational Use

This category consists of real property received by the County through tax foreclosure (ORS 275.320), donation, purchase or otherwise acquired and held in trust for future recreational or park use.

Clatsop County shall utilize the County Recreational Lands Committee as a primary public review body for potential County land acquisition and categorization for future park and recreational use, and sales involving County Park or recreational lands or lands adjoining County park properties.

No existing County-owned recreational lands shall be sold, traded or exchanged without the input of the Clatsop County Recreational Lands Committee.

State law authorizes the County to sell or otherwise convey public parks or recreational areas so designated by Order of the Board upon a finding that the sale or conveyance is in the best interest of the public. Any proceeds from the conveyance shall be held for maintenance and improvement of existing parks and recreation lands or future acquisition of lands to be set aside for park or recreational purposes. This also includes properties acquired by tax foreclosure (ORS 275.330).

i) Properties Held for Forest Management

This category consists of parcels of land that the County is holding for forest management

j) Properties Being Used by the County

This category consists of the properties that are currently in use by the County. These include the Courthouse, Jail, Sheriff's Office, Duane Street Annex, Public Works Building, Judge Guy Boyington Building, 800-820 Exchange Street complex, Animal Shelter, and all other buildings and land used by the County, existing County Parks and those properties under active lease by the County to other parties

From time to time, Clatsop County may lease property from a private party for special needs, such as stockpiles, storage or program needs.

k) Surplus Property Leased to a Private Party

Surplus property may be leased to a private party as office space, tower sites, substations, etc., for profit as per an approved contract.

3. First priority will be given to the County's needs and interest for the use of County owned land, including uses consistent with ORS 271.330.
4. The next priority should be other local governments that show a public need and commit to the designated public use within an agreed upon or statutorily required timeframe and reversionary clause.
5. All properties will be placed in Category 1 unless identified as in another category.

B. SALE OR TRADE OF PROPERTIES

1. DISTRIBUTION OF SALE PROCEEDS

- a) The proceeds of Sheriff's sales or public auctions shall be distributed as provided in ORS 275.275. Prior to distribution to the taxing districts or any other use of land sale proceeds, the County will reimburse itself for the incurred maintenance and management costs of those properties from the sale proceeds. These costs include but are not limited to staff time, publication costs, preliminary title searches, recording costs, appraisal fees and timber cruises.
- b) The County will record all deeds and Memorandums of Sale and will reimburse itself for recording costs from the proceeds of the sale.

2. SALE OR TRANSFER TO NONPROFITS

- a) Nonprofit organizations that qualify as tax-exempt under Section 501(c)(3) of the Internal Revenue Code and meet the criteria of ORS 271.330 may acquire properties as part of a development agreement subsequent to the completion of a procurement process related to a specific site as identified in section II.(A)(2)(d).

- b) If an unincorporated property is deemed suitable for a use specified under ORS 271.330, and the Board of Commissioners so directs, the County will develop a formal solicitation, seeking interested and qualified applicants (proposals) through a competitive process. If the subject property is located within the boundaries of a city, the city will have first right to receive the property through sale or transfer for a purpose consistent with ORS 271.330.
- c) Clatsop County will consider and evaluate formal solicitations based on the experience, qualifications and the specific details of the proposed project, including, but not limited to the following:
 - i. Project schedule and timeliness.
 - ii. Number of dwelling units and income levels.
 - iii. Proposed land purchase price (if applicable).
 - iv. Qualifications and experience of respondent and associated consultants.
 - v. Demonstrated experience constructing similar projects.
 - vi. Demonstrated ability to finance and execute the proposed project.
 - vii. Demonstrated experience and plan to manage the property.
 - viii. Letters of recommendations.
- d) The property may be transferred or sold at any price the Board of County Commissioners deems appropriate if the proposed use is found to be in the best interests of the County. The use of the property shall be restricted to the public purpose for which it is transferred, and a reversionary clause shall be required, unless waived pursuant to ORS 271.335.

3. SALE OR TRANSFER TO OTHER GOVERNMENTS

- a) Property sold, traded or given to a government outside the auction process must be retained by that government and used for a defined public purpose. The following criteria shall be considered when assessing transfers to other governments:
 - i. The intended public use will provide benefit to county residents and taxpayers.
 - ii. The possibility of finding a private buyer;

- iii. The liability or potential maintenance costs if the County retains the property;
 - iv. Cost of disposing of the property at public auction or negotiated sale vs potential sale proceeds;
 - v. Amount of back taxes owed on the property and the willingness of the local government to pay the County to cover its costs and taxes owed;
- b) The property may be transferred or sold at any price the Board of Commissioners deems appropriate if the proposed use is found to be in the best interests of the County. The use of the property shall be restricted to the public purpose for which it is transferred, and a reversionary clause shall be required, unless waived pursuant to ORS 271.335.

4. REVERSIONARY RIGHTS

- a) The County will uniformly enforce its ownership rights through the reversionary clause in any deed or other conveyance to a public body or non-profit corporation.
- b) The County will examine the specific language of the instrument and the purpose for which conveyance was made.
- c) If the document conveying property to a municipality or non-profit corporation without consideration does not expressly mention a purpose or include a reversionary clause, the County shall take a position that the conveyance was made for a public purpose and that a reversion to the County was required by ORS 271.330.
- d) In a dispute over reversionary rights, the County should first attempt to resolve the matter by mutual agreement in the spirit of the original conveyance. If agreement is not reached, the County will seek resolution through appropriate judicial means.
- e) All property re-acquired by the County through a reversionary clause will be categorized and managed pursuant to County Property Management Policies.

5. PUBLIC SALE OF SURPLUS PROPERTIES BY AUCTION

- a) Parcels in category 1 will be offered for sale at public auction to the general public in a fair and equitable manner.
- b) Staff will strive to hold at least one public auction each year.

- c) Before each public auction, the County will present the date of the sale and the notice of sale listing the properties and minimum bids and whether the sale will be cash or contract, to the Board of Commissioners for approval.
 - d) The County Manager or designee are authorized to remove property from the public auction during the two weeks prior to the sale. The Board shall be promptly notified with an explanation of the circumstances justifying the removal.
 - e) Contiguous properties may be grouped together for sale as one unit of ownership. This provision allows the County to dispose of property and receive the best return for its surplus property. Parcels to be grouped together shall be annotated on the inventory to be sold as one unit of ownership.
 - f) Sales will be for cash only.
 - g) Staff shall provide instruction sheets for prospective bidders detailing the terms and conditions of sales and bidder responsibilities during registration at all public auctions.
 - h) High bidders who do not pay for property by the deadline established for payment are prohibited from bidding or purchasing County-owned property for two years after the date of the sale.
 - i) The Clatsop County Board of Commissioners reserves the right to reject any and all offers on real property. In the event the County does not accept an offer or removes a property from sale after taking bids, bidders will be refunded all deposit monies on that property.
 - j) Sales may also be conducted by written bid. To conduct a written bid auction, the County will advertise the property that is for sale and date and time of bid closing in a newspaper of general circulation in the County at least 15 days before date of opening. Written bids received will be secured unopened until the bid closing. All submitted bids must be valid for a period of 30 days from date of opening. Property will be sold to the highest and best bidder who meets the conditions of the sale.
6. DISPOSITION OF PROPERTY THAT DID NOT SELL AT AUCTION
- a) After each auction, surplus properties that did not sell will be made available for private sale. Any offer to purchase must be in writing, and is only accepted when approved by the Board of Commissioners.

- b) Property that has not sold within one year of the first auction will be re-evaluated by the County Categorization Committee and either re-auctioned by oral bid or sold by written bid auction. The Categorization Committee shall establish the revised minimum bid price, with input from Assessment and Taxation.
- c) Tax foreclosed land that did not sell at auction may be exchanged for land of equal appraised value pursuant to ORS 275.060.

7. UNBUILDABLE LAND

- a) Unbuildable tax-foreclosed property may be offered to contiguous property owners through private sale or trade. These parcels are usually small slivers of land that are of value only to the adjoining property owner and require time and expense to the County to manage.
- b) The County will maintain a list of these properties and initiate contact with contiguous owners. In identifying potential buyers, staff will take into account access to surrounding properties.
- c) With the recommendation of staff, the Board of Commissioners will establish the minimum bids; authorize staff to accept offers that meet or exceed the minimum bid and to prepare the deeds, and authorize the Chair of the Board of Commissioners or designee to sign Quit Claim deeds and purchase agreements.

8. EXCHANGES

Tax foreclosed property may be exchanged for property of equal value, pursuant to ORS 271.340. The property received by the County shall be managed as a tax foreclosed property.

- a) Mineral rights may be sold as provided in ORS 275.312-316 or by public sale.

C. MISCELLANEOUS

- 1. The County may consider easements, sales or leases of County-owned parcels that involve lease agreements with the Department of State Lands and adjoining Floating Recreational Cabins if the applicant is following state and local land use regulations.
- 2. The County Manager or designee will be the Official Manager of the Clatsop Plains Pioneer Cemetery with the authority to operate a cemetery in municipal ownership. This position is responsible for informing the Oregon Mortuary and Cemetery Board of any changes in management and care of the cemetery and for filing forms with the controlling authority.

Attachment A

Real Property Analysis to Assess Suitability for Low Income Housing

Considerations

Property Description:

Property Address(es):

Describe City, Neighborhood and/or unincorporated area:

Describe characteristics of subject property:

Tax Lot (s):

Parcel(s) size:

Assessed Value:

Zoning:

Zone

Allowable Uses

Maximum Height

Units per acre (if applicable)

Parking requirement

Variance Requirement

Other regulatory requirements

Site Attributes:

Buildable Area (est.)

Number of potential housing units and type

Is property subject to an HOA

Distance to job center(s) and public/health service facilities

Constraints:

- wetland
- inundation zone
- landslide
- other topography/geological (i.e. steep slopes)

Infrastructure:

- Road access
- Mass Transit Access
- Water Access/Limitations

- Waste Water Access/limitations
- Other infrastructure

Environmental:

- contaminated soil, underground storage tanks, etc.
- Brownsfield Assessment

Suitable for Affordable Housing Development (High/Medium/Low):

List other potential public uses:

List Members of Review Team:

CLATSOP COUNTY PROPERTY MANAGEMENT POLICY

Adopted by the Clatsop County Board of Commissioners

Adopted: 2012

Amended: 2024 (DRAFT)

I. PURPOSE

The purpose of the Property Management program is to 1) maintain a complete and accurate inventory of County-owned ~~or tax-foreclosed~~ real ~~estate~~ property, including tax foreclosures; 2) ~~and to return surplus properties to the property tax rolls by sale or auction to private parties/entities in through~~ a fair and equitable manner; and 3) ~~retain or transfer suitable properties to public agencies or qualified non-profits per Oregon statute.~~

This policy ~~establishes procedures and criteria for categorizing~~ guides the categorization of County-owned real property for future use, managing those properties, ~~and for selling, leasing, leasing, or trading or transferring to other public, non-profit or private entities.~~ County-owned or tax-foreclosed land.

II. PROCEDURES

A. CATEGORIZATION OF COUNTY-OWNED PROPERTIES

Staff will inventory and identify ~~for future suitable use or disposition of all~~ real properties owned by the County per the Property Categories identified in Section ~~4(B)~~ II.A.2. and recommend the appropriate category for each parcel to the Board of Commissioners for approval. ~~Staff will review the categorization of parcels and make recommendations to the Board at least annually~~

1. The County Property Categorization Committee, generally to will be designated by the County Manager and include representative(s) from Assessment and Taxation, Public Works, Community Development, County Counsel and the County Manager's Office. ~~include the County Manager, Public Works Director, Surveyor, Assessment and Taxation Director, Chief Deputy Assessor and Tax Collector, Appraisal Supervisor, Community Development Director and Property Specialist, will review the categorization of parcels and make recommendations to the Board of Commissioners based on these policies.~~
2. The Property Categories ~~are:~~

a) Properties to be Sold at Public Auction or Private Sale

This category includes most properties considered surplus. Statutory exceptions are described in other categories. State law requires surplus tax-foreclosed property be sold at public auction unless ~~it cannot be built on and it~~ qualifies for private sale under ORS 275.225. For a public auction, a minimum bid is established by either a fee appraisal or an estimated market value determined by the County Assessor. Properties may be designated for sale for cash or contract and ~~may be designated for sale~~ by oral auction or written bid. Tax foreclosed property may be held for trade if unsold at public auction pursuant to ORS.

b) Properties Held for County Government Use

This category includes properties held for future County facilities or ~~properties held for trades, for wetlands mitigation or other uses.~~ The County will follow Oregon Revised Statutes regarding payment of Local Improvement District assessments on County-owned land.

c) Properties Held for Other Governments

This category includes ~~street plugs, rights of way and other real properties that are within other governmental jurisdictions suitable for public purposes and use by another governmental entity.~~ — Property sold, traded or given to a government outside the auction process must be retained by that government ~~and used for a public purpose for the intended public purpose and subject to a reversionary clause.~~

d) Properties suitable for uses as defined by ORS 271.330(2).

This includes real property for the purpose of providing low income housing, social services or child care services by a qualified nonprofit or municipal corporation. Properties transferred under this section must be used for the stated purpose given at the time of the transfer and are subject to a reversionary clause.

Properties potentially suitable for low income housing under ORS 271.330 (2) will be assessed by applying a criteria-based analysis. This analysis will include lot size, zoning, environmental conditions, road/transportation access, infrastructure (sewer/water) capacity and other site-specific considerations. See Attachment A for a summary of considerations to be applied. The completed analysis will be presented to the Board of Commissioners as part of the categorization process. Properties not suitable under this section, will be placed into one of the other categories.

e) Properties ~~On Which the County Holds~~Held for the Mineral Rights Only

The County may retain mineral rights on parcels that may have future County use, such as a rock quarry.

f) Properties Held for Industrial Development

State law authorizes the County to sell or otherwise convey County-owned property for "industrial uses." Industrial uses include manufacturing, commercial, research and development and warehousing activities. Property to be used for industrial purposes can be sold, traded or conveyed to an individual or business through private negotiations without going through the auction process. Proceeds from the sale of tax-foreclosed property are distributed to the appropriate taxing agencies, unless the property is zoned industrial and the Board of Commissioners designates the proceeds for deposit into the Industrial Development Revolving development investment at County facilities~~account established per ORS 275.318.~~

g) Properties Held for Right-of-Way Purposes

This category consists of properties that will be incorporated as rights-of-way or dedicated to the public for road purposes. Parcels incorporated in the right-of-way or dedicated to the public will be deleted~~removed~~ from the County's inventory.

h) Properties Held for Future Park and Recreational Use

This category consists of real property parcels of land that have been~~received~~ by the County through the tax foreclosure (ORS 275.320) process, received as a donation, purchased or otherwise acquired, and that are~~held~~ in trust for future recreational or possible~~park~~ use.

~~Parcels will be held for potential parks use if so identified in the County's officially adopted County Recreation Lands and Parks Master Plan. Generally, parcels held for this purpose should be held for no more than five years and will be reviewed by the Property Specialist in a report to the Board of Commissioners every five years.~~

~~In accordance with the Recreational Master Plan, Clatsop County shall utilize the County Recreational Lands Committee as a primary public review body for potential County land acquisition and categorization for future park and recreational use, and sales involving County Park or recreational lands or lands adjoining County park properties.~~

No existing County-owned recreational lands shall be sold, traded or exchanged without the input of the Clatsop County Recreational Lands Committee.

State law authorizes the County to sell or otherwise convey public parks or recreational areas so designated by Order of the Board upon a finding that the sale or conveyance is in the best interest of the public. Any proceeds from the conveyance shall be held for maintenance and improvement of existing parks and recreation lands or future acquisition of lands to be set aside for park or recreational purposes. This also includes properties acquired by tax foreclosure (ORS 275.330).

i) Properties Held for ~~Timber Harvest~~Forest Management

This category consists of parcels of land that the County is holding for ~~potential timber harvest and~~ forest management.

j) Properties Being Used by the County

This category consists of the properties that are currently in use by the County. These include the Courthouse, Jail, Sheriff's Office, Duane Street Annex, Public Works Building, Judge Guy Boyington Building, 800-820 Exchange Street complex, Animal Shelter, ~~Community Corrections Transition Center~~ and all other buildings and land used by the County, existing County Parks and those properties under active lease by the County to other parties.

From time to time, Clatsop County may lease property from a private party for special needs, such as stockpiles, storage or program needs.

k) Surplus Property Leased to a Private Party

Surplus property may be leased to a private party as office space, tower sites, substations, etc., for profit as per an approved contract ~~with terms~~.

3. First priority will be given to the County's needs and interest for the use of County owned land, including uses consistent with ORS 271.330. ~~Generally, the County will designate that property for the County's future use.~~
4. The next priority should be other local governments that show a public need ~~and~~ and commit to the designated public use within an agreed upon or statutorily required timeframe and reversionary clause. ~~demonstrate the ability to purchase the property within three years.~~
5. All properties will be placed in Category 1 unless identified as in another category.

~~6. Tax-foreclosed land may be held for trade if unsold at public auction pursuant to Oregon Revised Statutes.~~

B. SALE OR TRADE OF PROPERTIES

1. DISTRIBUTION OF SALE PROCEEDS

- a) The proceeds of Sheriff's sales or public auctions shall be distributed as provided in ORS 275.275. Prior to distribution to the taxing districts or any other use of land sale proceeds, the County will reimburse itself for the incurred maintenance and management ~~management~~ costs of those properties from the sale proceeds. These costs include but are not limited to staff time, publication costs, preliminary title searches, recording costs, appraisal fees and timber cruises.
- b) The County will record all deeds and Memorandums of Sale and will reimburse itself for recording costs from the proceeds of the sale.

2. SALE OR TRANSFER TO NONPROFITS

- a) ~~Nonprofit organizations that qualify as tax-exempt organizations under Section 501-(c)(3) of the Internal Revenue Code and meet the criteria of ORS 271-.330 may will be acquire properties as part of a development agreement subsequent to the completion of an open and competitive procurement process related to a specific site (see 4.II (A)(2)(d)-B.4).. offered an opportunity to acquire any properties the County may receive through the tax foreclosure process that are not being used for a County purpose. The property must be used for a public purpose and must be within their local jurisdiction.~~
- b) ~~The property may be transferred or sold at any price the Board of County Commissioners deems appropriate if the proposed use is found to be in the best interests of the County. The criteria set forth in C.I. below shall be considered. The use of the property shall be restricted to the public purpose for which it is transferred, and a reversionary interest shall be retained, unless waived pursuant to ORS 271.330(5). The reversionary clause should be waived for property purchased for full market value.~~
- c) If an unincorporated property is deemed suitable for a use specified under ORS 271.330, and the Board of Commissioners so directs, the County will develop a formal solicitation, seeking interested and qualified applicants (proposals) through a competitive process. If the subject property is located within the boundaries of a city, the city will have first right to receive the

~~property through sale or transfer for a purpose consistent with ORS 271.330. Nonprofit organizations must provide a copy of their tax exempt letter, current bylaws, and corporate registration when making a request to acquire County property.~~

c) Clatsop County will consider and evaluate formal solicitations based on the experience, qualifications and the specific details of the proposed project, including, but not limited to the following.

i. Project schedule and timeliness.

ii. Number of dwelling units and income levels.

iii. Proposed land purchase price (if applicable).

iv. Qualifications and experience of respondent and associated consultants.

v. Demonstrated experience constructing similar projects.

vi. Demonstrated ability to finance and execute the proposed project.

vii. Demonstrated experience and plan to manage the property.

i.viii. Letter of recommendations.

d) The property may be transferred or sold at any price the Board of County Commissioners deems appropriate if the proposed use is found to be in the best interests of the County. The use of the property shall be restricted to the public purpose for which it is transferred, and a reversionary clause shall be required, unless waived pursuant to ORS 271.335.

3. SALE OR TRANSFER TO OTHER GOVERNMENTS

a) Property sold, traded or given to a government outside the auction process must be retained by that government and used for a defined public purpose. ~~The County should seek full compensation from other governments for tax foreclosed property unless the Board determines it is in the County's best interest to donate the property or accept less than market value.~~ The following criteria shall be considered when assessing transfers to other governments:

- ~~Whether the value of the property is significant; The intended public use will provide benefit to county residents and taxpayers.~~
- The possibility of finding a private ~~purchaser~~ buyer;
- The liability or potential maintenance costs if the County retains the property;
- Cost of disposing of the property at public auction or negotiated sale vs potential sale proceeds;

- Amount of back taxes owed on the property and the willingness of the local government to pay the County to cover its costs and taxes owed;

~~• The intended public use by the local government and whether the use would provide significant benefits to county residents and taxpayers as whole rather than benefiting primarily local residents and taxpayers.~~

~~e)b) The property may be transferred or sold at any price the Board of Commissioners deems appropriate if the proposed use is found to be in the best interests of the County. The use of the property shall be restricted to the public purpose for which it is transferred, and a reversionary clause shall be required, unless waived pursuant to ORS 271.335. Property should be transferred or sold with a reversionary clause for not less than 20 years, unless the Board determines the reversionary clause should be waived pursuant to ORS 271.330(5). The reversionary clause should be waived for all property purchased for fair market value.~~

4. REVERSIONARY RIGHTS

- a) The County will uniformly enforce its ownership rights through the reversionary clause in any deed or other conveyance to a public body or non-profit corporation.
- b) The County will examine the specific language of the instrument and the purpose for which conveyance was made.
- c) If the document conveying property to a municipality or non-profit corporation without consideration does not expressly mention a purpose or include a reversionary clause, the County shall take a position that the conveyance was made for a public purpose and that a reversion to the County was required by ORS 271.330.
- d) In a dispute over reversionary rights, the County should first attempt to economically resolve the matter by mutual agreement in the spirit of the original conveyance. If agreement is not reached, the County will seek resolution through appropriate judicial means.
- e) All property re-acquired by the County through a reversionary clause will be categorized and managed pursuant to County Property Management Policies.

5. PUBLIC SALE OF SURPLUS PROPERTIES BY AUCTION

- a) Parcels in category 1 will be offered for sale at public auction to the general public in a fair and equitable manner.

- b) Staff will strive to hold at least one public auction each year ~~to dispose of property, unless the Assessment and Taxation Director determines there is insufficient property available to sell.~~
- c) Before each public auction, the ~~Property Management division~~ County will present the date of the sale and the notice of sale listing the properties and minimum bids and whether the sale will be cash or contract, to the Board of Commissioners for approval.
- d) ~~The The Property Specialist, Assessment and Taxation Director, Chief Deputy Assessor and Tax Collector and the County Manager~~ or designee are authorized to remove property from the public auction during the two weeks prior to the sale. The Board shall be promptly notified with an explanation of the circumstances justifying the removal.
- e) Contiguous properties ~~should generally~~ may be grouped together for sale as one unit of ownership. This ~~policy provision will~~ allows the County to dispose of property and receive the best return for its surplus property. Parcels to be grouped together shall be annotated on the inventory to be sold as one unit of ownership.
- f) Sales under \$20,000 will be for cash only. ~~Sales over that amount may be offered on contract. The interest rate will be a fixed rate set as to at the Farm Service Agency farm credit service rate interest rate. The rate will be that rate effective the January of the year of the start of the contract and will be applied to the unpaid balance per annum.~~
- g) Staff shall provide ~~i~~ Instruction ~~s~~ Sheets for prospective bidders detailing the terms and conditions of sales and bidder responsibilities during registration at all public auctions.
- h) High bidders who do not pay for property by the deadline established for payment are prohibited from bidding or purchasing County-owned property for two years after the date of the sale.
- i) The Clatsop County Board of Commissioners reserves the right to reject any and all offers on real property. In the event the County does not accept an offer or removes a property from sale after taking bids, bidders will be refunded all deposit monies on that property.
- j) Sales may also be conducted by written bid. To conduct a written bid auction, the County will advertise the property that is for sale and date and time of bid closing in a newspaper of general circulation in the County at least 15 days before date of opening. Written bids received will be secured unopened until the bid closing. All submitted bids must be valid for a period of 30 days

from date of opening. Property will be sold to the highest and best bidder who meets the conditions of the sale.

6. DISPOSITION OF PROPERTY THAT DID NOT SELL AT AUCTION

- a) After each auction, surplus properties that did not sell will be made available for private sale for a price not less than 80% of the established minimum bid to the first person offering to purchase it. Any offer to purchase must be in writing, and is only accepted when approved by the Board of Commissioners.
- b) Property that has not sold within one year of the first auction will be re-evaluated by the County Categorization Committee and either re-auctioned by oral bid or sold by written bid auction. The Categorization Committee shall establish the revised minimum bid price, with input from Assessment and Taxation.
- c) Tax foreclosed land that did not sell at auction may be exchanged for ~~land~~ of equal appraised value pursuant to ORS 275.060.

7. UNBUILDABLE LAND

- a) Unbuildable tax-foreclosed property as defined by ORS 275.225 may be offered to contiguous property owners through private sale or trade. These parcels are usually small slivers of land that are of value only to the adjoining property owner and require time and expense to the County to manage.
- b) The Property Specialist County will maintain a list of these properties and initiate contact with contiguous owners. In identifying potential purchasers buyers, the property manager staff will take into account access to surrounding properties.
- c) With the recommendation of staff, the Board of Commissioners will establish the minimum bids; authorize the Property Specialist staff to accept offers that meet or exceed the minimum bid and to prepare the deeds, and authorize the Chairperson of the Board of Commissioners or designee to sign Quit Claim deeds and purchase agreements.

8. EXCHANGES

Tax foreclosed property may be exchanged for property of equal value, pursuant to ORS 271.340 ; however, the The property received by the County shall be managed as a tax foreclosed property.

- a) Mineral rights may be sold as provided in ORS 275.312-316 or by public sale.

C. MISCELLANEOUS

1. The County may consider easements, sales or leases of County-owned parcels that involve lease agreements with the Department of State Lands and adjoining Floating Recreational Cabins if the applicant ~~is in compliance with~~ the following state and local land use regulations.

2. The ~~Property Management Specialist~~ County Manager or designee will be the Official Manager of the Clatsop Plains Pioneer Cemetery with the authority to operate a cemetery in municipal ownership. This position is responsible for informing the Oregon Mortuary and Cemetery Board of any changes in management and care of the cemetery and for filing forms with the controlling authority.

Attachment A
Real Property Analysis to Assess Suitability
for Low Income Housing

Considerations

Property Description:

Property Address(es):

Describe City, Neighborhood and/or unincorporated area:

Describe characteristics of subject property:

Tax Lot (s):

Parcel(s) size:

Assessed Value:

Zoning:

Zone

Allowable Uses

Maximum Height

Units per acre (if applicable)

Parking requirement

Variance Requirement

Other regulatory requirements

Site Attributes:

Buildable Area (est.)

Number of potential housing units and type

Is property subject to an HOA

Distance to job center(s) [and public/health service facilities](#)

Constraints:

-wetland

- inundation zone

- landslide

- other topography/geological (i.e. steep slopes)

Infrastructure:

-Road access

-Mass Transit Access

-Water Access/Limitations

- Waste Water Access/limitations

-Other infrastructure

Environmental:

- contaminated soil, underground storage tanks, etc.

- Brownsfield Assessment

Suitable for Affordable Housing Development (High/Medium/Low):

List other potential public uses:

List Members of Review Team:

Board of Commissioners Clatsop County

AGENDA ITEM SUMMARY

August 14, 2024

Agenda Title: Human Services Advisory Council (HSAC) Membership Recommendations

Category: Business Agenda

Presented By: Monica Steele, Assistant County Manager

Issue Before the Commission: Appoint members to the Human Services Advisory Council.

Informational Summary: The nine-member Human Services Advisory Council is appointed by the Board of County Commissioners to provide input into several service areas, including developmental disabilities, mental health and addiction services.

A call for applicants was issued in early 2024. There are a total of seven vacancies – including the recent resignations of Criag Hoppes and Nicole Maki. Three of the current members have applied for reappointment. A total of ten applications were received and given to the Council for review.

The HSAC is recommending that the Board of Commissioners reappoint:

- Julia Weinberg
- Linda Dugan – Winstanley
- Randy Anderson

And appoint the following new applicants:

- Miranda Robinson
- Linda Whitney
- Amber Bowman
- Kirsten Bergethon

All appointed members will serve a three-year term expiring 2/28/2027.

CURRENT MEMBERS			
Julia Weinberg	5	Licensed Professional Counselor	02/28/2024
Linda Dugan Winstanley	1	Insurance Agent	02/28/2024

Randy Anderson	2	Self-Employed	02/28/2024
Grant North	5	Accountant	2/28/2025
Valerie Richards	1	Personal Agent	2/28/2026
APPLICANTS			
Name	Commissioner District	Occupation	
Julia Weinberg	5	Licensed Professional Counselor	REAPPLIED
Linda Dugan Winstanley	1	Insurance Agent	REAPPLIED
Randy Anderson	2	Self-Employed	REAPPLIED
Miranda Robinson	5	License Therapist	RECOMMEND
Linda Whitney	3	Human Resource Consultant	RECOMMEND
Amber Bowman	2	Professional Counselor Associate	RECOMMEND
Kirsten Bergethon	5	Store Manager	RECOMMEND
Benjamin Goody	2	Licensed Practical Nurse	
Joseph Webb	1	Retired	
Nicholas Bowling	5	Registered Nurse	

Fiscal Impact: N/A

Requested Action:

I move to appoint _____, _____, _____, _____, _____, _____, _____, to the Human Services Advisory Council, for terms expiring on February 28, 2027.

Attachment List

- A. Committee Applications

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY

Date: 5/2/2024

Julia Weinberg
Name

431 Avenue I
Mailing Address

Seaside
City

Street Address: 431 Avenue I Email: juliaweinberg@live.com

Home Telephone: 5037175284 Other Telephone: _____
 work cell phone

Current Occupation Licensed Professional Counselor - Private Practice

Past Occupation (if retired) _____

Years Resident of County: 10

Do you live within the city limits: Yes No

In which Commission District do you reside: 1 2 3 4 5

Committee, Board of Commission Applied for:

1. Human Services Advisor Council
2. _____
3. _____

Background (Relevant education, training, experience, etc.):

Education includes MA in Education, MA in Counseling and Psychology, and PhD in Education - Cognitive Development. Experience include over 30 years working with individuals and families as an educator and most recently as a Licensed Professional Counselor about 10 years in Community Mental Health (Arizona and Oregon) and the most recent 8 years in private practice working with children, adolescents, and adults in individual and family counseling. Extensive trainings in counseling related topics and modalities including developmental issues and trauma related issues.

Please complete other side →

Describe your interest in serving on this Board, Committee or Commission:
I have been serving on the board for about 4 years including being on the Grant subcommittee the last 3 years.

Julia Weinberg

Signature

Return Form To: County Manager's Office
800 Exchange St., Ste. 410
Astoria, OR 97103
Fax: 325-8325
email: commissioners@co.clatsop.or.us

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY

Date: April 19, 2024

Linda Dugan Winstanley
Name

PO Box 1184
Mailing Address

Astoria, OR 97103
City

Street Address: 2208 Irving Ave, Astoria, OR 97103 Email: linda@duganins.com

Home Telephone: 503 440-9901 Other Telephone: 503 440-3909
 work cell phone

Current Occupation Insurance Agent

Past Occupation (if retired) _____

Years Resident of County: 42

Do you live within the city limits: Yes No

In which Commission District do you reside: 1 2 3 4 5

Committee, Board of Commission Applied for:

1. Human Services Advisory Committee

2. _____

3. _____

Background (Relevant education, training, experience, etc.):

I have been a member of the Human Services Advisory Committee for approx 16 years.

Please complete other side →

Describe your interest in serving on this Board, Committee or Commission:

I am interested in continuing my membership in the committee.

Linda Dugan

Signature

Return Form To: County Manager's Office
800 Exchange St., Ste. 410
Astoria, OR 97103
Fax: 325-8325
email: commissioners@co.clatsop.or.us

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY

Date: _____

Randy Anderson

Name

PO Box 140

Mailing Address

Seaside

City

Street Address: 34539 Hiway 26 Email: randy@andersonpainting

Home Telephone: _____ Other Telephone: 503-440-2411
 work cell phone

Current Occupation Self employed

Past Occupation (if retired) _____

Years Resident of County: 34

Do you live within the city limits: Yes No

In which Commission District do you reside: 1 2 3 4 5

Committee, Board of Commission Applied for:

1. HSAC

2. _____

3. _____

Background (Relevant education, training, experience, etc.):

Past Board member and President of the OrPTI/RISE in training parents of children experiencing disabilities on how to navigate the special education system in their local school districts. Parent of a person experiencing a disabilities and mental health challenges. Current Chair of HSAC.

Please complete other side →

Describe your interest in serving on this Board, Committee or Commission:
Being a parent of a person experiencing disabilities and mental health challenges, I have a desire to as
much as possible in these fields and more within our communities.

Randy Anderson

Signature

Return Form To: County Manager's Office
800 Exchange St., Ste. 410
Astoria, OR 97103
Fax: 325-8325
email: commissioners@co.clatsop.or.us

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY

Date: 04-30-2024

Joseph Webb

Name

266 Lincoln Street

Mailing Address

Astoria, OR 97103

City

Street Address: 266 Lincoln Street

Email: jwebb67239@aol.com

Home Telephone: 503-325-2063

Other Telephone: none

work cell phone

Current Occupation Retired

Past Occupation (if retired) Quality Assurance Manager, Process Control Engineer

Years Resident of County: 18

Do you live within the city limits: Yes No

In which Commission District do you reside: 1 2 3 4 5

Committee, Board of Commission Applied for:

1. Human Services Advisory Council

2. _____

3. _____

Background (Relevant education, training, experience, etc.):

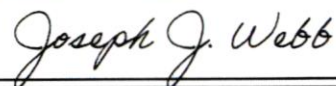
Employed by: US State Department 1966-1968, as Communications and Records Tech. at US Embassy in London and in Warsaw, Poland. Employed by Multnomah County, OR as Hospital Admissions Clerk, 1971-72.

Please complete other side →

Describe your interest in serving on this Board, Committee or Commission:

I have personal life experience of close family members experiencing both mental health and alcohol addiction treatment. The mental health experience occurred in Idaho and later in Washington States, and occurred years ago. The focus was my older sister, who required commitment to mental health residential institutions over a long period of time in both states, starting in 1965. My family and I experienced trauma and the evolution of treatment philosophies and policies over time, from such confinement to returning patients to communities with therapeutic pharmaceutical regimens, and finally to the streets. I have paid attention and followed developments in the field quite closely ever since. I would very much like to contribute in any way I can to be part of the fine Team of people addressing those issues in Clatsop County.

I also have a lot of experience dealing with Alcoholism. I served as a temporary "sponsor" for many in-patients at what was then called Astoria Pointe, I have not done so there in its Current re-incarnation, but I believe it's the only Residential Treatment facility in our County, unless there is one in the southern parts or a new one in Seaside. I am aware that, along with the remainder of the State, we now have a considerable amount of funding to provide more Treatment facilities, generated by State taxes on the legal sales of cannabis products. Particularly, I believe that applies to "De-tox" facilities, as Astoria Pointe was the only 'Commercial' one in the county, and I don't think that service is being offered there now. I hope I don't sound like someone who thinks they know "all the answers" on any of these subjects. I certainly don't think that. But I know many of the "questions" that need answers in these matters. Most of all, I would consider it an honor to be whatever small part you want me to be, working to help improve these important facts of life.



Signature

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800 Exchange St., Ste. 410
Astoria, OR 97103
Fax: 325-8325**

email: commissioners@co.clatsop.or.us

Committee, Board, and Commission Online Application: Submission #4

Date

2024-05-15

Applicant Information

Nicholas Bowling

1033 Franklin Ave

1033 Franklin Ave

Astoria. 97103

nicholasbowling1984@gmail.com

208-305-2529

Current Occupation

retired

Past Occupation (if currently retired)

Registered Nurse

Years Resident of County

5

In which Commissioner District do you reside?

3

Committee, Board or Commission Applied For

Human Services Advisory Council

Background (relevant education, training, experience, etc.)

For the past 20 years, I have worked in healthcare getting my start as a firefighter / EMT and emergency department technician. After a few years I enlisted in the US Army and worked as a medic for seven years. I continued my education and became a registered nurse. Over the past 10 years, I worked as a registered nurse in emergency and surgery departments in acute care, outpatient, and community-based care settings. I have experience working with patients of all age groups as well as patients with developmental disabilities, mental health and substance use disorder.

Describe your interest in serving on this Committee, Board or Commission:

I have worked in healthcare providing direct patient care for the last 20 years and I wish to continue serving the community by volunteering on the Human Services Advisory Council. I believe my education, training and experience has prepared me to serve on the Advisory Council. It would be my privilege to assist the community in this way.

Committee, Board, and Commission Online Application: Submission #5

Date

2024-05-16

Applicant Information

Miranda Robinson

PO Box 857

1930 Cooper Street

Seaside. 97138

mstroudlmft@gmail.com

5305150756

Current Occupation

Licensed Marriage and Family Therapist

Past Occupation (if currently retired)

N/A

Years Resident of County

4

In which Commissioner District do you reside?

5

Committee, Board or Commission Applied For

Human Services Advisory Council

Background (relevant education, training, experience, etc.)

I hold a Master's of Counseling Psychology which I received in 2009. I am currently licensed in four states to practice as a Marriage and Family Therapist, Oregon being one of those. I specialize in trauma, addictions and sexual dysfunction. I am certified in several evidence based treatments to treat these struggles including EMDR CPT, TFCBT, WRAP, ART and MRT. I have been in private practice for about a year. Prior to private practice I have worked in residential group homes with adolescents, a crisis unit, outpatient youth and families, incarcerated individuals, those with developmental

disabilities and those in court mandated programs.

Describe your interest in serving on this Committee, Board or Commission:

I have lived in Seaside, OR for approximately four years and I am very interested in being a part of the health and human systems here. I have a plethora of experience with different populations and programs. I have experience with county funded programs, including managing grants and supervising programs. I believe that I have a lot to offer and would welcome the opportunity to give back to my community.

Committee, Board, and Commission Online Application: Submission #3

Date

2024-05-11

Applicant Information

Linda Whitney

670 29th Street

same

Astoria. 97103

lswitney@aol.com

5033492716

Current Occupation

Human Resource Consultant

Past Occupation (if currently retired)

NA

Years Resident of County

41

In which Commissioner District do you reside?

3

Committee, Board or Commission Applied For

Human Services Advisory Council

Background (relevant education, training, experience, etc.)

Currently I work in the Juvenile Rehabilitation Division for the State of Washington, Department of Children, Youth and Families in the Human Resource division. My clients work with incarcerated youth with disabilities, mental health issues and drug abuse. I have commissioner experience being selected to serve on the Tualatine Valley First and Rescue commission dealing with human resource issues. I also was elected as a Olney School Board member serving young people in the district. I hold a MA in Organizational Management, and a MS in Industrial Psychology.

Describe your interest in serving on this Committee, Board or Commission:

Serving in a volunteer capacity to help individuals with disabilities, mental health and abuse is an important need in todays society. My whole career has been focused on employee relations and helping people. I believe with my experience and education, I would be qualified and dedicated to assist in decision making to provide the best needs and services for these individuals.

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY

Date: 05/07/2024

Amber Bowman

Name

80145 Polo Ridge Rd.

Mailing Address

Warrenton

City

Street Address: 80145 Polo Ridge Rd.

Email: counselor.amberbowman

Home Telephone: _____

Other Telephone: 503-730-8589

work cell phone

Current Occupation Professional Counselor Associate

Past Occupation (if retired) _____

Years Resident of County: 7 years

Do you live within the city limits: Yes No

In which Commission District do you reside: 1 2 3 4 5

Committee, Board of Commission Applied for:

1. Human Services Advisory Council

2. _____

3. _____

Background (Relevant education, training, experience, etc.):

I have been working in mental health since January of 2019. First, I worked as a school counselor, then I worked as a child and family counselor as well as an on-call clinician for the mobile crisis team at CBH. In May of 2023 I left my role as child and family counselor, in order to pursue opening my own private practice. In January of this year, I left my role on the mobile crisis team. I now work fulltime for my private practice, The Lotus Center for Neurodiversity. I offer specialized support and care for individuals with developmental or intellectual disabilities. In addition, I am a Certified Autism Specialist.

Please complete other side →

Describe your interest in serving on this Board, Committee or Commission:

I was a previous member of the council, and enjoyed my role as a team member greatly! I, unfortunately, learned that I was ineligible to be a member of the council once I began working at CBH. I attempted to stay on as an ad hoc member, but it changed certain dynamics of the work I was doing and I decided it was in my best interest at the time to step away. Now that I have left CBH, and I have a thriving private practice, I feel that the time has come for me to re-apply for a position. I enjoyed working with incredibly kind and knowledgeable people, in order to provide the county with the mental health support it needs and deserves. I look forward to a chance at having this opportunity once again!

Amber Bowman

Signature

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800 Exchange St., Ste. 410
Astoria, OR 97103
Fax: 325-8325
email: commissioners@co.clatsop.or.us

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY

Date: 5/2/24

Benjamin Gooldy
Name

90478 Wind and Sea Loop
Mailing Address

Warrenton Oregon
City

Street Address: 90478 Wind and Sea Loop Email: bengooldy@gmail.com

Home Telephone: 406-403-1690 Other Telephone: _____
 work cell phone

Current Occupation LPN VA North Coast Clinic

Past Occupation (if retired) _____

Years Resident of County: 3

Do you live within the city limits: Yes No

In which Commission District do you reside: 1 2 3 4 5

Committee, Board of Commission Applied for:

1. Human Services Advisory Council
2. _____
3. _____

Background (Relevant education, training, experience, etc.):

8 years of healthcare experience, CNA. LPN. I have been a part of CERT in my Home state of Montana. Volunteering with Special Olympics, Eagle Mount Therapeutic horseback riding Center. I have been Volunteering with individuals with Special needs since I was a child.

Please complete other side →

Describe your interest in serving on this Board, Committee or Commission:

My interest in serving on this Advisory council is to firstly make an impact on the lives of individuals around me. Having moved to Clatsop county recently (Last 3-4 years.) I have been star struck with the wealth of resources and opportunities those with Developmental, Mental health, and Drug / alcohol problems have at their disposal. Coming from a state where I have seen individuals with Down syndrome shoved into Nursing homes, Mental health crisis's treated without dignity, and individuals who truly wanted support or help sidelined by a lack of knowledge, empathy, and patience. In my short time in Clatsop county I have engaged with Local Developmental disability groups, seen firsthand First responders and mental health crisis teams intervene with people. Lately I have seen another population that has struggles as well. Being our local Vets. My interest in serving on this council is to be a stronger advocate for those who cannot. Along with being a Nurse comes with much experience advocating for patients, families and providers alike.

This would be my first ever position in any capacity as this. As a younger individual I want to continue to improve the area I live in for not only my neighbors and family, but also my future children.

Thank you for your time in considering me for this vacancy.

Benjamin Goidy

Signature

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800 Exchange St., Ste. 410
Astoria, OR 97103
Fax: 325-8325
email: commissioners@co.clatsop.or.us**

COMMITTEE, BOARD OR COMMISSION APPLICATION
CLATSOP COUNTY

Date: April 29, 2024

Kirsten Bergethon
Name

Name

PO Box 818
Mailing Address

Mailing Address

Cannon Beach
City

City

Street Address: 556 N Elm Street Email: kbkayaker@gmail.com

Home Telephone: 971-286-0657 Other Telephone: _____
 work cell phone

Current Occupation Store Manager (part time)

Past Occupation (if retired) Child Protective Social Worker

Years Resident of County: 10

Do you live within the city limits: Yes No

In which Commission District do you reside: 1 2 3 4 5

Committee, Board of Commission Applied for:

1. Human Services Advisory Counsel
2. _____
3. _____

Background (Relevant education, training, experience, etc.):

I have worked in Human Services since 1989. I started as a crisis counselor for domestic violence and sexual assault on a hotline and in a shelter. after years of volunteer work, I left my administration field to go back to college. I earned three degrees in Human Service; Drug and Alcohol Counseling (AS), Human Services (BS) and Human Service Administration (MS).

I have worked in jails, doing family therapy and educational modules. I've worked in the Juvenile Justice system doing therapy with incarcerated youth and as a child protective social worker.

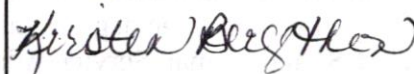
Please complete other side →

Describe your interest in serving on this Board, Committee or Commission:

I am very interested in serving on this Board because I feel I have lifetime of experience and education that relates to the work of the Board of County Commissioners. Once I retired, I felt that all those years of learning and experience would go to waste. I was not ready for that and decided to wait for a chance to gain more experience in the field. This Advisory position is exactly what I have been waiting for.

I have experience in all aspects of Human Services. I have experience evaluating service providers and making recommendations for improvements. I see gaps in services in Oregon and would like to help be an agent of change to close those gaps.

I think I would be a valuable asset to the Advisory Council.



Signature

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Astoria, OR 97103
Fax: 325-8325
email: commissioners@co.clatsop.or.us

KIRSTEN BERGETHON

OBJECTIVE

To use my education and experience in training others for delivery of services.

SKILLS & ABILITIES

- Trained and provided seminars to parents, college students and professionals on the Enough Abuse campaign and tools to keep children safe. Trained by Center For Disease Control's pilot project.
- Experienced Child Protective Social Worker for Commonwealth of Massachusetts
- Over 25 years providing crisis counseling in paid and volunteer positions.
- Vast supervisory experience.
- Willing to relocate.

EDUCATION

ASSOCIATE OF SCIENCE; DRUG AND ALCOHOL COUNSELING

NORTHWESTERN COMMUNITY COLLEGE, WINCHESTER, CT

GRADUATED 1999

BACHELOR OF SCIENCE; HUMAN SERVICES

SPRINGFIELD COLLEGE, SPRINGFIELD, MA

GRADUATED 2000

MASTER OF SCIENCE; HUMAN SERVICE ADMINISTRATION

SPRINGFIELD COLLEGE, SPRINGFIELD, MA

GRADUATED 2001

EXPERIENCE

01/01/2004-11/30/2013

Social Worker, Massachusetts Department of Children and Families

Salem, MA

Provided professional child welfare services; time limited investigations, assessing, developing, evaluating and monitoring client service plans and programs; assessed for risk, responded to emergencies and initiated court action; tracking and monitoring individual caseloads, making home and foster

care visits; writing and reviewing service planning goals; coordinating visits between children and family members; transporting children; providing counseling to clients; providing services for the protection of children. Working with schools, courts and multiple agencies in the course of case management.

10/2001 to 12/2003

Program Supervisor, Key Program, Framingham, MA

Provided case management oversight, conducted weekly staff supervisions and bi-annual reviews. Responsible for physical operations of boys and girls group home for juveniles with behavioral issues. Provided on-call and back-up services to six Department of Youth Services and Department of Social Services contracted programs after hours. Provided crisis intervention and de-escalation support to floor staff. Conducted weekly clinical meetings with case workers. Prepared and attended files for CQI. Provided agency with Serve-Safe standards for all Key staff.

08/998 to 10/2001

Substance Abuse Counselor 8/1998-6/2000

Assistant Director 06/2000-10/2001

Chase Center/ McAuliffe Manor, Litchfield, CT

Provided substance abuse counseling and education modules to Department of Corrections client with substance abuse related crimes, in a work release program. Developed and presented a 10-week Survivor's of Sexual abuse group.

COMMUNICATION

I have excellent written and oral communication skills and am comfortable speaking to large audiences.

LEADERSHIP

-Former Co-chair for Coalition to Prevent Domestic Violence (CPDA)
-Former Coordinator for the Cape Ann Sexual Abuse Prevention Project

REFERENCES

MRS MIRTA ULIVI
MA Dept. of Children and Families

Board of Commissioners Clatsop County

AGENDA ITEM SUMMARY

August 14, 2024

Agenda Title: Ambulance Service Area Advisory (ASAA) Committee Appointment – Fire Representative
Category: Business Agenda
Presented By: Justin Gibbs, Ambulance Service Area Administrator

Issue Before the Commission: Appointment - Ambulance Service Area Advisory (ASAA) Committee – Fire Representative

Informational Summary: The ASAA Committee meets quarterly to review the Ambulance Service Area (ASA) Plan, gather input, recommend revisions and hear concerns regarding the service provided by the ASA franchise holder.

Currently, the ASAA Committee has a vacancy in the Fire Representative. Upon advertising, the County received three (3) applications for membership from Marc Reckmann, Robert Burk, and Randall Bowers. Chief Reckmann has served on the committee for the past three (3) years and his appointment is supported by the Fire Defense Board.

On July 16, 2024, the ASAA Committee voted unanimously to recommend appointing Chief Reckmann with a term beginning on July 1, 2024, and ending on June 30, 2026.

Fiscal Impact: None

Requested Action: Approve the appointment of Chief Marc Reckmann to the Clatsop County Ambulance Service Area Advisory Committee to fill the Fire Representative position, with a term beginning on July 1, 2024, and expiring on June 30, 2026.

Attachment List

- A. Committee Application – Chief Marc Reckmann – 06.01.2024
- B. Draft ASAA Committee Special Meeting Minutes 07.16.2024

Committee, Board, and Commission Online Application: Submission #6

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► **SUBMISSION INFORMATION**

Date

2024-06-01

Applicant Information

Marc Reckmann
 1840 Huckleberry Dr
 Seaside. 97138
mreckmann@cbfire.com
 5033801594

Current Occupation

Fire Chief. Cannon Beach Fire District

Past Occupation (if currently retired)

Fire Captain, Cornelius Fire Department

Years Resident of County

2

In which Commissioner District do you reside?

5

Committee, Board or Commission Applied For

Ambulance Service Advisory Council

Background (relevant education, training, experience, etc.)

Fire Chief Cannon Beach Fire District. Served on Washington County EMS committee for several years. Clatsop Count ASAA committee for 2 years.

Describe your interest in serving on this Committee, Board or Commission:

Fire representative to the committee.

[Download PDF](#)



Clatsop County

County Manager's Office

800 Exchange St., Suite 400

Astoria, Oregon 97103

www.co.clatsop.or.us

Phone (503) 325-1000

Fax (503) 325-8325

MINUTES

Ambulance Services Area Advisory Special Committee Meeting

Tuesday, July 16, 2024 | 1:00 p.m. – 1:30 p.m. (Virtual)

1. **Call to Order:** Gibbs called the meeting to order at 1:05 p.m. In attendance were Chief Brian Alsbury, Shawn Baird, Jennifer Bedford, Justin Gibbs, Vice-chair Kyle Gorman, Thomas Krokowski, Nicole Pedersen, Chief Marc Reckmann, Shelly Solum, and Chair Bonnie Thompson.
2. **Approval to Agenda:** The agenda was approved by Shelly Solum and seconded by Nicole Pedersen.
3. **Old Business**

- a. **Member Vacancy – Fire Representative**

Chief Reckman is the current Fire voting representative, his term expired on June 24, 2024. This item is being brought before the Committee for recommendation of appointment to the Clatsop County Board of Commissioners, August 14, 2024. Four applications for the position were received, one applicant withdrew, the three remaining applications were forwarded to the committee. Applicants were Robert Burke, Randall Bowers, and Chief Reckman (who is currently filling the position). Gibbs has discussed the vacancy with the Fire Defense Board. Chief Crutchfield and the Fire Defense Board is recommending that Chief Reckmann be reappointed to the position, with it being a two-year appointment, from July 1, 2024 – June 30, 2026.

Motion for Chief Reckman to fill the position: Shelly Solum motioned, seconded by Nicole Pedersen. Chief Alsbury will be voting as an alternate, Jill Quakenbush will be voting as an alternate for Public Health.

Motion to proceed with the recommendation of Chief Reckman to continue in his position on the ASAA Committee.

Motion carried.

4. **New Business:** None.

5. **Committee Comments:** Discussion on Code 1 vs. Code 3 calls for reporting. Solum asked the committee to look at the codes for reporting purposes.
6. **Public Comments:** None
7. **Next Meeting:** Tuesday, August 6, 2024
8. **Adjournment:** The meeting was adjourned at 1:31 p.m.

Minutes approved on: _____
Date

Attest:

Justin Gibbs, ASA Administrator

Bonnie Thompson, ASAA Committee Chair

Board of Commissioners Clatsop County

AGENDA ITEM SUMMARY

August 14, 2024

Agenda Title: Proposed Annual Update to Strategic Plan 2021 (FY 24-25 Priorities)
Category: Business Agenda
Presented By: Amanda Rapinchuk, Management/Policy Analyst

Issue Before the Commission: Adoption of the proposed Annual Update to Strategic Plan 2021, affirming Clatsop County's priorities for carrying out the vision and mission of Strategic Plan 2021 in FY 24-25.

Informational Summary: Clatsop County's annual strategic planning process is the structure through which the Board of County Commissioners assess implementation of the Strategic Plan and adjust the work plan as needed. Specifically, the Board considered:

1. What is the progress of our FY 23-24 priorities (work plan)?
2. Are there new external or internal factors that need to be addressed?
3. What adjustments do we need to make to continue carrying out the vision and mission of Strategic Plan 2021?

The planning process for FY 24-25 priorities has consisted of the following activities:

- Board, Staff, & Stakeholder Survey (October 2023)
- Strategic Plan Review (October 2023)
- Strategic Planning Work Session #1 (November 2023)
- Strategic Planning Work Session #2 (December 2023)

The attached proposed Annual Update is the result of this work.

In addition to the proposed FY 24-25 priorities, this document details our progress—highlighting the County's considerable achievements and ongoing efforts in carrying out the vision and mission of Strategic Plan 2021.

Fiscal Impact: Clatsop County's FY 24-25 budget includes spending plans that represent the priorities identified in the proposed Annual Update.

Requested Action:

"I move that the Board approve the proposed Annual Update to Strategic Plan 2021, affirming Clatsop County's priorities for carrying out the vision and mission of Strategic Plan 2021 in FY 24-25."

Attachment List

- A. Proposed Annual Update to Strategic Plan 2021 (FY 24-25 Priorities)



ANNUAL UPDATE
FY 24-25 PRIORITIES
PROPOSED AUGUST 2024



STRATEGIC PLAN 2021

CLATSOP COUNTY BOARD OF COMMISSIONERS



Mark Kujala
District 1
Chair



Courtney Bangs
District 4
Vice Chair



John Toyooka
District 2



Pamela Wev
District 3



Lianne Thompson
District 5

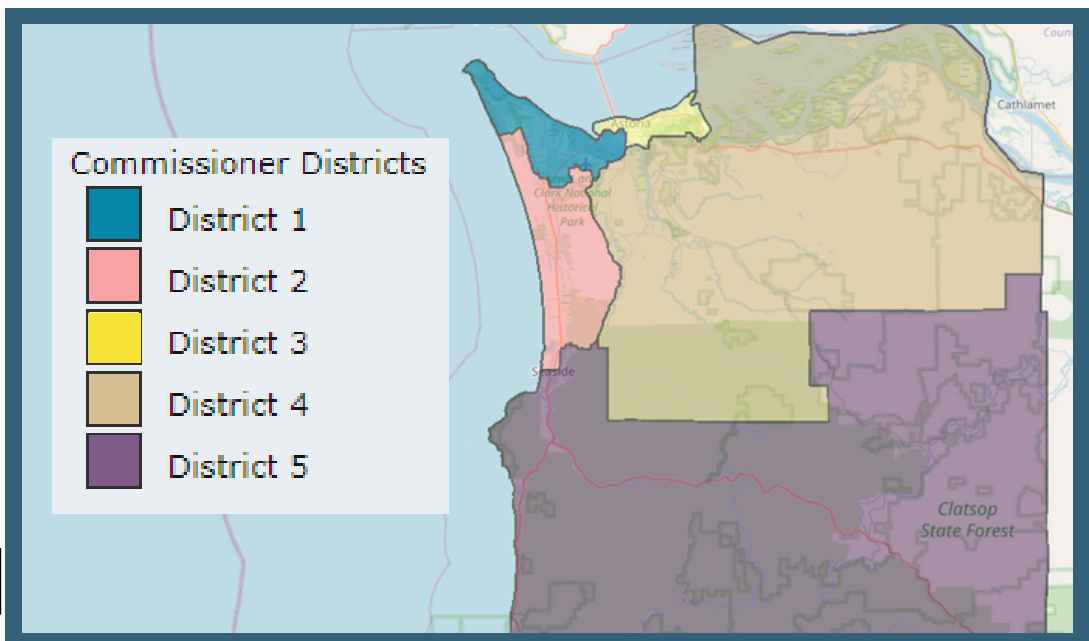


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COUNTY MANAGER'S MESSAGE

Don Bohn

Under the leadership of the Board of Commissioners and other elected officials, Clatsop County is making notable strides in developing the advocacy, partnerships, policies, infrastructure and funding elements essential for addressing emerging and often complex issues.

At the heart of our progress to date is the active collaboration between public, private and non-profit stakeholders. Through transparent communication, professionalism, common goals and integrative system development, we are accomplishing together what no one organization or sector can do alone.

Examples of this multi-sector/whole community collaboration include our efforts in housing, homelessness, economic development, behavioral and community health, public safety, community development, transportation and critical infrastructure and emergency preparedness. Nothing we contribute or accomplish is without the aid and assistance of many, many others who stand beside us in partnership and resolve.

The County continues to benefit from a passionate and capable work force that gracefully and effectively responds to the challenges and opportunities before us. It is through a diverse and strategically driven cadre of public officials that Clatsop County continues to contribute to the work that makes a difference in our community.

Since 2021, the strategic plan has provided focus to our many efforts, while remaining flexible to encompass new priorities and emerging issues. The work plan elements for the 2024-25 fiscal year (annual update) continue our commitment to transparency, efficient and effective services and ongoing relevance to the community we serve. A more comprehensive and community-involved refresh of the Strategic Plan is contemplated to begin in the fall of 2024, culminating in a new Plan for 2026.

As important as it is to address the future, we also need to take time to highlight and celebrate key accomplishments and contributions. Doing so reminds us that when we address challenges collaboratively and take thoughtful action, our County and communities become safer, healthier and more sustainable.

OUR PROGRESS

HOUSING

A priority for Clatsop County is to do our part in improving housing availability for all individuals and income levels and to enhance infrastructure and services in support of the most vulnerable in our community.

Addressing housing and homelessness requires alignment, collaboration and partnership between public, private, and non-profit sectors. It also requires a multi-faceted strategy that includes advocacy, collaboration/partnerships; data analysis and planning; regulatory barrier analysis; and the pursuit of grants and State and federal funding.

Our 2023-24 successes reflect the initial building-blocks towards a more comprehensive and sustainable set of interwoven strategies:

Turnkey 2.0 Application and Grant Award - Columbia Inn

Clatsop County applied for Turnkey 2.0 in the fall 2022 and was formally awarded in February, 2023. After the purchase and improvements to the facility (funded by the State), the grand opening of the Columbia Inn Shelter was celebrated in October 2023.

The County entered into an agreement with Clatsop Community Action (CCA) for management and operational oversight of the shelter. The Columbia Inn provides shelter and case management services to families and individuals, supporting them as they transition into permanent housing. The shelter has 67 beds and has been at capacity since opening.

Governor Emergency Order to Address Homelessness

On January 10, 2023, Governor Tina Kotek issued a State of Emergency (EO-23-02), which led to the formation of a local Multi-Agency Coordination group (MAC) to collaborate on a plan to work together to address the homelessness emergency in the greater Clatsop community. The MAC developed a

comprehensive plan to address homelessness with an estimated cost of \$8 million.

After advocacy by the Board of Commissioners and partners, the State increased the County funding allocation from an initial amount of \$1.5 million to nearly \$4.2 million, with a priority focus on shelter beds and rapid rehousing.

Shelter Beds

- The **Columbia Inn** provides 67 referral-based, low-barrier emergency shelter beds, which includes congregate shelter space as well as individual rooms for families and those fleeing domestic violence. Typical stays are approximately 30 days and case management services are available.
- **LiFEBoat Services** provides 22 low-barrier congregate shelter beds on a first come first serve basis.

Rapid Rehousing

- Through the EO 23-02 rapid re-housing funds, CCA is assisting families and individuals experiencing unsheltered homelessness into housing. In 2023, 29 individuals from 15 households were re-housed. These funds can be utilized for security deposits, rental assistance, renter's insurance and landlord incentives.

In 2024, the Oregon Legislature also authorized the Oregon Rehousing Initiative. Nearly \$1 million in additional rehousing funding was allocated to the County, which will further support current rehousing efforts.



OUR PROGRESS

HOUSING continued

Housing Planning Assistance Grant

The Clatsop Regional Housing Task Force works to collaborate on housing issues that affect the five cities and the unincorporated areas in Clatsop County. It is composed of elected officials and staff, community partners, and private and nonprofit developers.

In Fall 2023, the Task Force was awarded a grant from the Oregon Department of Land Conservation and Development to study several key housing issues in the County, building upon the [Clatsop County Housing Study](#) completed in 2019. This project officially kicked off in January 2024 and is expected to be complete by June 2025. Information from this study will provide a foundation for cities to address their housing needs and consider a range of strategies to increase housing production, affordability, and choice.

County Surplus Land Evaluation for Housing Suitability

In 2023, the County continued its work on evaluating County surplus property to determine whether it might be suitable for housing development. In Spring 2023, the County transferred 1.85 acres of land to the City of Seaside for affordable housing development. The City is actively working to develop the site and in June 2024, selected Related NW as their development partner. Approximately 60 affordable housing units are expected to open in early 2027.

By using a criteria-based analysis, the County identified four additional properties that are considered "high suitability" for housing development, in the cities of Astoria, Warrenton, and Gearhart. The County Property Management Policy is currently being reviewed/updated, with the goal of Board consideration/approval mid-2024.

LAWDUC Housing Amendments to Facilitate Housing Production in Unincorporated Areas

In August 2024, the Board of Commissioners will discuss the public comments received on the County's proposed LAWDUC amendments. The purpose of the proposed revisions is to:

- Reduce time for applicants to receive approvals
- Reduce application fees, when possible
- Create a process that is simple and easy to understand
- Encourage the construction of housing at all price points in the unincorporated areas

If the Board chooses to move forward with the proposed amendments as drafted, they will then consider adoption at a future meeting.

Pre-development Grants to Non-Profit Housing Projects

As part of ARPA Funding Concept Plan, the Board of Commissioners approved \$125,000 pre-development grants to:

- 1) Northwest Oregon Housing Authority for Senior Low-Income Housing at Owens Adair II; and
- 2) Copeland Commons for redevelopment of a downtown Astoria building for housing.

ARPA Infrastructure Grant – City of Warrenton

As part of the ARPA Funding Concept Plan, the Board of Commissioners approved a \$250,000 infrastructure grant to the City of Warrenton as a contribution towards addressing water and sewer infrastructure needs currently limiting residential development within the city.

Congressionally-Directed Spending Requests and Support Letters for Housing Initiatives

With the support of congressional partners and CFM Advocates, the County has prepared applications for federal support for Copeland Commons and Esperanza Village projects. The County Board has also provided written support for capital improvements at Elk Creek Terrace (Community Action Team) in Cannon Beach.

OUR PROGRESS

ECONOMIC DEVELOPMENT

The County's economic development efforts focus on collaboration, planning, environmental assessment of select properties and the development of available industrial sites, including North Coast Business Park, Airport Industrial Park and Tongue Point.

Economic Opportunities Analysis (EOA)

The EOA will be used to identify future employment trends and to develop strategies to diversify and strengthen the County's economy over the next 20 years.

Technical Advisory Committee meetings are being held to provide input on collected data and to assist with identifying opportunities and challenges faced by specific industries. The EOA is scheduled for completion in December 2024.

Brownfield Grant

Clatsop County received a \$500,000 grant from the Environmental Protection Agency and is working with Col/Pac as the grantee project manager and Stantec, the consultant project manager. There have been ongoing community outreach efforts to educate and inform the public on what a Brownfield is as well as how a site may be nominated for eligibility review.

The grant will fund environmental site assessments, testing building materials for asbestos and lead, and preparing cleanup plans or site re-use plans for underperforming properties. The goal is to transform these properties to housing or businesses, creating healthier communities and a stronger economy.

Biodigester

Clatsop County completed an Organic Materials Recovery and Bioenergy Feasibility Study in November of 2022 which investigated alternative solutions for processing high strength organic waste (HSOW) in the region and explore the business case options through beneficial use of energy and energy incentive programs.



The Feasibility Study showed that the project would require a capital investment of approximately \$40 to \$50 million and commitment from the feedstock stakeholders regarding the potential tipping fees.

There is potential to secure significant federal grant funding through the Inflation Reduction Act tax credit program or other grant programs. The business case evaluation payback period is 20 to 30+ years, but could be reduced to 13 years under the most optimistic scenario.

Several follow-on activities were identified in the Feasibility Study. The County has contracted with Jacobs Engineering for Phase II, which is scheduled for completion by June 2024.



OUR PROGRESS

ECONOMIC DEVELOPMENT continued

North Coast Business Park Purchase and Sale Agreement

In June of 2022 the County entered into a Purchase Sale Agreement with Atlin Investments for the North Coast Business Park (NCBP). Atlin, as well as the County, recognized there would be significant work during the due diligence process to attempt to resolve wetland mitigation issues in order to obtain the entitlements to develop the property. In December of 2023 the fourth of six extensions were exercised by Atlin as they continue to work through the due diligence period to address these wetland constraints.



In April of 2023, County staff, in coordination with Atlin, applied for technical assistance grant funds through Oregon Business Development Department, and in August of 2023 the County was awarded funding by OBDD through two State grant programs for a total amount of \$100,000.

The purpose of these grant funds is for the industrial site readiness planning activities, including but not limited to infrastructure improvements and wetland mitigation for the NCBP. Atlin continues to move through the due diligence process.

Port of Astoria, Airport Industrial Park (AIP) – County Pre-development Contribution from Industrial Revolving Fund

The Port of Astoria’s Capital Facilities Plan (CFP) includes the development of the 26 acre airport industrial site. The Clatsop County Board of Commissioners approved a \$250,000 pre-development grant to the Port for sewer infrastructure, permits and associated predevelopment expenses. The goal is to develop available industrial lands, expand the tax base and add jobs to the local economy.

Strategic Investment Program Agreement – Georgia Pacific Wauna Mill

Clatsop County, Port of Astoria and Georgia Pacific entered into a Strategic Investment Program agreement for an estimated \$152 million investment at the Wauna Mill. The SIP is an alternate tax structure approved by the legislature as a means to encourage/support large capital investments.

An investment in the Wauna Mill (Paper Machine Replacement), will contribute to the retention of family wage jobs and support the local economy and tax base.



OUR PROGRESS

BEHAVIORAL HEALTH AND COMMUNITY HEALTH

The County is actively advocating and collaborating with the State and local providers to plan, fund and implement programs, services and infrastructure enhancements required to better serve community health needs, including behavioral and substance use disorder treatment.

These are critical service areas that have been historically underfunded by the State, and rural counties are particularly challenged by geography, lack of resources and local infrastructure. Similar to addressing the housing and homeless issues, progress in serving the behavioral and community health needs of our community will require collaboration from all sectors and additional funding from federal and State partners.

Behavioral Health Resource Network (BHRN) Grant Award

Clatsop County and our Behavioral Health Resource Network partners received more than \$6 million in funding made possible through Oregon's Measure 110 drug addiction treatment and recovery program. These funds are to support a local health-based approach to fighting substance use disorders and overdoses.

The services being delivered through this funding include screening and comprehensive behavioral health needs, individualized intervention planning, low-barrier substance use disorder treatment, harm reduction services, peer support services, housing supports, and supported employment.



Our community partners delivering these services include: Clatsop County – Public Health Department, Clatsop Behavioral Healthcare, Clatsop Community Action, Helping Hands, Iron Tribe Network, Morrison Group and Providence Seaside Hospital Foundation. The BHRN collaborative meets monthly to discuss progress, referrals and challenges.

Jewell School-Based Health Center

Recognizing the need for health care services in more remote areas of Clatsop County, the Public Health Department worked with local agencies for more than one year to learn about the needs and challenges facing the Jewell community before the trial opening of the Jewell School District school-based health center. In mid-2023, with the support of the Jewell Education Board, the Public Health Department transferred administration of the Jewell school-based health center to Columbia Health Services.

Since the transition, the school-based health center continues to be broadly supported by the community and the center has expanded its offerings to include mental health services for students.



OUR PROGRESS

BEHAVIORAL HEALTH AND COMMUNITY HEALTH continued

Clatsop Child Care Retention and Expansion Program

To date, Clatsop County has provided \$350,000 of American Rescue Act funds to the Child Care Retention and Expansion Program, which originated from a Clatsop County task force addressing the lack of affordable child care in the County.

Clatsop County no longer is a child care desert for pre-school age children, however, less than 10% of children under age two have access to a child care slot. The program's administrative and fiduciary roles transitioned from Col/Pac to the Northwest Regional Education Service District.



Rural Health Coalition

The Department of Public Health with Clatsop Behavioral Health, Clatsop County Action, Columbia Memorial Hospital, Providence Seaside Hospital, and the Yakima Valley Farm Workers Clinic Coastal Family Health Center have formed the Rural Health Coalition of Clatsop County.

This alliance came together during the response to COVID-19 and forms the foundation for coordinated efforts towards future community health improvement.

The goal is to improve community health through the collaboration of organizations addressing healthcare needs and social determinants of health in Clatsop County. It envisions bringing members and local agencies together to create a healthier community that equitably addresses health inequity and community needs through shared goals and projects.

OUR PROGRESS

PUBLIC SAFETY

Under the leadership of elected and appointed public safety professionals, a number of critical legacy projects are underway, including consolidation of 9-1-1 infrastructure. The Sheriff has also been providing critical leadership in revisions to Measure 110 and advocacy for expanded treatment options for those facing behavioral health or addiction challenges.

9-1-1 Communications Consolidation

Consolidating 9-1-1 can reduce or eliminate the transfer of 9-1-1 calls, which reduces response time and risks of technological or human error. Quick dispatching of calls could result in emergency responders arriving on scene faster.

Local public safety officials have been meeting since Spring 2022 to explore consolidation of the Astoria and Seaside 9-1-1 dispatch centers. The group consisted of Clatsop County Sheriff Matt Phillips, Undersheriff Williams, Astoria and Seaside police chiefs, Knappa and Cannon Beach fire chiefs and the director of Medix. Also heavily involved were the 9-1-1 center managers from Astoria and Seaside.

Although consensus was not achieved on merging the 9-1-1 dispatch centers, the workgroup developed draft bylaws and an intergovernmental agreement to form an entity which would own, operate and maintain all radio infrastructure. The IGA has been provided to the cities of Seaside and Astoria for legal review.

The Sheriff's Office worked with stakeholders to explore procuring a new records management and computer aided dispatch program. Sheriff Phillips worked with the Criminal Justice Commission and secured approximately \$507,000 in State funding for the purchase and implementation of a new program for all local agencies.

Central Square Technologies was selected as having the products best suited to our needs. This project is currently in the configuration/implementation process.

Jail Opening and Expanded Treatment Services

The new jail opened in February of 2023 and since opening has had zero forced releases due to overcrowding. The larger facility has enabled Adults-in-Custody to be connected to services prior to being released, setting those most at-risk individuals up with the tools and resources they need prior to release to increase successful reintegration with the community.



In coordination with Clatsop Behavioral Healthcare, the jail has implemented a Medication Assisted Treatment (MAT) program for those suffering opiate addiction.

Clatsop County is one of only a few jails in Oregon providing this service. The jail has a full -time substance abuse clinician to provide counseling services and to coordinate continued care upon release from the jail. Soon a full-time peer support member and a medical assistant will supplement the program.

The jail has contracted with a new phone vendor, NCIC Inmate Communications, that enables each AIC access to a tablet which can be used for a variety of activities ranging from making a request to ordering commissary. It also provides access to NCIC's RISE program, through which adults in custody have completed more than 7100 hours of educational courses on topics ranging from academics, vital life skills, health and wellness, addiction and mental health, professional development and language learning.

OUR PROGRESS

COMMUNITY DEVELOPMENT

Community Development has been actively engaged in a comprehensive plan update, code revisions, economic development planning and supporting Board priorities of expanded housing options, planning for community resilience and collaborating with community partners and stakeholders.

Comprehensive Plan

A comprehensive plan is a document that guides the future land use actions of Clatsop County. It is the basis for zoning regulations, identifies hazards and safeguards life and property.

The Board of Commissioners adopted Ordinance 23-06 on June 28, 2023. Ordinance 23-06 updated Goals 1-4, 6-14 and 19 of the County's comprehensive plan. These goals update and set policies for public involvement, farm/forest uses and natural hazards, among other items. Many of these goals had not been updated since the 1980s.

Clatsop County's comprehensive plan has 18 different goals. The Board of Commissioners approved updates to Goal 5 (Open Spaces, Scenic and Historic Areas, and Natural Resources) on January 24, 2024. The County has hired the Columbia River Estuary Study Task Force to update Goals 16-18, which cover Estuarine Resources, Coastal Shorelands, and Beaches and Dunes. This work is expected to be completed in October 2024.

Code Updates

Clatsop County land use planning staff have processed several different code updates during FY 22-23 and FY 23-24, including:

- Ordinance 23-07: Reducing parking requirements for residential, commercial and industrial uses
- Ordinance 23-11: Simplifying the application process to restore, alter or replace an existing home on Exclusive Farm Use zones
- Ordinance 23-12: Creating exemptions to the geologic hazard permit requirement
- Ordinance 23-13: Adding "Storage Structures for Emergency Supplies" as a permitted use in 25

In 2024, planning staff will be completing work on amendments to facilitate housing construction at all price points (see Housing Section for more detail). Staff will also be preparing changes to the zoning code to create "clear and objective standards." This project, which is required by SB 3197, must be completed by July 1, 2025.

Child Care Code Audit

In FY 22-23, Commissioners adopted an ordinance amending the Land and Water Development and Use Code to ensure that the County's regulations related to family home child care and child care centers align with Oregon statutes.

In FY 23-24, County planning staff were also selected to participate on the DLCD's statewide Child Care Barriers Work Group.

Climate Resilience Regional Challenge Grant

Clatsop County, in partnership with Columbia River Estuary Study Taskforce, Wahkiakum County, Pacific County, DLCD, the Washington Department of Ecology and the Columbia River Inter-Tribal Fish Commission, received an invitation to submit a grant application for its Columbia River Estuary Flood Adaptation Project.

The purpose of the five-year, \$2 million project is to build resilience in the Columbia River Estuary by identifying flood impacts related to sea level rise and other flooding sources such as storm surge and extreme rain events.

NOAA's Climate Resilience Regional Challenge is a national grant opportunity, with \$575 million in funding available through the Inflation Reduction Act.

In July 2024 NOAA announced award recipients and unfortunately the Columbia River Estuary Flood Adaptation Project was not selected for this funding opportunity.

OUR PROGRESS

TRANSPORTATION AND CRITICAL INFRASTRUCTURE

The maintenance, repair and safety of the State and County transportation systems are an ongoing priority and focus of local funding (County system) and advocacy (State system). In addition, the County supports expansion of broadband infrastructure to all underserved communities and the maintenance and repair of other key County-operated special districts (i.e. Westport Sewer).

Safety Signage

In an effort to increase public safety on HWY 30, Public Works outreached to local community members and facilitated a meeting with ODOT to discuss lighting and signage improvements to the Knappa intersection. ODOT responded to community concerns and installed safety upgrades in March 2023.

Klaskanine Bridge Replacement

In 2023, Clatsop County Public Works managed the replacement of the original Klaskanine River bridge. The new bridge is a three-span, concrete structure on steel piling, which is the most cost-effective solution for minimizing future repairs. It cost \$2.5 million to build with \$1.6 million coming from the Oregon Department of Transportation's Local Project Program. The bridge is used by nearly 200 vehicles per day.



Broadband

Two Internet Service Providers (ISP) have received Rural Digital Opportunity Fund (RDOF) awards in Clatsop County: Charter and Lumen. These grants provide funds for internet expansion in underserved areas. Both companies are actively engaged in the design, permitting and construction phases of the projects. RDOF requires the ISP's to meet certain progress benchmarks, with final construction by the end of 2027 or 2028, depending on date of authorization.

Evergreen Acres / Maple Elsie Water System Improvements

In response to a year-long interruption in the quality and availability of water, the Clatsop County Board of Commissioners approved an ARPA funding agreement with Maple Elsie Water Services for \$50,000 to improve and replace existing infrastructure and provide reliable drinking water.

This is an active collaboration with the State, water system operator, various County departments and other local stakeholders for this private system regulated by Oregon Health Authority and serving approximately 49 households.

The stakeholders continue to utilize the allocated ARPA resources to find a resolution.

Septage Assistance Grants

Clatsop County partnered on a \$2 million grant with Tillamook, Columbia Counties and the nonprofit Community Action Team (CAT) to aid with repairs or replacement of damaged, non-working, or failed septic systems. The CAT septage assistance program offers 0% Interest, 30-year deferred payment loans or grants to eligible homeowners and small businesses in Columbia, Clatsop, and Tillamook Counties. Clatsop County Public Affairs developed and implemented a communications plan to raise community awareness about this program.

OUR PROGRESS

TRANSPORTATION AND CRITICAL INFRASTRUCTURE continued

Net Pen Pier

A late December storm in 2022 destroyed the City of Astoria owned wooden structure. Although the net pen has continued to operate since the loss of the wooden gangway/pier, it has created a hardship for County Fishery employees and restricted public access.

In recognizing the vital economic and recreational resource the net pens and pier provide for the local fishery community, the City of Astoria and County entered into an agreement for the County to provide project management and oversight of the pier replacement project.

Pile driving was completed in December 2023. Abutment was completed in June 2024.

The installation of the gangways and float that will make the connection from land to the net pens are scheduled to be complete in July 2024. When finished, this once again will return to its full function of public access.



Westport Sewer District - Maintenance and Repair

As part of the ARPA Funding Concept Plan, the Westport Sewer District will receive a total of \$580,000 to maintain and upgrade the sewer system. Proposed future improvements are detailed in a recently drafted Facilities Plan and will improve the operation of the plant and compliance with DEQ discharge regulations.

Public Works - Resiliency Projects

Public Works is in the process of securing funding for a new fueling facility to be located out of the inundation zone. The facility will be constructed at the new jail site, with estimated completion in late 2024.

In addition, a new steel building is planned for the Jewell Public Works site to store equipment in a safe and dry location outside of the inundation zone.

Construction is expected to be complete in September 2024.

Knappa School District - Infrastructure Investment

As part of the County's ARPA Funding Concept Plan, the District received \$150,000 towards water infrastructure enhancements as part of the construction of a new school.

OUR PROGRESS

EMERGENCY PREPAREDNESS

Integrated Preparedness and Planning Workshop

Clatsop County hosted its first Integrated Preparedness and Planning Workshop (IPPW) on February 21, 2024. The IPPW provided the opportunity to collaboratively establish preparedness priorities and develop or update the Integrated Preparedness Plan.

Coordination of preparedness activities is important to prevent duplication of efforts, ensure resources are not overextended, and maximize the efficacy of preparedness activity appropriations. Moreover, scheduled collaboration presents opportunities for jurisdictions/organizations to fulfill multiple preparedness requirements with a single activity.

Planning

The Emergency Management Department is currently engaged in a planning effort to update the base plan portion of the Clatsop County Emergency Operations Plan (EOP).

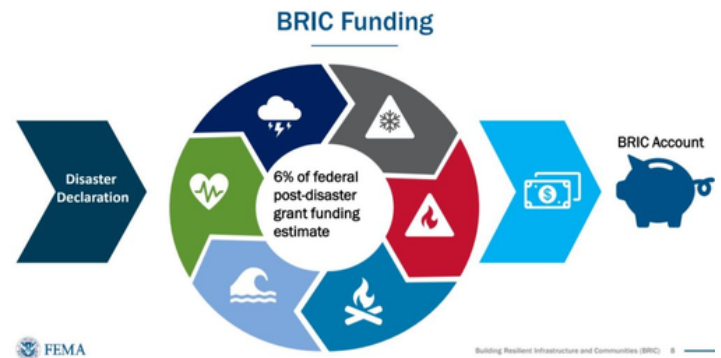
It will include:

1. An overview of the County's approach to emergency operations
2. Emergency response policies
3. Describes the response organization
4. Assigns tasks

The primary audience for the base plan includes the Board of Commissioners, the County Manager's Office, Department Directors, and the community as appropriate.

The County has received State Homeland Security Program (SHSP) grant funds to develop the supporting annexes to the EOP and will be procuring a contractor to develop them along with the updating the EOPs for Astoria, Cannon Beach, and Seaside.

The County is collaborating with the University of Oregon to secure funding through the FEMA Build Resilient Infrastructure and Communities (BRIC) grant program to update the Clatsop County Multi-jurisdictional Natural Hazard Mitigation and Community Wildfire Protection Plans.



The university has agreed to cover 52.5 percent of the cost match which has reduced the County portion to \$10,000 which will be included in the FY24-25 proposed budget. Oregon Emergency Management has informed the County that applications are taking 12-18 months to process. Award notification is anticipated by February 2025.

Organizing and Capacity Building

Emergency Management is actively developing the Clatsop County Command and Coordination Team (C4T) which will consist of credentialed personnel to staff the Command and General Staff positions in the EOC or an Incident Command Post. This will allow the County to activate surge personnel to fill critical positions in our EOC or provide overhead to support our city partners.

In addition, a Countywide Community Emergency Response Team (CERT) is being formed. This program will be managed by the County's Readiness Coordinator.

OUR PROGRESS

EMERGENCY PREPAREDNESS continued

Equipment

Clatsop County received State Homeland Security Program allocation funds to build an auxiliary communications trailer which will support the field deployment of amateur radio operators and communications equipment during disruptive emergencies.

Through the State Preparedness and Incident Response Equipment (SPIRE) grant jurisdictions within Clatsop County have recently received the following:

- Cannon Beach - Water Purification System Trailer and Fuel Transportation
- Seaside - Fuel Transportation

Training

To support the development of the Clatsop County Command and Coordination Team (C4T), the Emergency Management Department has developed and advertised a number of training opportunities, including:

- July 29-August 1, 2024: Intermediate EOC Functions (G2300)
- September 10-11, 2024: Advanced ICS for Expanding Incidents (G0400)
- October 15-16, 2024: Clatsop County Command & Coordination Team

Exercising

Emergency Management is planning for IronOR 2024 which is the statewide Cascadia exercise that is scheduled for several days in October 2024. Our intention is to staff the EOC, activate the Auxiliary Communications Team, and test our redundant systems to communicate between EOCs within Clatsop County.



COMPONENTS OF ADOPTED STRATEGIC PLAN 2021

MISSION

Clatsop County will:

- Identify the broad services it understands community members want and are willing to support
- Provide those services effectively, efficiently, equitably, within budget, and in partnership with other public, nonprofit, and private sector service providers.



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VISION

In a world of change and uncertainty, people trust Clatsop County to provide public services and facilities in an effective, efficient, and equitable manner.



.....

GUIDING VALUES

Engagement and Collaboration

Leadership in County-wide coordination of services and problem solving by bringing together, engaging, listening to, and cooperating with community members and stakeholders of diverse backgrounds, experiences, thoughts, and perspectives.



Effectiveness and Efficiency

Decision-making and operations that effectively and efficiently achieve outcomes consistent with the vision.

Equity

Equitable treatment, access, opportunity, and advancement for all.

Transparency and Accountability

Public policy decisions are made in open meetings. The County is accountable for its decisions and their implementation.

COMPONENTS OF ADOPTED STRATEGIC PLAN 2021

FOCUS AREAS

Governance – How we will effectively, efficiently, and transparently choose and deliver key valued services that are consistent with our vision, mission, and guiding values.



Infrastructure – How we will build or maintain public spaces and utilities, such as roads, water, and wastewater treatment plants and pipes.



Economic Development – How we will help create and sustain a strong, diverse, and resilient economy now and for generations to come.



Environmental Quality – How we will protect, conserve, and promote the sustainability of natural resources in our intertwined ecosystem that provide life and sustenance to the County.



Social Services – How we will promote community well-being and provide services that improve the quality of life for individuals and families in collaboration with our State, regional, and community partners.



The following pages detail the adopted Strategic Plan priorities for FY 24-25 (July 1, 2024-June 30, 2025) and how the County Board of Commissioners and employees will address them.

- Tier 1 = Critical: Requires immediate action
- Tier 2 = High Priority: Requires action as soon as possible
- Tier 3 = Medium Priority: Requires action when feasible
- On Target = Ongoing effort, but still recognized as a priority

FY 2024-25 PRIORITIES

TIER 1 - Critical

FOCUS AREAS

-  Governance
-  Infrastructure
-  Economic Development
-  Environmental Quality
-  Social Services

Behavioral Health Crisis Stabilization Plan

Action #1: Facilitate/coordinate round table discussions with community providers about next steps for expanding the County's behavioral health crisis stabilization capacity.

- **Result:** Next steps for expanding the County's behavioral health crisis stabilization capacity
- **Estimated Completion:** June 2025

Action #2: In collaboration with local providers, invite State agencies to develop funding strategies and an ongoing partnership with the County to address behavioral health crisis stabilization needs.

- **Result:** Feasible funding strategies and/or State partnership commitment to address local behavioral health crisis stabilization needs
- **Estimated Completion:** August 2025

Consolidated Emergency Communications

Action #1: Continue collaboration with city partners to develop a feasible strategy to integrate/consolidate emergency communications (9-1-1).

- **Result:** Intergovernmental agreement for a County-wide strategy to integrate/consolidate emergency communications infrastructure
- **Estimated Completion:** Fall 2024

Action #2: In partnership with local jurisdictions and service providers, work with Federal and State partners to secure funding for various elements of an integrated/consolidated emergency communications system.

- **Result:** Funding secured for various elements of an integrated/consolidated emergency communications system
- **Estimated Completion:** June 2025

FY 2024-25 PRIORITIES

TIER 1 - Critical

Economic Development Strategies Plan

Action #1: Consider recommendations from the County's Economic Opportunities Analysis (EOA).

- **Result:** Recommendations approved for County implementation
- **Estimated Completion:** June 2025

Action #2: Invite State agencies to identify feasible strategies to facilitate long-term economic development in the County to address the projected impacts of the Western Oregon Habitat Conservation Plan (HCP) and the FEMA Biological Opinion (BiOp).

- **Result:** Feasible funding strategies and/or State partnership commitment for long-term economic development
- **Estimated Completion:** June 2025

Action #3: Identify how the County can support the efforts of community partners in addressing local workforce development and workforce housing needs.

- **Result:** Plan to support local workforce development and/or housing efforts
- **Estimated Completion:** June 2025

Management of Septage

Action #1: Collaborate with cities and haulers to identify a pathway for local acceptance of septage.

- **Result:** Strategy for local acceptance of septage
- **Estimated Completion:** June 2025

Action #2: Utilize the results of Phase II of the Organic Materials Recovery and Bioenergy Feasibility Study to identify next steps.

- **Result:** Next steps for possible organic materials recovery and bioenergy project (i.e. anaerobic biodigester)
- **Estimated Completion:** December 2024

FY 2024-25 PRIORITIES

TIER 1 - Critical

Tide Gates, Levees, and Dikes

Action #1: Work with State partners to identify at-risk dikes and levees within Clatsop County and potential projects to address them.

- **Result:** Analysis of at-risk dikes and levees within Clatsop County and a list of potential projects to address them
- **Estimated Completion:** TBD

Action #2: In collaboration with local districts, work with Federal and State partners to secure funding for repairing and improving the capacity of damaged and overburdened tide gates, levees, and dikes within the County.

- **Result:** Funding secured for improvements to tide gates, levees, and dikes
- **Estimated Completion:** TBD (dependent on Action #1)

Action #3: Participate in FEMA's outreach and comment period following the release of the Environmental Impact Statement (EIS) and Technical Guidance in the summer of 2024 by providing testimony on how the proposed modifications to the National Flood Insurance Program (NFIP) will impact local floodplain management and advocating for the County's interests and concerns.

- **Result:** Public comment, testimony, Board letters, etc.
- **Estimated Completion:** December 2024

Transportation Safety Improvements

Action #1: Work with Federal and State partners to secure funding in support of the construction of the Westport Ferry Road Bypass and critical improvements to lifeline route infrastructure, such as the reconstruction of the Lewis and Clark Bridge.

- **Result:** Funding secured for Westport Ferry Road Bypass and improvements to lifeline route infrastructure
- **Estimated Completion:** June 2025

FY 2024-25 PRIORITIES

TIER 2 - High Priority

FOCUS AREAS

-  Governance
-  Infrastructure
-  Economic Development
-  Environmental Quality
-  Social Services

Homelessness Initiatives/Actions

Action #1: Continue participation in local housing Multi-Agency Coordination (MAC) Group to support successful implementation of new State-funded shelter and rehousing services.

- **Result:** Sustained operation of new State-funded shelters and rehousing services through the Balance of State contract with OHCS which expires on June, 30, 2025
- **Estimated Completion:** June 2025

Action #2: In collaboration with local jurisdictions and service providers, work with Federal and State partners to secure additional funding and/or other resources to expand shelter bed capacity throughout the County.

- **Result:** Funding and/or resources secured for expanding and maintaining shelter bed capacity throughout the County
- **Estimated Completion:** December 2025

Water Quality and Quantity Monitoring

Action #1: In collaboration with local districts and other community partners, establish a work group to identify data gaps and develop strategies and funding sources to address local water needs.

- **Result:** Creation of a local water needs work group
- **Estimated Completion:** December 2025

Action #2: Partner with State agencies (Dept. of Environmental Quality and Water Resources Dept.) to determine the supply of available drinking water, as well as water quality and quantity issues in the Clatsop Plains area.

- **Result:** Inventory of drinking water and identified water quality and quantity issues in the Clatsop Plains area
- **Estimated Completion:** TBD



APPENDIX:

FY 2024-25 PRIORITIES
TIER 3 - Medium Priority
On Target - Ongoing Effort

FY 2024-25 PRIORITIES

TIER 3 - Medium Priority

FOCUS AREAS

-  Governance
-  Infrastructure
-  Economic Development
-  Environmental Quality
-  Social Services

Community and Stakeholder Engagement

Action #1: Adopt a community engagement plan.

- **Result:** Adopted community engagement plan
- **Estimated Completion:** June 2025

Evacuation Assembly Areas

Action #1: Begin implementation of the County's Tsunami Evacuation Facilities Improvement Plan (TEFIP) by designating land for assembly areas (for evacuees and survival equipment).

- **Result:** Designated land for assembly areas
- **Estimated Completion:** June 2026

Impacts of Sea Level Rise on Public Infrastructure

Action #1: Identify any County policy changes that may be necessary to implement updated comprehensive plan Goals 16-17 addressing sea level rise and coastal erosion.

- **Result:** Recommended policy changes for implementation for comprehensive plan Goals 16-17
- **Estimated Completion:** June 2025

FY 2024-25 PRIORITIES

On Target - Ongoing Effort

FOCUS AREAS

-  Governance
-  Infrastructure
-  Economic Development
-  Environmental Quality
-  Social Services

Child Care

Action #1: Continue supporting the expansion of local child care services through the Clatsop Child Care Retention and Expansion Program.

- **Result:** FY 24-25 ARPA funds allocated to the Child Care Retention and Expansion Program
- **Estimated Completion:** June 2025

Rural Broadband Expansion

Action #1: Partner with private internet service providers (ISPs) that receive Rural Digital Opportunity Fund (RDOF) dollars to implement broadband expansion in underserved communities as soon as possible.

- **Result:** Commitment from ISP(s) to expand broadband infrastructure in underserved communities within the County
- **Estimated Completion:** December 2025