



OREGON

MARION COUNTY BOARD OF COMMISSIONERS

Management Update Minutes

Monday, July 30, 2018, 9:00 a.m.

Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5232, Silverton Conference Room

ATTENDANCE:

Commissioners Kevin Cameron and Sam Brentano, John Lattimer, Jane Vetto, Alan Haley, Jeff White, Joe Fennimore, Barb Young, Lisa Trauernicht, Jolene Kelley, and Kristy Witherell as Recorder.

John Lattimer called the meeting to order at 9:04 a.m.

INFORMATIONAL:

Solar Arrays Workgroup Update

- Joe Fennimore

Summary of presentation:

- The board wanted the planning director to form a committee with the planning commission to look at potential standards to add to solar arrays in Marion County;
- The initial meeting was held to identify potential stakeholders;
- The Oregon Farm Bureau representative did not want to participate;
- The group met on June 25, 2018:
 - Addressed ground rules;
 - Expectations; and
 - Future meeting schedule.
- The group met on July 24, 2018:
 - Went over the history of state rules; and
 - Mr. Fennimore highlighted where the farm soils are located and where the current solar arrays are requesting to be placed.
- There are 330,000 acres of land in Marion County zoned Exclusive Farm Use (EFU) and Special Agriculture (SA):
 - 87 percent is high value soils.
- The Oregon Department of Agriculture will give their view on how the solar arrays impact soil at the next meeting;
- The Oregon Department of Energy handles the permitting process of solar arrays that are more than 100 acres;
- Solar arrays have to meet local standards;
- Once Marion and Yamhill Counties create their regulations, the Department of Land Conservation and Development (LCDC) will develop their regulations;
- Clackamas County approved two sites on high value farm land without doing a goal exception:

- It was appealed to the Land Use Board of Appeals (LUBA);
- The Oregon Department of Agriculture wrote a letter to LCDC requesting emergency rule making to address this issue; and
- The LCDC will be conducting an emergency rule making and put a standard in the rule that states that anything over 12 acres, regardless of farming, will need a goal exception.

Board discussion:

- The commissioners would like the solar arrays to be put on Class III or IV soils;
- The commissioners have the authority to not allow solar arrays in Marion County;
- The commissioners would like to wait until LCDC finalizes their regulations;
- Mr. Fennimore would like to continue to move forward:
 - The commissioners don't have to adopt the standards right away.

Discuss Whether to Convey a Tax Foreclosed Property Located at 100 Block S. 5th Street, Jefferson to the City of Jefferson

- Jeff White

Summary of presentation:

- The City of Jefferson approached Marion County with an interest to purchase a parcel of property in a neighborhood that is a wetland;
- The property is 1.29 acres and is surrounded by houses;
- It was under a foot of water in late spring, early summer;
- The city planner stated that multiple people have bought the property in hopes of developing it, but it is non-developable due to it being a forested wetland;
- The property came to Marion County through tax foreclosure;
- The assessed valued of the property is \$25,000;
- Jefferson wanted to buy the property, but there was no policy to follow;
- Public Works does not need the property for a wetland bank;
- Clackamas County sells to other government agencies for the amount of past due taxes;
- The amount of the past due property taxes for this property is \$10,500;
- The city is very interested in the property:
 - Wants to build a boardwalk through it.
- This property has been a problem for the city:
 - Wild turkeys;
 - Drug and alcohol activity;
 - Trees on property causes a mess on homes nearby;
 - The city does not have the money to pay the assessed value for the property:
 - Willing to pay \$5,000 for it.
- The statute requires that Marion County does what is in the best interest of the local government, county, and taxing districts:
 - Get whatever net sales revenue that is made off of the property sale.
- The Tax Title Fund is facing several large expenditures;

- There is also a gas station in Jefferson that the county obtained through the foreclosure process:
 - Past due taxes total \$19,000;
 - The value is \$130,000;
 - Has Department of Environmental Quality (DEQ) problems:
 - Leaking gas tanks underground.
 - DEQ can do the site assessment and potential clean up:
 - Funding won't be available until January 2019.
- Mr. White drafted a policy to have a process of selling properties to other government entities:
 - The policy will give the county an option to give away a property, sell, sell at any price, or at least pay the past due property taxes;
 - Lane County does not have a policy in place, because it is rare to have a transfer of property from one government entity to another;
 - Some counties do not sell to other government entities, because they want to get the most value out of the property; and
 - It has not gone through the policy review process yet.
- Mr. White went through all of the changes of the policy;
- Will come back to a Management Update in a couple of weeks; and
- The Board's Office will draft a letter to the City of Jefferson for an update.

Board discussion:

- The commissioners would like private entities to have first priority in purchasing properties, so it stays on the tax rolls;
- The updated policy leaves the decision up to the commissioners; and
- Issues with selling properties back to previous owner is that they want to buy it back on contract, but don't end up paying off the contract.

Review Updated Policy 101 – Administrative Policies and Procedures Authorization

- Lisa Trauernicht

Summary of presentation:

- Outlines the board's authority to create policies;
- Legal counsel reviewed the policy;
- No substantial changes;
- Formatting and language changes;
- Added a definitions section; and
- The policy is on the agenda for the upcoming board session.

Communications Update

- Jolene Kelley
- Ms. Kelley gave a brief update of events happening in the community that the commissioners will be attending.

COMMISSIONERS' COMMITTEE ASSIGNMENTS AND UPDATE

Sam Brentano:

- Attended O & C Counties meeting in Grants Pass; and
- Attended SKATS meeting.

Kevin Cameron:

- Attended the United Way Board Meeting;
- Toured the Amazon Facility:
 - Over one million square feet.
- Attended Oregon State Fair Council;
- Attended the Liberty House/Liberty Gardens Grand Opening; and
- Attended the Mt. Angel Breakfast.

Meeting dismissed at 10:24 a.m.

COMPLETED BY: **Kristy Witherell**

Reviewed by: Joanna Ritchie