



OREGON

MARION COUNTY BOARD OF COMMISSIONERS

Management Update Minutes

Monday April 26, 2021, 9:00 a.m.

Courthouse Square, 555 Court St. NE, Salem
5th Floor, Suite 5231, Commissioners Boardroom

ATTENDANCE:

Commissioners Kevin Cameron, Danielle Bethell, and Colm Willis, Laurie Steele, Tom Rohlfig, Jan Fritz, Jane Vetto, Tamra Goettsch, Brandon Nicholas, Brandon Reich, Kathleen Silva, Ryan Dyar, Barb Young, Lisa Trauernicht, Matt Lawyer, Jessica Stanton, Chad Ball, Jolene Kelley, and Kristy Witherell as recorder.

Jan Fritz called the meeting to order at 9:00 a.m.

INFORMATIONAL:

Discuss Marion County Affordable Housing Code Revisions

- Brandon Reich

Summary of presentation:

- At the end of March, the planning team came before the board to discuss affordable housing ideas in the East Salem area;
- Looking for board direction on how to proceed with the code revision:
 - Outreach; and
 - Town Halls.

Board discussion:

- Would like to attend neighborhood association meetings;
- Attend town hall meetings in the area;
- Schedule the town hall meetings in October; and
- The planners will start developing the outreach and come back to the board in six weeks for discussion.

Review Portland State University's (PSU) Proposed Population Forecast for Marion County

- Brandon Reich, Ryan Dyar

Summary of presentation:

- The forecast is created out of the Population Research Center (PRC);
- The forecasts are created every four years;
- Marion County was last included in the 2017 update;
- In early April, there was a livestream presentation:
 - Proposing that the numbers are quite a bit smaller than the 2017 forecast.

- Mid-Willamette Valley Council of Governments (COG) was also in the meeting and had some concerns with the methodology and how they arrived at the numbers they came up with;
- The 2019 estimate showed that the population in Marion County was at 347,000:
 - Projecting by 2045, the population will grow by 7.5 percent; and
 - That is 62,000 fewer people projected than in 2017.
- Polk County is projected to have more people than was projected in 2017;
- These numbers play a significant role in county processes and need to make sure that they are correct;
- There is opportunity to submit comment:
 - The deadline is May 15, 2021; and
 - The county is prepared to challenge the forecast.
- The county would have to file an appeal based on statistical and demographic analysis;
- COG has outlined the PRC forecast and their flaws;
- The forecast looks at deaths and births:
 - PRC is forecasting that by 2032, the number of deaths in the county will exceed the number of births:
 - This reflects a broad trend in the country.
 - Looking at migration trends:
 - Number of people leaving and the number of people coming into the county:
 - Projecting 1,000 annual increasing migration.
 - Forecasting for migration is the most challenging part.
- The City of Salem has a population forecast of 55,000 less, however, they have already locked their existing population forecast into their Urban Growth Boundary;
- The City of Turner is in the process of reviewing their Urban Growth Boundary:
 - They are aware of this forecast and are expected to lock in their population forecast before July.
- No other cities are currently reviewing their Urban Growth Boundary;
- The consensus of the forecast is that Oregon will not see any growth;
- If the county relies on these numbers now, in a few years they will not be accurate; and
- Most jurisdictions do not rely on these numbers to do their work:
 - The jurisdictions that do rely on these numbers have already locked in their numbers from the previous forecast.

Board discussion:

- Grant County commissioners have already challenged the population forecast due to the numbers being off from the current population they currently have;
- This process was dictated by legislation;
- Would like to send the legislative delegates a letter of concern regarding the population forecast:
 - Mr. Lawyer and Mr. Reich will draft the letter.

Ice Storm/Beachie Creek/COVID-19 Update

-All

Summary of presentation:

Brian Nicholas:

- Attended the weekly check-in with the Oregon Department of Transportation (ODOT):
 - They have cleaned up 20 percent of individual parcels; and
 - They have not picked a date for a deadline to turn in right of entry forms.
- Category B reimbursement:
 - Reviewing the first three months of reimbursement; and
 - Will come back to Management Update next week for an update.
- Issues with North Fork Corridor:
 - Tree removal almost completed;
 - There are dead trees that are within the right of way that need to be removed; and
 - Need to reach out to property owners individually to get trees removed.
- Tomorrow is the deadline for the Request for Proposals for the gates at North Fork Road with key features:
 - Push button access;
 - Making sure their video equipment will work with the video equipment that Public Works will supplement;
 - Supplementing county services:
 - Managing gate codes.
- Letters regarding installation of the gates are scheduled to go out to property owners on Wednesday.

Kathleen Silva:

- Received a call that the county was going to get the federal emergency declaration for the Ice Storm, but has not gotten the formal email yet from Oregon Emergency Management:
 - Waiting to hear which categories Marion County qualifies for; and
 - The county and state have met the monetary threshold for the emergency declaration.

Tamra Goettsch:

- Based on the FEMA meeting last week, they mentioned the FEMA appointments in May for the fire victims:
 - Working with SIT to make sure there is space for them to conduct their interviews; and
 - Hoping that Melissa with SIT will help schedule the meetings with FEMA.
- One of the FEMA representatives stated FEMA resources can cover HVAC systems;
- MASTT:
 - Working with homeowners and community members;

- Hiring a disaster case manager through the state that will work in the SIT;
- The MASTT process is lengthy, but it will help people in the long run;
- Housing and Community Services Agency is contracting with a realtor developer to secure long-term and short-term housing for each of the affected counties:
 - Fortify Holdings LLC, which is another concept of the Turnkey Project;
 - Wants to come in and purchase hotel/motels to convert into long-term housing:
 - Looking at Bridgeway Hotel in Sublimity:
 - Concerned with this hotel being converted into housing due to that hotel being the only one in the area;
 - The Harvest Festival uses this hotel for their yearly event; and
 - ODOT currently has their employees lodged there.
 - Needing to look for temporary housing for wildfire victims due to them only needing it until their homes are rebuilt.
- There are fire victims housed in three hotels across Marion County:
 - Ms. Goettsch will send Commissioner Bethell the number of families currently in hotels.

Brandon Reich:

- Have applied for 20 percent of the building permits for rebuilding in the canyon;
- A quarter of the properties have requested septic permits;
- More building and septic permits coming from the unincorporated area of Gates;
- Have issued 40 dwelling permits in March for wildfire rebuild;
- Septic process:
 - The septic process is different than the building process;
 - The property owner or builder applies for a permit;
 - The county surveys the septic system to make sure it can be hooked up immediately or if it needs repair:
 - The county is on the property within three to five days for inspection;
 - If it needs repair, the property owner will need to hire a design professional:
 - This may take time to design a system.
 - The permit is issued;
 - In the past, the county has told property owners it takes up to 30 days to get a septic permit:
 - Going to change messaging to state what is happening within those 30 days.
 - The county is providing septic site plans for most of the properties that ODOT is cleaning up;
 - ODOT has destroyed two tanks:

- The county had no record of where the tanks were;
 - The property owners did not mark where the tanks were; and
 - Will follow-up to see what ODOT will do to fix the situation.
- Most permits take two to three weeks from application to install.
- There is an option to adopt in the Marion County Building Code specific language about wildfire protection for residences:
 - Includes types of siding:
 - Soffits;
 - Types of materials used; and
 - Roofing.
 - It is option to adopt in Oregon;
 - In order to adopt the code, the board needs to adopt a wildfire hazard map that the Department of Forestry reviews;
 - Once this is done, state goal for a natural hazard requires that action must be taken:
 - Noticing people in the wildfire protection areas.
 - If adopted into the building code, the goal would affect rebuilding after a wildfire disaster:
 - The area would not be built back the way it was previously; and
 - It would be built to the new code.
 - The Department of Land Conservation and Development is asking what the interest is:
 - The county would have to hire a consultant to create the map.
 - The commissioners are not interested in adopting the wildfire protection language into the code:
 - If residents are interested in wildfire protection, the county can provide them with the document.

Chad Ball:

- The FDA has approved the Johnson & Johnson COVID shot; and
- If unvaccinated individuals are exposed to COVID, they have to be quarantined for 14 days.

Board discussion:

- The North Fork residents are concerned with how realtors handle viewing properties for sale up the North Fork Corridor for potential buyers:
 - There are several properties for sale that have not been cleaned;
 - Concerned with the amount of traffic that is up there;
 - Realtors are not accompanying their clients;
 - Residents want the commissioners to enforce rules, but the county cannot do that; and
 - The commissioners will communicate to the Mid-Valley Realtor's Association to be respectful of the area.
- Public Works is asking to forward all septic complaints to Brandon Reich so they get handled immediately.

COMMISSIONERS COMMITTEE ASSIGNMENTS AND UPDATES:

Kevin Cameron:

- Attended the call with the governor's office:
 - The governor has changed her mind again and put Marion County in extreme risk category:
 - Restaurants and bars cannot have inside dining; and
 - Gyms cannot have more than six guests.
- Had a discussion with Salem Hospital regarding their vaccination set up at the fairgrounds during the Marion County Fair:
 - The hospital will accommodate the county fair and find alternatives during that time.
- The United Way still has \$400,000 in their fire relief fund:
 - Looking to make an impact in the canyon with housing.

Danielle Bethell:

- Had a meeting with LTRG group to help identify the next steps;
- Kane's Marina has not been successful with FEMA support:
 - Concerned with a \$90,000 expense of a destroyed dock:
 - The Army Corps of Engineers let the water out before they could pull them in.
 - The insurance is fighting the claim, because they believe the damage is not fire related; and
 - A \$20,000 expense from a pump house that burned.
- Commissioner Bethell has reached out to Detroit Marina and other businesses to assess their needs:
 - May be able to help through lottery dollars if the need arises.
- Having a meeting with Ron Evans that owns the Gates Motel and the neighboring property:
 - Wants to put housing on his property for wildfire survivors.

LEGISLATIVE UPDATE:

Summary of presentation:

- Senate Bill 464 – Wildfire property tax relief:
 - Public hearing on the dash one amendments last week;
 - Push back on the bill if there is no visible damage to the property:
 - Want to give relief to people that had damage to property;
 - It was suggested to add language that if property owners do not have damage to their property, they can apply for relief:
 - If there is damage to the property, they get relief without application;
 - If the property was not damaged, there will be an application process:
 - Can address disruption of use in the application.
 - Applications will go to the property tax collector for consideration; and
 - If there is an appeal, it will go to the board for consideration.
- Representative Marsh's bill is up in Senate Revenue on Wednesday:

- Hoping to have a work session with her on Tuesday.

Meeting adjourned at 10:56 a.m.

COMPLETED BY: **Kristy Witherell**

Reviewed by: *Melissa Rounds*