BOARD OF COMMISSIONERS MEETING MINUTES
February 3, 2015

BEFORE THE BOARD OF COMMISSIONERS
County of Lake County
State of Oregon

WORK SESSION

The Lake County Board of Commissioners met in Work Session on Tuesday, February 3, 2015 at 9:02 a.m. The following members were present: Chair Brad Winters, Vice-Chair Ken Kestner and Commissioner Dan Shown. Also present: Administrative Assistant Denise Thorsted, Building Official Greg Seger, Asst. Building Director Jennifer Stephens, Ginger Casto (Economic Development) and Lake County Examiner Member of Press Jimmy Hall. Number of Public present: 3.

Additions: STF/RQ (Revised)
Sage Grouse Rule Making Committee Appointment
Deletions: Fair Board Member Recommendation
Road Department Broom Purchase Request
Meeting Minutes

The Work Session was called to order by Chairman Winters and the Pledge of Allegiance was recited.

9:00 am – Public Hearing/Revised Fee Methodology, Building Department
Public Hearing Open: 9:02 am
An overview of this item was provided by Building Official Greg Seger and Asst. Building Director Jennifer Stephens. The intent of today’s hearing was for the adoption of revised fee methodology to be consistent with OAR 918-050 set by the State Building Codes Division (adopted October 22, 2008). Confirmation was given that all fees currently in place for the Building Department meet the OAR with exception to:
- **Deferred Submittal:** $150 for each deferred or 10% of the permit fee for the value of the deferred work, whichever is greater
- **Phased Permits:** $200 for each phase plus 10% of the total building permit fee with a maximum fee of $1,200 for each phase.
- **Demolition Permit:** fees determined by 5% of ICC valuation per square foot. See Demolition supplement included.
- **Investigation Fee:** $60.00 per hour with a 1 hour minimum.
- **Reinspection Fee:** $60.00 per hour with 1 hour minimum.
- **Parks and Camps:** Based on spaces, acres and types using BCD fee schedule included.
- The adoption of the [International Code Council (ICC) Valuation Chart](#) each April 1st (currently shown in the Lake County Ordinance).

If adopted, changes would be in effect February 25, 2015. Fee reviews would occur annually for inflation considerations. Periodic changes were anticipated for the ICC Valuation Chart (by the State).
Citizen Dustin Gustaveson asked the Board to insure local fees promoted growth rather than discouraging and to consider potential impacts.

Public Hearing Closed: 9:15 am

The Board agreed that even though fees had been kept intentionally low for many years the new fee structure in many cases allowed the overall fee expense to be lower. Mrs. Stephens confirmed the fees listed were in relation to the EPermitting system about to go into place and that the State of Oregon would forward a computer for public use in the near future for this new program.

Commissioner Shoun moved to adopt the revised fee methodology consistent with OAR 918-050 for the Lake County Building Department as presented. Commissioner Kestner second. Motion carried.

Mr. Gustaveson asked to provide input on current Building fees as they related to the placement of a sign for his local business. Concern was expressed for the costs associated and the process that was being required including the need for a “plan review”. Mr. Seger confirmed that signs are specifically noted in codes including requirement for signs over a designated size. Conversation occurred on the sign requested, code requirements and possible Building Official discretion on these matters. Mr. Seger stated that he had met with Mr. Gustaveson and been asked to waive the fee. Mr. Seger confirmed he would not want to set a future precedence for future like requests.

Other Business:

STF Agreement No. 29523/Amendment No. 2, Asst. Denise Thorsted, Action/Consideration:

Ms. Thorsted confirmed that the State Legislature had recently approved additional funding for Special Transportation programs. Amendment No. 2 presented acknowledged acceptance of those additional funds.

Commissioner Shoun moved to approve ODOT Grant Agreement No. 29523 Amendment No. 2 related to Special Transportation Funds in the amount of $11,332. Commissioner Kestner second. Motion carried.

Additions:

STF/RFO (Revised), Action/Consideration:

Ms. Thorsted confirmed that recent discussions with dealers had determined that the van RFQ previously approved could not be four wheel drive as requested, only front wheel drive. The revised RFQ presented reflected that change.

Commissioner Kestner moved to approve the revised Request for Quotes presented. Commissioner Shoun second. Motion carried.

Other Business (cont.):

Land Sale Policy Update Recommendation, Director Darwin Johnson, Action/Consideration:

Mr. Johnson reviewed with the Board recommended changes to the existing Lake County Land Sale Policy (specifically “Buy Back”).
As minimum bids were allowed to be made prior to the first Monday in June Land Sale Auction, wording was to be updated to clarify minimum bids were to be "60% of Real Market Value (RMV)".

Confirmation was given that ORS 275.180 allowed for sale of foreclosed properties to the previous record owner prior to auction with payment of all interest, fees and taxes due. Mr. Johnson felt that as foreclosures happened over a six year process his recommendation would be for the County to not allow for "buy back" sales unless an error had occurred that placed the property into the foreclosure process. Conversation occurred on other possible allowances and how buy back options are managed in other counties.

**Commissioner Shoun moved to approve the Land Sale Policy with changes discussed. Commissioner Kestner second. Motion carried.**

**Department Updates:**

**Community Corrections (Adult/Juvenile Probation), Director Jake Greer:**

Information was provided on staffing changes that have occurred including new hire and retirement of Connie Nash, client transitioning (with retirement of Connie Nash), noted staff service coordination and successes, trainings attended, certifications and degree achieved and potential development of transitional housing. Confirmation was given that Treatment Court was set to begin late February. Treatment Courts were to be used for meeting more intense treatments, increased contact and urinalysis for high risk offenders. Overall, Mr. Greer stated he "couldn't be happier" with the manner in which his staff has come together to provide the best service possible.

Break: 10:13 am  
Resume: 10:21 am

**Planning Department, Director Darwin Johnson:**

Mr. Johnson provided a copy of the Lake County Code Update Schedule for the update of the County Model Code (for meeting State statute). The Board was asked to consider scheduling a joint session with the Planning Commission on March 17th to introduce project and further discuss schedule.

The Lake County Planning Commission was still looking to fill one open position. Mr. Johnson planned to advertise and bring forward a recommendation in the near future. In addition, confirmation was given that two Public Hearings were scheduled for February 18: one regarding "road naming" and the other pertaining to "property vacation". The road naming request was intended to allow for known roads (non-County) to be pre-named. Road signs would be paid for and installed once third residence was place on roadways. Conversation followed with no action taken.

Mr. Johnson confirmed that the 2015 Land Sale listing was to be brought forward on February 18th. With fifty-one Land Use Applications were received for 2014, this function of the department was still "busy". Information was provided on foreclosure properties clean-up occurring with the assistance of Community Corrections.
**Sage Grouse Rule Making Committee Appointment:**

Confirmation was given that a request had been made for one Commissioner to sit on the Sage Grouse Rule Making Committee to review and provide a recommendation for sage grouse protection.

**Commissioner Winters moved to approve recommendation to appoint Commissioner Kestner to the Sage Grouse Rule Making Committee. Commissioner Shoun second. Motion carried.**

Mr. Johnson was asked to notify Jon Jennings of this appointment.

**Liaison Updates:**

Commissioner Winters –
- Scheduled to meet this afternoon with Legal Counsel, Red Rock representatives and the Town of Lakeview on wording to be included in a draft agreement related to community service fees.
- Scheduled to go before the Oregon Transportation Commissioner (OTC) on February 19th
- Confirmed the emergency lake closure put in place by the State of Oregon was lifted on January 31st. Director of State Lands Abrahams was scheduled to tour local lakes February 23rd and meet with available Board members

Commissioner Shoun –
- Scheduled to meet with Amanda Warner-Thorp this afternoon to discuss forest roads
- Planned to attend the AOC Legislative Board meeting on February 9th in Salem
- Scheduled to attend the OSU sponsored meeting on February 17th
- SCOEDD/SCOACT meeting scheduled for February 13th in Klamath Falls

Commissioner Kestner –
- Provide an update on MODA grant standings
- Scheduled to be in Bend tomorrow
- Wednesday February 16th, planned to attend North Lake Chamber meeting
- Confirmed invite made to meet with Secretary of Interior on February 13th

**Executive Session:**

No Executive Session was held during today’s session.

There being nothing further to come before the Lake County Board of Commissioners, this meeting adjourned at 11:05 a.m.

Respectfully Submitted,

Denise Thorsted
Administrative Assistant

Board Approval,

Bradley J. Winters
Chairman

Ken Kestner
Vice Chairman

Dan Shoun
Commissioner