

# Pacific City/Woods Community Planning Advisory Committee (PC/W CPAC)

Minutes of the PC/W CPAC Meeting on January 21, 2013, 6:30 pm  
Kiawanda Community Center, 34600 Cape Kiwanda Drive  
Pacific City, Oregon

**FINAL VERSION -- 4-20-13**

The meeting was called to order at 6:30 pm.

**1. Self-introductions – Ileean Rouse – Chair**

Officers and attendees introduced themselves. There were twenty-four people present at the meeting, including: Ileean Rouse – Chair; David Yamamoto – Past-chair; Merrienne Hoffman -- Chair-elect; and Bud Miller – Secretary.

**2. Minutes of the PC/W CPAC Meeting on December 15, 2012 – Bud Miller – Secretary** –There were no changes or additions offered, and the minutes were accepted by a unanimous voice vote of the members present.

**3. Treasurer’s Report – Merrienne Hoffman in absence of Sean Carlton, Treasurer --** Balance on hand is \$342.08, after paying the rent for the Post Office Box. Checks of \$50 each to the Coast Bible Church and the Kiawanda Community Center in appreciation for their allowing us to hold our meetings there have not been written yet. The Treasurer’s report was accepted by a unanimous voice vote of the members present.

**4. Guest Speaker – Tony Owens – Manager of the Pacific City Joint Water and Sanitary Authority** – With the assistance of Carolyn McVicker, Mr. Owens gave a presentation about past and ongoing construction projects, recent changes in requirements, and future plans for repair and upgrading of the PCJWSA (Pacific City Joint Water and Sanitary Authority) infrastructure. It included a slide show illustrating steps in the construction of the new water plant on Horn Creek and the almost completed work on replacement sewage Lift Station at the north end of the airport in Pacific City.

1> The Horn Creek Water Facility came on line in May 2012 and supplies virtually all of the water for our communities, except when it is down for maintenance, or if the volume of water available in the stream falls below minimum levels. The water quality is even higher with the use of this facility, and the wells stay on line and are tested regularly as the backup. The Horn Creek facility was funded by a 20-year bond issue for \$4.54 million passed in 2007. Much of the construction of the buildings was done by PCJWSA staff to reduce costs.

2> Work on the Airport Lift Station project is continuing. It is scheduled to be operational about February 8, 2013 and after final testing will come on-line about a week later. This Station provides service for all properties east of the Nestucca River. Total cost will be about \$925,000, which was covered by money set aside

- 3> from past PCJWSA budgets. Work on replacement of this new facility began after the flooding of the Station in 2009, when it was determined rehabilitation of the existing lift station was uneconomical. It was mentioned that the red lights on the building will be on all the time as a warning for aircraft, and there will be one more added that will come on only when there is a problem.
- 4> Tony mentioned several new requirements from federal and state governments which are adding to their workload and to the costs of doing business. These include a new EPA standard for much-reduced levels of lead in drinking water. This will require replacement of all lead pipes and fixtures in the future. A new water conservation plan was written with the construction of the Horn Creek facility. A higher level of water conservation has been required by the government, and this will be implemented in the Pacific City & Woods area. As part of this effort, free water conservation kits are available at the PCJWSA office. Another new prerequisite is a national requirement to replace all water meters with a new type that can be read remotely. This comes at a cost of \$60-80 per meter, vs. current price of \$24. Finally, a new requirement to be proactive in water leak detection means employing private companies with the proper equipment to check all existing lines periodically, rather than waiting for a leak to become visible. This will be another significant increase in costs for the Authority.
- 5> Mr. Owens remarked that while rates for water and sanitary have been going up the last five to seven years, there are an estimated \$17 million of un-funded projects on their 'to do' list. One response to this as well as a part of the effort to encourage conservation is a change in the rate structure. In the past, a higher water use resulted in a lower rate. Now, rates increase as water use does. There are also special, higher rates for commercial properties, including short term rentals. The "normal" base rate for water is set at 399 cuft/month (100cuft = 784 gals), which means it is about 1 cent per gallon. However, rates will continue to go up as more users are added and government requirements continue to increase. The PCJWSA will be asking the public for their ideas and opinions on how to fund projects such as expansion and/or replacement of the existing waste water treatment plant which came on line in 1979. In response to a question, Tony stated that they had investigated grants as a source for funding their projects, but found out that they usually go to communities with a lower average income than Pacific City-Woods.
- 6> A question was asked about progress on the PCJWSA acquiring the 80 acre BLM parcel adjacent to their current facility. Because of changes in BLM personnel and their concentrating on other priorities, little or nothing has been done on getting a Management Plan and Biological Opinion drafted.

## 5. Committee Reports

- a. **Land Use – Ilean Rouse** – There is nothing new reported on the Tillamook County website, and we have received no response to inquiries to Department of Community Development staff.
- b. **Community Plan Review Committee – Ilean Rouse** – No recent activity.
- c. **Inventory Committee - Gloria Scullin** – Worked on including the Aspen property development into the count of lots. Will use the estimate from earlier plans for this area. Once this revision is completed, Ms. Scullin will post a copy on the PCW CPAC Website and share a copy with PCJWSA and Tillamook County.

- d. **Lighting Committee** – Ilean Rouse – Will be giving a presentation on our work on “dark skies” to the Neskowin Women’s Club at their February 15 meeting.
6. **Old Business** –
- a. **Territorial Sea Plan Update – David Yamamoto** – The OPAC (Oregon Policy Advisory Council) issued its recommendation to the LCDC (Land Conservation and Development Commission) early in January. This group was established by the Legislature in 1991 to provide advice to the Governor, State agencies, and local communities. They wrote the Oregon Territorial Sea Plan in 1994. Their list was established by a vote of the members and recommended sites included Lakeside (revised) by a vote of 11 for & 0 against, Camp Rilea (alternate) by a vote of 9 to 1, and Nearshore Reedsport (alternate) by a vote of 8 to 0. They also recommended dropping three sites from further consideration. These were Langlois (1 for to 9 against), Nestucca/Pacific City (1 to 10), and Netarts (0 to 11). The TSPAC (Territorial Sea Plan Advisory Committee) released their list of proposed ocean energy development sites in December. This list was not one of priorities, but rather of recommendation. It included nine locations, stating 4 or 5 should be selected for development. The Pacific City/Neskowin location was number six on this list. However, a week ago the DLCD (Department of Land Conservation and Development) issued a Staff Report, recommending four sites for development. These included 1-Camp Rilea, 2-Netarts (Pacific City/Neskowin), 3- Reedsport OPT, and 4-Reedsport Lakeside. There is no explanation for this change in priorities and it is unclear what will happen when the LCDC meets on January 24, 2013 in Salem to make a final decision. Anyone who has an opinion on the designation of an ocean energy development site near Pacific City should plan to attend this meeting and testify. Mr. Yamamoto reminded the audience that even after sites have been designated for development by the LCDC, a company can apply for putting a project anywhere they want to, and then a different process kicks in. There was a reference made to the website [oregonocean.info](http://oregonocean.info) for more information.
- Doug Olsen** – Read a letter from the ODUPA (Oregon People’s Utility District Association) on the subject of the Territorial Sea Plan Amendment and recent Staff Report proposal. It did not take a stand on what the results might be, but attacked the contents of the Staff Report and requested an explanation of how the sites were selected and that no final decision be taken at the 1/24 meeting.
- b. **Accessory Dwelling Units – Barb Taylor** – In response to a question, Ms. Taylor stated there was no progress on finalizing this proposed ordinance at the last meeting of the Workforce Housing Taskforce and the Planning Commission. John Boyd new Director of the Department of Community Development attended the session and the entire meeting was taken up answering his questions. Another meeting to complete the draft ordinance will be held in February.
7. **New Business – Land Use Related** – There were no new items for discussion.

8. **Next Meeting of the Pacific City – Woods CPAC** – Will be Saturday, February 16, 2013 at 10:30 am at the Central Building (next to the Post Office), 33570 Brooten Road, Pacific City. No speaker is yet scheduled. Liane Welch will be the speaker for the March meeting.
  
10. **For the Good of the Order – Community Issues and Announcements** – No announcements were made.

The Meeting was adjourned at 8:00 pm.

Please see our website at [www.pacificcitywoodscpac.org](http://www.pacificcitywoodscpac.org) for additional information.

*CPAC's provide local citizens an opportunity to interact with their neighbors on local land use issues that impact their surrounding environment and are a valuable tool for decision-makers in formulating policies, rules and ordinances for land use and other community issues. This is a public meeting and public comment may be presented.*

*For further information contact Ilean Rouse – CPAC Chair  
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