

Pacific City/Woods Citizen Advisory Committee (PC/W CAC)

Minutes of the PC/W CAC Meeting on December 20, 2014, 10:30 am
Central Building (next to the Post Office), 33570 Brooten Road
Pacific City, Oregon

APPROVED – 01/19/15

The meeting was called to order at 10:35 am.

1. Self-introductions – Sean Carlton – Chair

Everyone at the meeting introduced themselves. There were 9 people present, including: Sean Carlton – Chair; Ilean Rouse – Past-Chair; Anne Price – Chair-Elect; David Yamamoto – Treasurer; and Bud Miller – Secretary.

2. Guest Speaker – Beltz Farm Property Acquisition – Katie Duzik, Oregon Parks and Recreation Department – Ms. Duzik spoke about the recent purchase of the Beltz Farm property, accompanying this with a slide show presentation. The property was purchased for \$1.8 million from Ecotrust, a non-profit who in-turn had bought the land from a private party after an agreement with the State of Oregon they would then acquire it. Katie stated the area will serve as an anchor of a number of other areas in the Sand Lake estuary owned by the State, USFS, County and North County Land Conservancy. The property is designated as a State Natural Area, and the purchase is still waiting final approval by the State Parks Commission. More public input will begin in February 2015, and inventory of the natural resources is also scheduled. Katie reminded us that this will be public land, and the State is required to provide for public use.

Three challenges face the Parks and Recreation Department as development proceeds.

1) Access – There is no place to provide ready access to the property at this time. Once the purchase has final approval, two possibilities have been mentioned, one to build a parking area on Sand Lake Road, and the other to acquire access through Tierra del Mar. This is expected to be the biggest planning challenge.

2) Preserving Natural Areas – Early hearings heard objections to camping and similar development of the property. However, there is pressure on the State to provide for more people in (e.g., camping sites) in the coast region. Keeping the area natural is the popular choice so far, and this property contains a range of special natural environments and a number of native species and ecosystems. The presence of the different marshes and extensive bird habitat will also be investigated and preserved. Emphasis is expected to be on putting in a trail system for hiking, birding, and perhaps for use by horse riders. There are two structures on the east side of the road. The one to the south is an old cabin. Research is just starting on this, and it is currently scheduled to be preserved. The other is an old house which will be torn down. Present plans call for continuing the agricultural use of parts of the property east of Sand Lake Road, and no activity is planned for now in the forested areas.

3) Site Hydrology – The dike which separates the fresh water and saline marsh areas will be studied for how to fit this in to the future use plan. There is a ‘tidal gate’ in the dike now, which is open all the time. In addition, plans will be developed for redoing the two culverts under the main road to allow for future fish passage.

Public hearings are scheduled to begin in February, and there will also be an inventory of the natural resources performed. There will also be a search for a name for this new property. Ms. Duzik may be contacted at Katie.duzik@oregon.gov . Please contact her if you are interested in the planning process and/or stakeholders group.

There was also a brief discussion of a grant program sponsored by the Oregon Parks and Recreation Department. \$4 million from Lottery funds is available each year, and any government entity may apply. The funds can be used for acquisition, planning, development, etc., and any area/project must be open to the public. If you are interested in more information, contact Mark Cowan at Mark.cowan@oregon.gov, or call (503) 986-0591.

3. **Minutes of the November 17, 2014 Meeting – Bud Miller – Secretary** - Copies of these notes had been furnished previously to all members, and after a brief discussion they were accepted by a unanimous voice vote of the members present.
4. **Treasurer’s Report – David Yamamoto – Treasurer** – The current balance for the CAC account is \$306.84. Checks outstanding include the following: \$48 for the PO Box, \$50 for the Kiawanda Community Center, and \$50 for the Pacific Coast Bible Church and have not been subtracted from this amount. The report was accepted by a unanimous voice vote of the members present. David suggested we might want to renew the request for donations in support of covering expenses for the CAC such as the above.
5. **Committee Reports –**
 - a. **Land Use Committee – David Yamamoto** – There have been no new notices from the County. In addition to the Executive Board members who automatically are on the LUC, four people have volunteered to serve on the committee – Barb Taylor, Gene Johnson, Larry Rouse, and Mary Jones. A motion was made and seconded to accept these four, and they were appointed by a unanimous vote of the Executive Board. Membership is still open to others and anyone interested in serving should contact David.
In response to a question, it was noted that no new information has been received concerning possible vacating of part of Ridge Road. It was also noted we should be sure we are on any mailing/email list from the County so that the CAC is kept informed.
 - b. **Community Plan Review Committee - Ilean Rouse** – No new information.
 - c. **Lighting Committee – Ilean Rouse** – No new developments since the request for more information from DCD staff.

6. Old Business –

- a. **TSP Amendment – David Yamamoto** – There is no new information at this time.
- b. **Transient Lodging Tax (TLT) – Sean Carlton** – Lots of money has been collected, and the TAC is still working on criteria for how it might be used and portioned out. At the latest meeting there was a motion to include some sort of “localization” test in the distribution criteria, but this was rejected by the TAC.
- c. **Building Moratorium Update – Sean Carlton** –leean reported that the update presented at the All CAC Chairs meeting from Bryan Pohl, Director of the Department of Community Development (DCD) indicated that their Contractor estimates the 90-day comment period by FEMA on the request to accept the updated Base Flood Elevation (BFE) information will begin in January. There are two requests for permits in the flood plain area that were made before the Moratorium began, and it is hoped that they will be able to proceed soon.
- d. **LOMAR/ESA Update** – The request for changes to the BFE’s recently submitted to FEMA does not include a request to make any changes in the floodway and/or floodplain boundaries on the Nestucca River. This means there will be no change in the status of lots for the NFIP (National Flood Insurance Program) along the riverbanks. Indications are that the County will never make any such request in the future.
- e. **Cape Kiwanda Stakeholders Group – Sean Carlton** – Latest discussion shows the effort to get Transient Lodging Tax (TLT) money for improvement projects in the area of the Cape Parking Lot is gathering steam. Projects such as adding a second lane and pedestrian access to the beach ramp, improvement or replacement of the restrooms, more parking, and providing for adequate sand removal are all on the list. As well as preparation of a Master Plan for carrying out the projects. Although Mr. Carlton suggested expanding this effort to address the needs of all of Pacific City and Woods (e.g., using the existing PC/W Transportation Plan as a template), but this approach was rejected by the Stakeholders Group. An attendee of the CAC meeting suggested we might need to present this approach directly to the TAC/EDC and/or the Board of Commissioners in order to insure recognition of other areas in our community that need to be addressed. The latter is the final decision-maker on what projects will be funded. One of the roadblocks to using the Transportation Plan seems to be the absence of a governmental entity that would retain responsibility for any real property that was created or repaired, such as sidewalks and pathways. We were reminded that while any group can submit a proposal for using TLT funds to enhance tourism (advertise), only a government entity such a county department or a city can request finding for real property projects (infrastructure). The Chamber of Commerce has indicated interest in the first use of the money, but a concern was voiced that although they represent the business interests of the community, they do not speak for all Pacific City/Woods residents.

Until the criteria to be used for acceptance and then funding of proposals is finalized, it is difficult to determine where this will all end up. So the PC/W CAC still needs to consider what if any role we want to take as these efforts proceed. It was suggested we might write a letter to the BOC to declare or interest in taking on a role in the process, while there was another comment that this goes without saying, and we just need to attend the meetings and voice our comments as individuals. Apparently this subject needs attention at a future meeting.

7. **New Business – CAC All Chairs Meeting – Sean Carlton** – There was a good update from the DCD at the last meeting. They are setting up a GIS (Geographic Information System) tool to provide public access to various map and data information. This would be a means for implementing an “e-permitting” system. Code modernization is proceeding and close to completion. They hope to work on the Community Plans in 2015 – 16. There has been no further discussion on ADU’s (Auxiliary Dwelling Units).

The Meeting was adjourned at 12:22 pm.

Please see our website at www.pacificcitywoodscpac.org for additional information.

The PC/W CAC meetings provide citizens an opportunity to interact with all community members on issues important to our area. These are public meetings and everyone attending is encouraged to participate.

*For further information contact Sean Carlton – CAC Chair
Phone (503) 932-1744. E-Mail address sean@basketcasewine.com.*