

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

Minutes of the PC/W CAC Meeting on April 18, 2015, 10:30 am
Pacific Coast Bible Church, 33570 Brooten Road (next to Post Office)
Pacific City, Oregon

APPROVED 05-18-15

The meeting was called to order at 10:30 am.

- 1. Self-introductions – Sean Carlton – Chair**
Everyone at the meeting introduced themselves. There were a total of 13 people present, including: Sean Carlton – Chair; Ilean Rouse – Past-Chair; Anne Price – Chair-Elect; David Yamamoto – Treasurer; and Bud Miller – Secretary.
- 2. Minutes of March and April Meetings – Bud Miller – Secretary** - Copies of the notes for (a) Special PC/W CAC Meeting on 3/23/15, (b) Special PC/W CAC Meeting on 4/11/15 and (c) those for the monthly PC/W CAC meeting held on March 16, 2015, had been furnished previously to all members, and after a brief discussion each was accepted by a unanimous voice vote of the members present. The 3/23 resulted in a letter of support for the results of the Department of Community Development (DCD) Code Modernization Project, and the 4/11 Special Meeting produced a letter to the DCD voicing the CAC decision to not support approval of Conditional Use Request 851-15-000095-PLNG. A minority opinion to this decision was also submitted by an individual CAC member.
- 3. Treasurer’s Report – David Yamamoto – Treasurer** – The current balance for the CAC account is 264.29. The report was accepted by a unanimous voice vote of the members present.
- 4. Guest Speaker – PCJWSA Sewer Upgrade Proposal - Tony Owen, PCJWSA Manager** – The Pacific City Joint Water-Sanitary Authority has begun the process for upgrading of the wastewater treatment plant for Pacific City and Woods area. Mr. Owen spoke about the present situation, and the planning that is going-on to complete such a project. The current facility was built in 1979 and was out-of-date when it was completed. State of Oregon Department of Environmental Quality (DEQ) had issued fines some years ago for non-compliance and those issues were addressed. Last year a total of \$1,875 in fines were assessed for permit violations, and it is likely the number and amount of fines will increase if the problems are not corrected. The Board of the PCJWSA has completed an engineering report on how to proceed, which cost \$100,000 to prepare. It has been approved by both the DEQ and the USDA Rural Development program, which will function as the source for funding for the work that is needed. Current estimates for the cost of upgrading the system to current technology are about \$10,566,600 and it is hoped that work can begin in July 2016. It will take about 12 months for the design work, and an estimated 30 months for actual construction. Some of the costs may be covered by outright grants, and the rest of the low-interest loan (currently at 2.14 %) will be repaid by the local property owners and/or

rate-payers. Tony announced that the PCJWSA Board decided last week to use revenue bonds to repay the Rural Development loan. For now this will be paid through collection of user fees, meaning there will be an increase in current rates, estimated at between \$25 and \$30 per month. The loan would be repaid over a 30 year time period. The first increase of \$10 per month is scheduled to go into effect in July. PCJWSA is also working on preparation of a general obligation bond issue as a secondary source of funding. They hope to have it ready for the November ballot, and if this passes then it will be used to offset rate increases.

Tony explained that a straight revenue bond approach with repayment funded by rate increases would result in all properties that have sewer service paying the same amount. An obligations bond would assess payments based on property values, so the cost per parcel would vary with the value of the structure(s) on it, plus the value of the land itself. It is recognized that passing a general obligation bond issue for anything is difficult in our area, we should remember that, in general this is a less regressive “tax”. But it would mean a cost for vacant lot owners which would not occur if only user-based fees are used for loan repayment. If a bond issue is passed then the money to repay the Rural Development loan will come from both sources, with no estimate at this time of how much would come from each source.

More information was shared in a question & answer session. The alternative of using a discharge system directly into the ocean (like at Netarts) instead of into the river (now) was investigated, but rejected because of higher costs and longer time for completion. Current system development charges (for new construction, etc.) are \$8,000 for waste water and \$14,000 for water hook-up, and the PCJWSA will be looking at what might be done about changing these. They are proceeding with planning based on the upgraded facility remaining on the present property, because there has been no indication that we are any closer to the lease of adjacent BLM lands. Capacity to cover at least 20 years is required if current technology is used for the upgrade.

5. **Committee Reports –**

- a. **Land Use Committee (LUC) – David Yamamoto** – There are no new notices at this time, but remember that the LUC met twice in the last thirty days to address land use issues. We are still struggling with how we are being notified by the DCD about actions being taken and we need to resolve this with Bryan Pohl. David also noted that there will be no new, official NFIP maps until the June date once the FEMA decision to accept the new maps has completed the period when appeals can be made.

6. **Old Business –**

- a. **Code Modernization Update – Sean Carlton** – Have heard nothing new since the Planning Commission meeting.
- b. **Transient Lodging Tax (TLT) – Doug Olson** – The process for the first distribution of grant money has begun. Applications for around \$450,000 are due the end of April, with a final decision by 6/30/15. Another \$450,000 will be available for grants starting in July, and awarding scheduled for October. The Tourism Advisory Committee is considering hiring someone in the valley to

- work at various venues such as the wedding show to attract more groups to Tillamook County. One topic under discussion is the distribution of the money available between use for advertising and infrastructure development. The Board of Commissioners wants to set it at a 30/70 % split and some are arguing that more should be available for the advertising efforts. It is clear that the Cape Kiwanda State Park/County Park area is by far the most visited of all County Parks, with estimates of annual visitors from one to four million. Recent counts estimated about 1880 – 2000 per day in March, with about 6000 on a weekend
- c. **Cape Kiwanda Stakeholders Group – Sean Carlton** – There are two efforts underway to secure TLT grant funds. One to improve the boat ramp down to the beach, and the other to prepare a Master Plan for developing the area between the Turn-around and the Cape. Several attendees noted that the No Parking signs on Kiwanda Drive near the parking lot are being ignored, and there seems to be no enforcement. No clear solution, but there was a suggestion the Sheriff’s Office make this an “emphasis zone” to improve pedestrian and motorist safety.
 - d. **CAC/Commissioners/Planning Commission Review Meeting** – The meeting on Wednesday, March 25 was held in response to the requirement for such a meeting in BOC Ordinance #14-030 (5-15-14). All CAC’s were represented and there were good reviews for all the work that the DCD has been doing. The Commissioners present seemed more positive about the participation of the CAC’s as well. The revised Land Use Ordinances goes before the Board of Commissioners at their May 6, 2015 meeting.
Impacts of the funding shortfalls for the County were also discussed. The Department of Community Development has been removed from the general fund and will be supported only by the fees they collect. It is possible fees may be increased to provide for adequate funding, and it is also possible that there may be more layoffs in various departments.
 - e. **Territorial Sea Plan (TSP) Update – David Yamamoto** – In the appeal about adoption of the TSP David is a party to, he announced that they and the State have finally agreed on what information would be included as part of the official record. In addition there is an Amicus Brief being considered by Lincoln County, and they are asking other organizations if they want to sign on too.
HB 2216 – This is a State of Oregon bill that proposes to make local electricity providers accept energy generated from an off-shore wave-energy/windmill location approved off the coast at Coos Bay. If passed, current rate-payers would be forced to pay for the cost of any electricity produced (5 to 10 times current rates). One attendee estimated this could add \$30 to 50 per month to the bill of those affected. In addition, earlier promises of benefits to the local economy have turned out to be untrue. A previously negative impact on the fishing grounds of the fleet in Newport has now been identified and so far ignored. There will be hearings soon on this dangerous proposal, and Mr. Yamamoto suggested we should all make ourselves familiar with the bill and contact our representative
7. **New Business –**
- a. **CAC All Chairs Meeting – Anne Price** – Items discussed included the Code Modernization Project and project on the Neskowin Coastal Adaptation Plan. There were questions about the accuracy of the current list of Short Term Rentals in the County. Anne has a spreadsheet listing all such enterprises and will share it with anyone who contacts her.

- b. **County Parks Update – Larry Rouse** – The last meeting of the County Parks Advisory Committee was held at the PCJWSA Conference Room, and the members toured the local County park locations. The issue of how to improve the visitor experience at the one that includes the Cape parking lot were discussed. In addition, there has been a proposal from the State Parks Department to take over an approximately 6 acre piece of land the County has that is between Bob Straub Park and the fishing access parking lot. One possibility is a land swap, but nothing specific was mentioned. The State is suggesting they would make part of the parcel a parking lot for the people using the horse trails in Bob Straub Park, moving them off of the present County parking lot. Lots more discussion to follow. It was noted that there is already a problem of use by visitors negatively impacting the existing water wells used by PCJWSA, and perhaps that could be addressed at the same time.
- c. **Road Advisory Committee – Anne Price** - The Friends of the Woods Boat Ramp Committee met and together with Public Works staff are working on improvements and signage for that location. A “flashing light” is being considered for placement on Kiwanda Drive near the Cape to improve pedestrian safety and a “roundabout,” rumble strips, and/or speed bumps are also being considered. Planning for how to address repairs at the two locations on Resort Drive is still proceeding. And finally, there will be repaving going on in the Nestucca Ridge development (by the HOA) for 6 or 7 days after Labor Day, so be aware of delays.

ANNOUNCEMENTS

A brief discussion of what is needed and how to proceed on updating of the CAC website occurred. Sean Carlton, Ilean Rouse, and Anne Price volunteered to work on this.

The next PC/W CAC meeting is on Monday, May 18, 2015 at 6:30 pm and will be held at the Kiawanda Community Center.

The Meeting was adjourned at 12:23 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
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