

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

Minutes of the PC/W CAC Meeting on September 21, 2015, at 6:30 pm
Kiawanda Community Center, 34600 Cape Kiwanda Drive
Pacific City, Oregon

FINAL VERSION -- 10-18-15

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

1. **Self-introductions – Anne Price – Chair** - Eighteen people attended the meeting and introduced themselves. Officers present included Anne Price - Chair; Ilean Rouse – Past-Elect; David Yamamoto – Treasurer; and Bud Miller – Secretary.
2. **Guest Speaker – David Moryc – American Rivers Senior Director of Wild and Scenic Rivers and Public Lands** – David spoke to us about recent federal legislation and draft BLM and USFS land management plans being prepared for areas including parts of the Upper Nestucca River. He shared information about the details and changes of what is being proposed by the BLM in their draft management plan which has four alternatives and is open for comments. Meantime, the USFS has just begun their planning process, but is looking at a different set of alternatives. With both agencies working on possibly new management prescriptions for the lands under their jurisdiction, American Rivers is pointing out that the two processes (and lands) are interconnected and need to be looked at together. They also are pointing out that large amounts of data are available for use in planning the administration of these forested areas, and are urging the Federal agencies to look at management on a finer scale by using more of this information.
Mr. Moryc also covered the progress on legislation about management on O & C Lands which is being sponsored by Senator Ron Wyden. He has proposed changes to increase protection for some areas, especially along stream and rivers, while at the same time allowing more timber harvesting in other parts of these ownership. The Upper Nestucca River does well under this proposal, keeping special management areas in place, proposing the listing of part of the Nestucca and Walker Creek as Wild Rivers, and adding protection for non-timber uses such as recreation and fishing. Senator Wyden has been working on this for about five years, and reintroduced the proposal as Senate Bill 386, with Senator Jeff Merkley. The legislative proposal is open for public comments.
One other area of interest was also discussed. An area of about 11,000 acres around Mt. Hebo is under USFS management. Because of the earlier presence of a U.S. Air Force radar station on the mountain, timber harvesting has been very limited in this area in the past. Several groups are discussing a proposal to create something like an historical park or special recreation area, combining the radar site and the mostly undisturbed forest area around it. American Rivers is participating in these discussions and sees this as a great conservation opportunity.

If you are looking for further details on any of these subjects, please contact David Moryc at this email: dmoryc@americanrivers.org.

3. **Minutes of the PC/W CAC Meeting on August 15, 2015; and of the LUC and Special CAC Meetings on August 21, 2015 – Bud Miller – Secretary** – Copies of the notes from all three meetings had been furnished previously to all members. After a brief discussion about each of the meetings, the minutes of each of the three meetings were accepted by a unanimous voice vote of the members present.
4. **Treasurer’s Report – David Yamamoto – Treasurer** - David reported that the current balance for the CAC bank account is \$246.79. The only expense recorded was \$3.50 for the bank fee. The report was accepted by a unanimous voice vote of the members present.
5. **Old Business –**
 - a. **Transient Lodging Tax (TLT) Update – Doug Olson** – Thirteen applications for TLT grant funds were received and twelve were accepted for consideration. The ranking process has been finished by the TAC (Tourism Advisory Committee) and reviewed by the EDC (Economic Development Council). Current funding available is \$450,000, and this was enough to cover the requests from the nine proposals highest in the ranking. The process for scoring and averaging of individual scores was described. Number 6 in the rankings is for South County, the one to fund preparation of a Master Plan for improvements in the area of the Cape Kiwanda parking lot (for \$95,000). The other proposal for our area (Beach Access Improvement by the Nestucca Fire District) was rated twelfth and was not funded. It and others that were not submitted in this first go-around may be submitted by the October 15 deadline for a share of the second amount of grant money totaling \$350,000. There was discussion in the EDC meeting to make \$50,000 available to do a plan for the Beach Access proposal, but that was defeated as well. Doug also noted that more staff is being hired for carrying out the mission of the TLT, and in fact all requests have been filled. He also shared there is discussion of a yearly set-aside of as much as \$200,000 per year to accumulate money for construction of a convention center some time in the future. These recommendation will be forwarded to the Board of Commissioners who will make the final decision.
 - b. **Cape Kiwanda Stakeholders Group – Doug Olson** – This group will be meeting next week to examine the results of the TAC and EDC rankings and what can be done to rework the request for the Cape Kiwanda area.
 - c. **TGM (Transportation Growth Management) Grant Application – Anne Price** – The DCD (Department of Community Development) is examining the comments received from the State when the application was rejected, and planning to re-submit the request.

- d. **Territorial Sea Plan – David Yamamoto** – The Petition was submitted to the Court of Appeals of the State of Oregon in August. David will continue to send out updates as the appeal proceeds.

6. **New Business –**

- a. **County Parks Advisory Committee Update – Larry Rouse** – Work is proceeding on construction of several ‘vacation cabins’ at the Bar View County Park. The cost per unit has increased due to an unanticipated requirement to raise the structures because they are in the flood plain. One unit will be ADA accessible. Revenues are up for the current year, and a salary increase was granted to all staff.
- b. **Roads Advisory Committee Update – Ilean Rouse** – There was a meeting on 9/14/15 and the main topic was construction of the bridge to Whalen Island. The need for improvements on Fisher Access Road was also brought up by an attendee. It was also mentioned that the funds received from the TLT money has been extremely useful in getting needed work accomplished.

7. **Committee Reports –**

- a. **Lighting Committee – Ilean Rouse** – No new information.
- b. **Land Use Committee – David Yamamoto** – A meeting was held on 9/3/15 to discuss **VARIANCE, 815-15-000311-PLNG: Wriggle**. This is a request for changes in the front and both side lot set-backs to allow construction of a new dwelling which will be within seven feet of the ROW of Ferry Road. After a lengthy discussion, the LUC passed a motion to not support approval of the variances requested, citing insufficient information to determine if other alternatives are available for where to place the structure on the lot. The vote on the motion was 6 in favor, 2 against, and no abstentions. A Special CAC meeting followed immediately and a similar motion was passed, with the recorded vote of 6 yes, 2 no, and 0 abstentions. A letter will be prepared and submitted to the DCD. A Minority Opinion was also filed. It was also announced that the Administrative Decision for Chester’s Market was favorable and the Variance for the Utt property has been approved by the DCD. The Minor Modification request for the Kiwanda Lodge is still under review. The minutes from the 9/3 meeting were discussed and the draft was approved by a unanimous voice vote. Mr. Miller pointed out that one of the votes at the meetings on 9/3 was by proxy because one member had to leave before the end of the LUC meeting. He asked about the policy on counting such votes, and it was suggested that someone should check the CAC By-laws to see what if anything it has to say on this topic.
- c. **Community Plan Review – Ilean Rouse** – Nothing for now. Department of Community Development has a number of other issues they are dealing with and review/update of the Plan is on hold for now.

8. For the Good of the Order

- a. **BLM Recreation & Public Purposes Lease – Anne Price** – The Bureau of Land Management Tillamook Resource area has approved the lease request by the PCJWSA (Pacific City Joint Water and Sewer Authority) for the 77.75 acre parcel north and east of the their property. There is one more 30-day comment period and then the lease will be finalized. The Authority will manage a part of the area for their use for the WWTP (Waste Water Treatment Plant) expansion and as an emergency evacuation site. They will also be able to fence off the wells that are on the property. Most of the land will remain a green space to be used for recreation
- b. **Comments on the Proposal by PCJWSA to Update the WWTP – Walter & Robin Kostrikin** - Mr. Kostrikin read portions of a letter they are circulating detailing some concerns they have about funding of the present WWTP Expansion proposal. They are asking two questions. One, why are developers of new properties not being required to pay a higher fees to cover water and sewer infrastructure costs for the lots and/or commercial uses they are creating? Couldn't more money be collected upfront to offset some of the costs of expansion of existing systems that this causes? And two, why is, as stated earlier by the PCJWSA, the planned update of the WWTP designed to triple the capacity for waste water treatment, rather than some lower level (and cost)? Their letter includes a petition to be presented to PCJWSA to ask for their comments on these questions. If you want a copy of the letter and petition, and/or more information, please contact the Kostrikins at: robin.kostrikin@yahoo.com .

Walter went on to strongly urge the community-at-large to spend more money and effort to improve the safety of residents and tourists in the case of a major earthquake/tsunami in our area. One way to do this would be for community leaders to use their influence to obtain funds from sources such as the lottery or grants for getting us better prepared to deal with emergencies.

Tony Owen, PCJWSA Manager, was present at the CAC meeting and responded to the second question by explaining that the amount of increased capacity can be stated several ways; and said the “actual” increase will be from 187,000 gallons per day to about 315,000 gallons. We were also reminded that the PCJWSA will hold several more public meetings to discuss the proposed project and the various methods available to fund the cost of somewhere around \$11.5 million.

9. Announcements –

- There has been a suggestion that for a number of reasons the Pacific City – Woods community needs to consider the possibility of incorporation. We were reminded that we are the second largest unincorporated town in Oregon. The Chamber of Commerce plans to sponsor a discussion on this topic in February/March. A member proposed that the CAC might want to be a co-sponsor of such an event, and it was suggested that we discuss this at our next regular meeting in October.

- An event titled Pacific City Art at the Beach will be held on Saturday, 9/26 from 10:00 am to 5:00 pm and Sunday, 9/27 from 10:00 am to 4:00 pm. This is a fundraiser for the Nestucca Valley Community Alliance and their efforts to develop a community park southwest of Cape Kiwanda. Everyone is welcome.
- A meeting to discuss the PCJWSA's WWTP upgrade plans and proposals for funding it will be held on 9/22 at 6:00 pm at the Presbyterian Church in Pacific City. This will be in preparation for the public meeting to be held by the Authority on 9/24.
- The PCJWSA will hold a public meeting on Thursday, 9/24/15 to discuss the planned improvements to the WWTP. It will be at the Kiawanda Community Center and will begin at 6:00 pm.

The Meeting was adjourned at 8:33 pm.

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

CAC's provide local citizens an opportunity to interact with their neighbors on local land use and other 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 Anne Price – CAC Chair
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