Summary of September 17, 2019
Elsie-Jewell/Seaside Rural CAC Meeting #3
Jewell School
83874 Highway 103
Seaside, Oregon 97138

The meeting was called to order at 10:16 a.m. by Ron Weber, Chair, Elsie-Jewell/Seaside Rural Citizen Advisory Committee

EJ-SR CAC Members Present | Members Absent | Guests/Public Present | Staff Present
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Pam Birmingham | Matt Samuelson | Commissioner Lianne Thompson | Victoria Sage
Ron Weber | | Herb Olstedt |
Connie Moore | | Susanna Gladwin |

Welcome and Introductions:
The group and staff introduced themselves.

Goal 2 Background Report:
Ms. Sage provided a brief background report on Goal 2 – Land Use Planning.

Discussion of Goal 2 – Land Use Planning:
Ms. Gladwin requested an explanation of the Residential Agriculture, Agriculture-Forestry, Exclusive Farm Use, and Forestry-80 Zones, of which Ms. Sage provided a brief overview.

Ms. Gladwin asked that the wording for RA-1 be changed, as it carries a 2-acre minimum lot size and is confusing to citizens trying to navigate the zoning ordinance. She stated that the County’s land use planning reference materials are not user friendly. Ms. Sage talked about utilizing Webmaps instead of relying on the text-based documents, and how to determine what the zoning of a property is. Commissioner Thompson explained that making these documents more user-friendly is what the Comprehensive Plan update process is designed to do. Ms. Sage took the opportunity to explain the update process again for the community members who have not attended a meeting yet.

Mr. Weber asked the group for thoughts on issues affecting land use in Clatsop County. Mr. Smith expressed his concerns over the development of the new Camp 18 Logging Museum that is being developed adjacent to the smaller, existing building. Ms. Sage, who processed the Conditional Use permit for the new museum, addressed his concerns, including hydric soils pertaining to a septic system and access from Highway 26. Commissioner Thompson summarized that the greater issue with this concern is how are conditions of approval being enforced before and monitored after-the-fact. What are the consequences for lack of compliance? The group would like to see stronger language regarding stormwater handling and environmental quality concerns for all developments.

Mr. Olstedt stated that the issues present in the EJSR planning areas are very different from those in town, there is a lack of representation for these areas, and that their voices are not being heard. Commissioner Thompson agreed that there are difficulties in providing equitable power dynamics based on land mass for this planning area, and that she is aware of this issue. She suggested persistently showing up at public meetings to provide public visibility to issues, and makes voiced concerns a part of public record.
Mr. Olstedt stated that additional concerns involve minimum lot size and income requirements for residential development on resource lands.

Commissioner Thompson suggested that, as these issues are matters of state law, reaching out to the state representative is the means to affect change with those types of standards. She suggested that there needs to be a “critical mass of opinion to change state land-use laws.”

Ms. Gladwin said she likes the idea of cluster development for rural areas.

Ms. Moore stated that she worries about land being developed by buyers with outside interests in a way that doesn’t suit the needs of the community, and how to balance this.

The committee expressed an interest in having design review standards.

Issues surrounding air quality and marijuana growing in the areas were discussed.

Ms. Moore expressed her concerns regarding public health issues stemming from vacationers, homelessness and illegal or mismanaged campfires.

Mr. Haudat mentioned that he has an issue with people manufacturing methamphetamines and the possible fire hazards stemming from those kinds of activities.

Commissioner Thompson suggested that there is a need for education and enforcement regarding fire safety, including outreach in schools, the newspapers, and the radio.

Ms. Moore suggesting using fire clearance standards around new developments as a means to address the climate change aspect of increased fire risk.

Commissioner Thompson suggested that Travel Oregon, YouTube, and public access television could be a means to educate people on issues surrounding code compliance.

Ms. Moore stated that she had personally seen three fires started by drug users, luckily during the rainy season.

Distribution of Meeting #4 Materials:
Ms. Sage reviewed the materials that had been distributed to the committee members at the start of the meeting.

Public Comment and Input:
Ms. Moore commented that she would like to see climate change readdressed, and the scope of discussion broadened.

Closing Comments and Adjournment:
As there was no further business or discussion, Chair Weber adjourned the meeting at 11:34 a.m.