Summary of July 11, 2019
Clatsop Plains Citizen Advisory Committee Meeting #2
Pacific Grange
90475 Highway 101
Warrenton, Oregon 97146

The meeting was called to order at 2:02 p.m. by Mary Kemhus, CPCAC Chair.

CPCAC Members Present	CPCAC Commissioners Absent	Staff Present	Public Present
Diane Heintz	Jerri Meyers - excused	Gail Henrikson	Comm. Sarah Nebeker
Mary Kemhus		Julia Decker	Comm. Pamela Wev
Maria Pincetich			Don Y. Abing
Robert Stricklin			Jody D. Abing
			John B. Dunzer
			Stuart Emmons

Welcome and Introductions

Clatsop County Board of Commissioners Chair, Sarah Nebeker, welcomed the group and spoke to them about the importance of their work. She thanked the group for their commitment to the process.

The group and public participants introduced themselves.

Goal 1 Background Report and Presentation:

Gail Henrikson, Community Development Director, briefly provided an overview of Goal 1.

Don Abing, speaking on behalf of the Chinook Indian Nation, addressed the committee. Mr. Abing also introduced his wife, Jody Abing. Mr. Abing spoke about the recent reclamation of a portion of Tansy Point by the Chinook Indian Nation. He discussed the fishing villages that used to exist in the area and their importance to the Chinook people. Mr. Abing shared the creation story of the Chinook Nation, explaining how the land now known as the Clatsop Plains was created and populated.

Mr. Abing also discussed concerns of the Chinook Indian Nation related to overdevelopment of the Clatsop Plains, destruction of sacred grounds, and the devastating impacts that will be caused in the area following an earthquake and/or tsunami. Mr. Abing also discussed the climate crisis that is affecting the world and Clatsop County in particular.

Mr. Abing discussed the Chinook Indian Nation's goal of expanding their presence in the area and reclaiming their fisheries. He talked about the interconnected lake and stream systems within the Clatsop Plains and of their historic importance to the Chinook people.

Following Mr. Abing's presentation, the committee recommended that the Board of Commissioners open nominations for the CAC to allow for the appointment of a member of the Chinook Indian Nation. The committee also encouraged someone from the Chinook Indian Nation to attend the CAC meetings, even if the nominations were not reopened.

Discussion of Goal 1 – Citizen Involvement:

The committee members discussed the strengths and weaknesses of the currently-adopted Goal 1. Ms. Pincetich pointed out that oftentimes public involvement comes too late in the process. Committee members recommended that distances for notification requirements be increased and that notices be written in succinct plain English. Ms. Decker explained the notification requirements.

The committee discussed the County's website and agreed that it was sometimes difficult to navigate. They suggested having a "Give your input now!" button on the homepage so that stakeholders could easily weigh in on a topic.

Committee members also questioned how communication between the county and the cities could be improved. Ms. Henrikson stated that the planning directors of Warrenton, Gearhart and Seaside had all been notified of this meeting, but that none of them had responded.

Ms. Henrikson asked the committee members if they believed the county's Goal 1 policies are consistent with Statewide Planning Goal 1. The committee members again stressed the need for clearer, less institutional language. The committee also agreed that the county's policies should be rewritten to more clearly support the goal.

The committee members expressed a strong interest in keeping the CAC active, even after the comprehensive plan update is completed. It was also suggested the CAC could become a subcommittee of the Planning Commission.

The committee discussed the application process for the CACs and stressed the need for staff to respond to applications and acknowledge that an application had been received. The committee agreed that it was important to acknowledge that citizens are reaching out and want to participate.

Public Comment and Input:

John Dunzer, 2964 Keepsake Drive, Seaside, addressed the committee. Mr. Dunzer discussed the need to have a public utility in this area and to constructed a renewable power plan. Mr. Dunzer provided Ms. Henrikson with documents related to this proposal (attached). Mr. Dunzer then discussed the new Seaside school and the process that was used to approve it. Mr. Dunzer also provided Ms. Henrikson with a letter dated March 12, 2019, addressed to Jim Rue, DLCD Director (attached). The letter addresses Mr. Dunzer's concerns regarding the 2017 Seaside School District Urban Growth Boundary Amendment.

Distribution of Meeting #3 Materials:

Ms. Henrikson reviewed the materials that had been distributed to the committee members at the start of the meeting.

Closing Comments and Adjournment:

As there was no further business or discussion, Chair Kemhus adjourned the meeting at 3:49 p.m.

PRESS RELEASE

WHY WE NEED A CASCADIA PEOPLE'S UTILITY DISTRICT

Forty-five years ago, no one even knew the Cascadia Subduction zone off the coast of Oregon existed. Now the odds of a big Cascadia earthquake and tsunami in the next 50 years are roughly one in three. The north coast of Oregon has been told that they can expect to be without electrical power for SIX months. Evacuation planning has shown that the vast majority of north Oregon coast residents and visitors WILL SURVIVE a Cascadia event. North coast residents are planning on forming a new electrical distribution organization, the Cascadia People's Utility District, which will mitigate this SIX month loss of power to the area.

Pacific Power presently furnishes electrical service to much of coastal Clatsop County. Pacific Power was approached regarding building a new renewable power facility in this area above the tsunami Inundation zone. "NO DICE THEY SAID". To comply with State mandates for more renewable power to replace their coal fueled electrical generation, Pacific Power has decided to center their renewable power generation program on building wind farms in Wyoming. While the addition of any renewable power projects is good, renewable projects in Wyoming will do nothing to mitigate the North Coast's six month loss of electrical power problem.

After investigating options, it became clear that local control of electrical power supply is an extremely viable option for the north coast of Clatsop County. All the areas that surround Clatsop County have electrical service provided by locally owned and controlled, non-profit People's Utility Districts (PUDS). PUDS are able to directly purchase power from the Federal Bonneville Power project and deliver reliable

electrical service to consumers in their service areas at rates 30 % less than power purchased by these same consumers from Pacific Power. Four years ago the Clatsop County Manager (Cole) attempted to get the County Commission to sponsor the formation of a People's Utility District. Commissioners said they were "too busy". Is it any wonder why our County Manager's move on to jobs in areas that are more open to needed fundamental change that would improve the quality of a citizen's life?

Yes there are good economic reasons that neighboring counties have all formed PUDs. Who cares that the average residential consumer would save $400 a year, right commissioners. But it is important to not lose sight that the overriding reason to form CascadiaPUD is to mitigate the impact of a Cascadia event on our coastal area. With projected Bonneville transmission line repair taking up to six months after a Cascadia earthquake, it is essential that the north Clatsop County coastal area have an independent renewable power generation capability. We don't need Pacific Power's permission; we don't need their money; we don't need to generate big profits for Wall Street; we can make our own decisions for the area.

The formation of a PUD is a legal right which is guaranteed under existing State Law. To form a PUD there must be a majority vote of the voters in the proposed PUD service area. PUD formation can be complicated and expensive because transmission and distribution lines could need to relocated. In the case of the north coast of Clatsop County, an engineering feasibility report determined that this is not the case. The existing electrical system for the CascadiaPUD service area, (Clatsop County lands that are presently served by Pacific Power south and west of Young's River, see map) is a completely independent system.

Bonneville Power for this service area is already being provided to an existing substation located in the Lewis and Clark area. Existing transmission lines from that substation to Warrenton, Gearhart, Seaside and Cannon Beach substations already distribute power to local consumers in the total service area. There are no stranded consumer areas or stranded facilities. Without touching a wire or moving a switch, CascadiaPUD would purchase at full assessed value, the existing Pacific Power facilities and equipment using revenue guaranteed bond financing. All that would happen would be that the price of electricity flowing to consumers would cost the PUD 30% less than Pacific Power existing rates.

Well what about reliability and maintenance? Pacific Power had an engineer's study completed in 2012 to identify changes to their system in this area to "correct system deficiencies". These changes have NEVER been implemented. CascadiaPUD, upon formation, would immediately implement these changes to bring our electrical supply system up to an adequate level of reliability. Existing experienced local Pacific Power employees would be offered reemployment with CascadiaPUD. Additional management and administration jobs would now be filled by informed local personnel instead of distant workers in Portland and Wyoming. Maintenance and repair parts and vehicles would be purchased at full assessed value from Pacific Power. Additional spare parts would be acquired and stored locally so that repairs would not be delayed in the future.

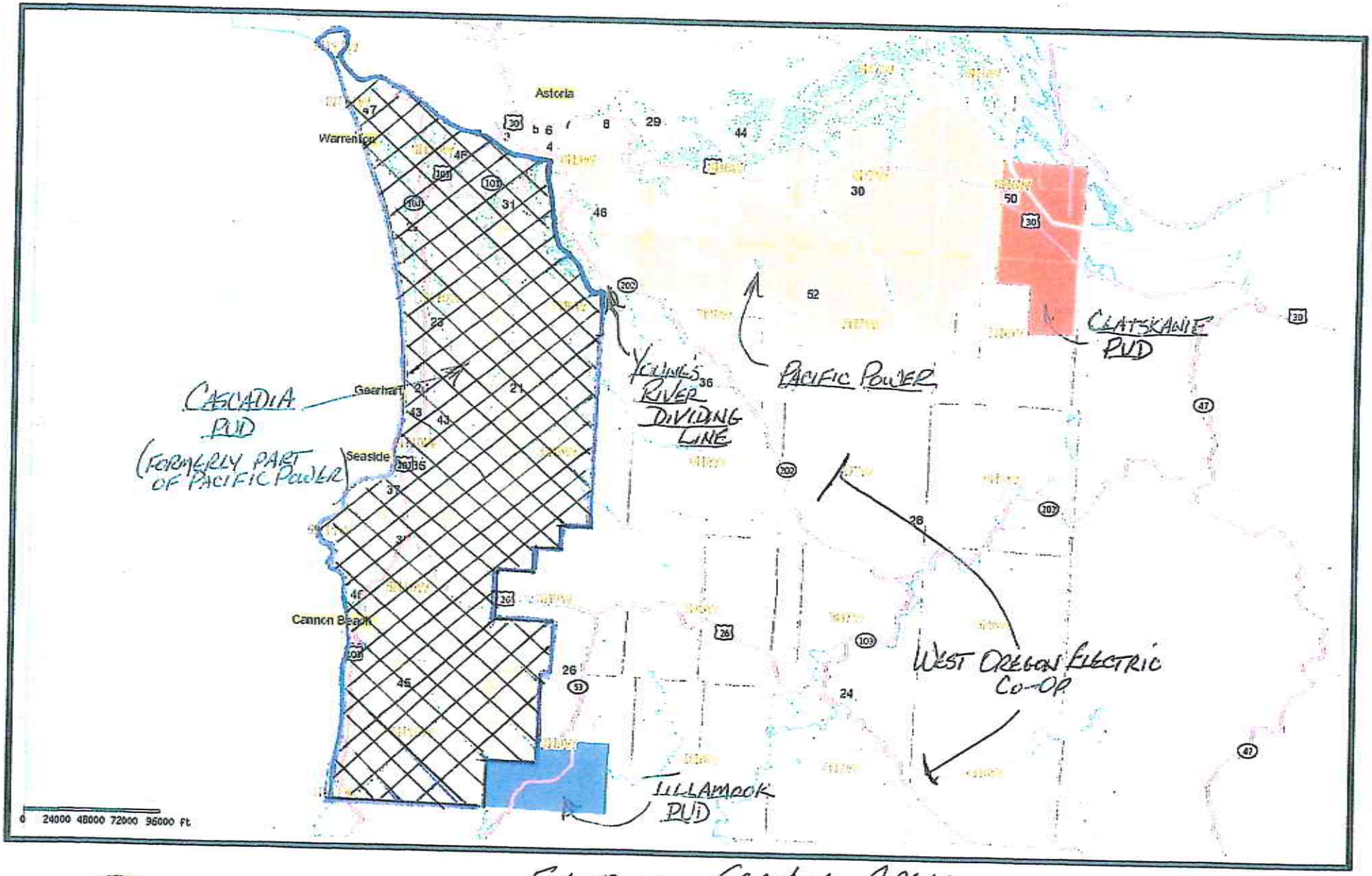
PUD financing and operating costs come from existing consumer electric service revenues with no impact on consumer taxes. Since incoming electricity costs would be 30% less, PUD management, made up of local residents, would be able to set reduced consumer rates.

But the biggest benefit for North County consumers would be the opportunity to choose to build an independent source of renewable power for the area which would mitigate the impact of a Cascadia event. When Cascadia earthquake damage to the Bonneville transmission lines causes the area to experience a six month power outage, we would have our own renewable fueled power system. This power would be less expensive than Pacific power because there are no transmission costs for shipment from Wyoming. We don't need Pacific Power's permission, we will do it ourselves. That's why CascadiaPUD needs to be formed. It costs you nothing (in fact it will save consumers in the Cascadia PUD district an average of 30% on their electric bills) and provides a future for the area.

For further information contact John Dunzer, Seaside OR

949-566-8664, johndunzer@msn.com

Map



ELECTRICAL SERVICE AREAS
CLATSOP COUNTY OREGON

Clatsop County Webmaps

Disclaimer: This map was produced using Clatsop County GIS data. The GIS data is maintained by the County to support its governmental activities. This map should not be used for survey or engineering purposes. The County is not responsible for map errors, omissions, misuse or misinterpretation. Photos may not align with taxlots.

N W E S

March 12, 2019

Jim Rue, Director

Oregon Department of Land Conservation and Development

635 Capitol St. NE Ste 150

Salem Or. 97301-2540

Subject: Seaside School District Urban Growth Boundary Amendment

Attachments: July 7, 2017 DLCD approval, November 6,2017 Clatsop County Hearing testimony

Dear Mr. Rue,

DLCD issued a letter, as attached, supporting approval by the Seaside Planning Commission for the Subject Growth Boundary Change. DLCD support was based on satisfaction of Statewide Planning Goal # 14, Urbanization, which states, "local government shall demonstrate that needs cannot reasonably be accommodated on land inside the urban growth boundary". The purpose of this letter is to illustrate that DLCD used questionable judgement and timing in issuing this letter which is resulting in the waste of 60 million dollars of taxpayer resources. These resources should be used to build vertical escape structures to reduce the probability that thousands will perish in a Cascadia tsunami event.

As a part of the City of Seaside's Planning Commission review, the Seaside School District's planning consultant prepared a submittal entitled "SSD Land Use Application Narrative" dated June 8, 2017. Section III B is entitled "Alternative Sites Analysis". This analysis was based on satisfying Seaside City Ordinance 2010-03 and ignored planning goal #14 options. Ordinance 2010-03 required that there be a single 50 acre site for the elementary, middle and high school.

This resulted in no viable school sites being identified within Seaside's current Urban Growth Boundary. There is no rationale presented or legal requirement for locating all schools on a single large site. This decision was also flawed in a number of ways as described in my November 6, 2017 letter to the Clatsop County Board of Commissioners as attached. It is very clear that neither the school district nor the City of Seaside nor the County of Clatsop had any real interest in following Statewide Planning Goal #14. The Mayor of Seaside said that this is the plan the citizen's voted for and whether it agreed with the planning goal was not his concern. The project architect said "he never looked at any alternatives". The school board said "they had no requirement to look at alternatives". The Head of the County Planning Commission said "saving 60 million dollars is not important".

I can understand that the school district, city, and county could care less about this planning goal, but I cannot fathom why DCLD would spout praise for this project; isn't DLCD's job to make sure that this goal is being met? The City of Seaside has known for over 10 years that its current tsunami evacuation plan will not work. This will require tens of millions for construction of vertical escape structures. But millions are being wasted on using a school site requiring massive grading, retaining walls and tons of rebar and concrete for foundations.

What is difficult to understand is that DCLD's approval letter states "The City of Seaside is a highly valued partner in Oregon's Coastal Management Program and a leader in pre-disaster planning for the Cascadia subduction zone earthquake and tsunami". DLCD has demonstrated by its lack of analysis and reasoning on this project, that it is not an organization serving the needs of the citizens of Oregon.
Very truly yours,

John Dunzer 2964 keepsake drive, Seaside OR 97138