

AGENDA

Alsea Citizen Advisory Committee (CAC)

Regular Session
February 3, 2025
6:00 – 8:00 PM

Alsea Library, 19192 Alsea Highway, Alsea

https://us06web.zoom.us/meeting/register/tZcpce6opjlpGtUF-Jv_gLTVdCwkHBP7sfyr

Passcode: 4966933

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| I. | CALL REGULAR SESSION TO ORDER | Chair Hendrix |
| II. | ROLL CALL | Chair Hendrix |
| III. | FLAG SALUTE | Chair Hendrix |
| IV. | PUBLIC COMMENTS | |
| V. | MINUTES APPROVAL | Chair Hendrix |
| | A. Meeting Minutes from January 6, 2025 | |
| VI. | COMMERCIAL KITCHEN AT ALSEA SCHOOL PRESENTATION | Krista Nieraeth,
Superintendent |
| VII. | PRIMER ON VILLAGE COMMERCIAL (VC) AND VILLAGE RESIDENTIAL (VR) ZONING | Petra Schuetz |
| VIII. | UPCOMING MEETINGS AND EVENTS | |
| | A. March 3, 2025 - Alsea CAC Meeting | |
| IX. | PUBLIC COMMENTS | |
| X. | ADJOURN | Chair Hendrix |



***DRAFT* MEETING MINUTES
Alsea Citizen Advisory Committee (CAC)
January 6, 2025**

Benton County Alsea CAC **called the meeting to order at 6:02 P.M.** The meeting was open to the public virtually via a published Zoom link.

COMMITTEE MEMBERS

Janet Hendrix, Acting Chair
Mimi Stout
Zeb Olson
Mystie Munsey
Tim Pearson
Scottie Jones
Randy Hart

STAFF

Petra Schuetz, Interim Director (virtual)

COMMUNITY MEMBERS

John Titman
Sara Cash
Dick Hope
Peter Dawn
Naomi Shadwick

PRESENTER

Patrick Wingard, Department of Land
Conservation and Development

DISCUSSION

The meeting addressed various community concerns, including drainage issues caused by ODOT construction, inadequate stormwater management, and the need for remediation near the school. Discussions on land use highlighted the dominance of wineries and breweries over food production, with suggestions to support younger farmers and multi-generational family farms. Safety concerns like speeding and water quality were raised, along with proposals for smaller housing lots and housing on farms to support local staffing needs. Revisiting multipurpose agriculture zoning was suggested to allow smaller agricultural lots, supported by an Economic, Social, Environmental, Energy (ESEE) analysis. Conservation easements were discussed as a tool to preserve farmland and forestry, with ideas for tying properties to specific uses through deeds or permits. The importance of zoning changes to support rural communities, improve energy efficiency, and preserve farmland was emphasized. The session concluded with discussions on portable housing for residents and flexibility in zoning.

Next steps:

1. Patrick Wingard to assist the group in developing an ESEE (Economic, Social, Environmental, Energy) analysis for bringing back the Multi-Purpose Agriculture (MPA) zoning.
2. Patrick Wingard to check with Benton County staff about attending future meetings.
3. Hendrix to arrange for Patrick Wingard to tour the area to better understand local issues.
4. Benton County Planning Commission to consider the possibility of bringing back the Multi-Purpose Agriculture (MPA) zoning.
5. ACAC (Alsea Community Advisory Committee) to continue developing partnerships and exploring ways to address community issues.
6. Shadwick to follow up on the possibility of getting a water engineer to assess the area's water issues.
7. Water drainage and highway safety concerns to be added the list of community issues.
8. Patrick Wingard to explore the potential for conservation easements as part of a holistic approach to valley health.
9. Benton County to consider implementing cottage cluster zoning in the village area.

MINUTES

Zeb Olson made a motion to approve the **Minutes from December 2, 2024**; Mystie Munsey seconded. The motion **passed, 7-0.** ([@02:00:53](#))

UPCOMING MEETINGS

Next meeting is **February 3, 2025, at 6 P.M.**

STAFF UPDATES

None.

Meeting adjourned at 8:02 P.M.