

MEETING MINUTES
Alsea Citizen Advisory Committee (CAC)
February 3, 2025

Benton County Alsea CAC Chair Hendrix **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 (absent)
Mystie Munsey
Tim Pearson
Scottie Jones (absent)
Randy Hart

STAFF

Petra Schuetz, Planning Official and Interim
Director

COMMUNITY MEMBERS

Sara Cash
Justin Weist
Denise Crouch
Keta Tom
Naomi Shadwick

PRESENTER

Krista Nieraeth, Alsea School Superintendent

PUBLIC COMMENTS (@0:04:39)

A member of the community expressed frustration with the process around permitting related to a remodel and addition and the lack of clear information from the county. Floodplains bring challenges to the building and maintenance of properties. Insurance companies play a big role in valuation for both flood and fire risks. The county is obliged to follow Federal Emergency Management Association (FEMA) guidance and natural disasters have increased the amount of regulations overall, and procedures are no longer clear-cut.

MINUTES APPROVAL 9@0:28:22)

The Committee requested changes to the draft of the January 6, 2025 Minutes amending 'Peter Dawn' to 'Keta Thom.' Munsey made a motion to approve the Minutes from January 6, 2024; Stout seconded. The **motion passed, 5-0**, pending completion of the requested changes to the draft Minutes.

***COMMERCIAL KITCHEN AT ALSEA SCHOOL PRESENTATION (@01:21:56)**

Nieraeth said a commercial kitchen is proposed at the school that could serve as a community hub in emergency situations, with a cost of \$2.5m to \$3m if a resiliency grant is obtained. A commercial kitchen would bring additional benefits, including credit-bearing cooking classes for students and potential income from local food sourcing efforts. Nieraeth brought sets of architectural drawings for the meeting to review; noted in the Minutes as Exhibits 1- 3.

- *Exhibit 1 Alsea Commons & Kitchen Building - Site Plan
- *Exhibit 2 Alsea Commons - Floor Plan Image
- *Exhibit 3 Alsea School Existing Buildings & Proposed

PRIMER ON VILLAGE COMMERCIAL (VC) AND VILLAGE RESIDENTIAL (VR) ZONING (@0:54:12)

Schuetz discussed village zoning and land use regulations, noting the availability of 15–18 residential and commercial densities with flexible building options in the central area, where most uses are permitted outright, while more complex projects like subdivisions require conditional use permits. She emphasized the flexible nature of the zoning, allowing interchangeability between residential and commercial uses, and discussed the challenges of Americans with Disabilities Act (ADA) accessibility requirements for public buildings and building limitations in flood zones. The potential for expanding Alsea's boundaries was also explored, with Schuetz noting that expansion into exclusive farm use (EFU) areas requires substantial justification, but there are advantages in the surrounding area's lower-quality soils. Schuetz highlighted the need for additional infrastructure, especially sewer capacity, to accommodate further housing development, proposing an engineering study, though recognized the county would need to fund it. Cash expressed a desire to address housing shortages, with Schuetz supporting the county's role in assisting with housing efforts, scenario planning, and considering the possibility of incorporating as a taxing authority to gain more control over decisions.

UPCOMING MEETINGS (@1:44:20)

The next meeting will be March 3, 2025.

STAFF UPDATES

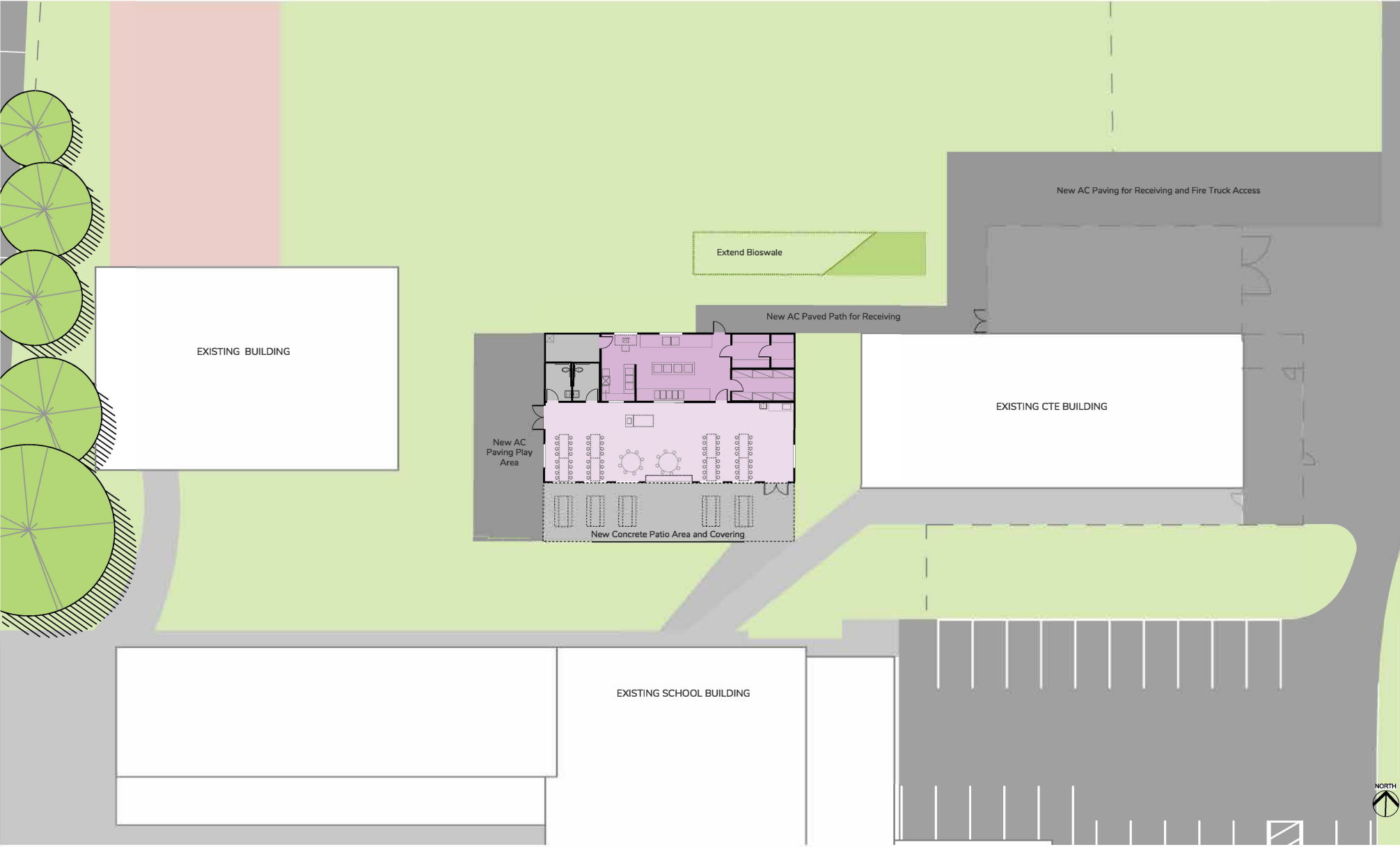
No staff updates were covered.

Next Steps:

1. Pearson and Munsey to work with Weist on addressing his floodplain building permit issues.
2. Schuetz to inquire about getting an engineering study on the cost of building capacity for the sewer system in the future.
3. Schuetz to arrange for Commissioner Pat Malone to attend the next meeting to introduce himself as the new CAC liaison.
4. Cash to coordinate with Commissioner Nancy Wyse for a visit and auto tour of Alsea.
5. Cash to collect names of those interested in meeting with Planning Commissioner Ed Fulford about housing when he visits Alsea.
6. Hendrix to send the Oregon Property Owners Association information to other committee members.
7. Stout to send a link to the Oregon State University (OSU) succession plan for farms to committee members.

Chair Hendrix **adjourned the meeting at 7:56 P.M.**

Commons + Kitchen Building - Site Plan



Commons + Kitchen Building - Floor Plan

