

# **AGENDA**

## **Alsea Citizen Advisory Committee (CAC)**

**Regular Session**

**July 7, 2025**

**6:00 – 8:00 PM**

Alsea Library, 19192 Alsea Highway, Alsea

[https://us06web.zoom.us/meeting/register/tZcpce6oplpGtUF-Jv\\_gLTVdCwkHBP7sfyr](https://us06web.zoom.us/meeting/register/tZcpce6oplpGtUF-Jv_gLTVdCwkHBP7sfyr)

Passcode: 4966933

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|--------------|--|--------------------------|
| <b>I.</b>    | <b>CALL REGULAR SESSION TO ORDER</b>   | <b>Chair Hendrix</b>     |
| <b>II.</b>   | <b>FLAG SALUTE</b>   | <b>Chair Hendrix</b>     |
| <b>III.</b>  | <b>ROLL CALL</b>   | <b>Chair Hendrix</b>     |
| <b>IV.</b>   | <b>PUBLIC COMMENTS</b>   |                          |
| <b>V.</b>    | <b>MINUTES APPROVAL</b>  |                          |
|              | A. Approval of Minutes from March, April, and June   | <b>Chair Hendrix</b>     |
|              |  | <b>Committee members</b> |
| <b>VI.</b>   | <b>ITEMS</b>   |                          |
|              | A. ACAC report + discussion  |                          |
|              | B. Available grants for downtown businesses  |                          |
|              | C. General discussion on projects or issues to pursue and prioritize. ie: scarce housing and zoning issues, EFU with multi-generational homes, steps to economic development |                          |
|              | D. Request County to send notice of any land use applications and/or appeals that are active now or in the future.   |                          |
| <b>VII.</b>  | <b>UPCOMING MEETINGS AND EVENTS</b>  |                          |
|              | A. August 4, 2025 Alsea CAC  |                          |
| <b>VIII.</b> | <b>PUBLIC COMMENTS</b>   |                          |
| <b>IX.</b>   | <b>ADJOURN</b>   | <b>Chair Hendrix</b>     |

***DRAFT* MEETING MINUTES**  
**Alsea Citizen Advisory Committee (CAC)**  
**March 3, 2025**

The meeting was called to order at 6:33 P.M. The meeting was open to the public virtually via a published Zoom link.

<b>COMMITTEE MEMBERS</b> Janet Hendrix, <i>Acting Chair</i> Mimi Stout (absent) Zeb Olson Mystie Munsey Tim Pearson Scottie Jones Randy Hart	<b>STAFF</b> Shannon Bush, Program Coordinator John Swanson, Code Compliance Coordinator
<b>COMMUNITY MEMBERS</b> Sara Cash Paula DeLoria Denise Crouch Naomi Shadwick Keta Tom Soren Rounds	<b>PRESENTER</b> Patrick Wingard, Oregon Department of Land Conservation and Development Field Representative

**MINUTES APPROVAL (@0:41:05)**

Zeb Olson made a motion to approve the Minutes from February 2, 2025, with changes noted for adjustment of spelling of Keta Tom's last name, striking an incorrect statement regarding development of a tax base, assigning Next Step #6 to Janet Hendrix and Next Step #7 to Mimi Stout; Tim Pearson seconded the motion. The motion **passed, 6-0.**

**\*COMPREHENSIVE PLAN PUBLIC OUTREACH STRATEGY DISCUSSION (@0:45:05)**

Shannon Bush, Benton County Community Development Project Coordinator, presented information on the Comprehensive Plan Update, BentonBelieves (Exhibit 1). The update project is funded by the Oregon Department of Land Conservation and Development (DLCD) and is divided into three phases: exploration and public input (currently in unincorporated areas of the county), scenario modeling and development starting in July 2025, then moving into implementation and final plan drafting.

Patrick Wingard, representing DLCD, attended the meeting to gain insight into the needs and priorities of the Alsea community and discussed the recent housing and infrastructure developments in Oregon, particularly the impact of Governor Brown's initiatives and House Bills 2001 and 2003. Wingard emphasized the need for similar housing plans in rural,

unincorporated communities, noting that one-sixth of Oregonians live outside urban growth boundaries. Development will need to be balanced with conservation, particularly in agricultural areas, and the potential exists for zoning adjustments to accommodate growth while maintaining rural character. He stressed the importance of community involvement and continued planning to ensure infrastructure investments align with housing needs in rural Oregon.

Scenario planning was explained as a modeling tool exploring potential outcomes based on different development assumptions, assesses trade-offs and long-term impacts, and uses economic, environmental, social, and infrastructure indicators to help the public understand the impacts of increased housing density, infrastructure limitations, and the challenges of being an unincorporated community.

Concerns were raised about the impact of housing expansion on agricultural operations and rural character, with the importance of balancing growth with conservation, collaborating with regional stakeholders, and considering the infrastructure capacity and zoning flexibility of areas like Lobster Valley and Alsea.

Challenges related to rural infrastructure were discussed, including the limitations of septic systems due to soil quality and the lack of sufficient water flow in South Benton County, making some areas essentially unbuildable. Participants also noted that modern septic systems require less drain field space and suggested that water delivery could be an option for areas lacking water flow. Historical data could be incorporated into the comprehensive plan, using a buildable lands inventory to identify development constraints and assess future housing capacity. A broad, actionable framework with community-specific recommendations was emphasized, though the scale of implementation will depend on available funding. The comprehensive plan primarily addresses unincorporated areas, as incorporated cities like Corvallis, Philomath, and Monroe have their own plans. However, the county's plan must align with city's plans, particularly around urban growth boundaries (UGBs), where interests and jurisdictions overlap.

At **01:45:34**, Bush began an interactive "Keep It or Change It" activity to determine the priorities within the community. Photos of the activity results will be posted on the Benton Believes website, and activity results will be synthesized and analyzed for inclusion in the Comprehensive Plan update. Bush asked attendees to fill out an online survey, to encourage friends and neighbors to fill one out, and to help spread word in the community.

### **UPCOMING MEETING**

The next Alsea CAC meeting is scheduled for April 7, 2025.

The meeting ended at 7:49 PM (**@2:17:49**)

\*Exhibit 1 BentonBelieves - March Public Outreach Mtgs\_2025\_final.pdf

### **Next Steps**

1. Paper surveys to be distributed at the library and store.
2. Attendees are asked to complete the online survey at [bentonbelieves.com](https://bentonbelieves.com) and share it with friends and neighbors.

3. The bentonbelieves.com website will be updated with project information throughout the Comprehensive Plan update process.
4. Alsea Community Action Collaborative to consider funding a mailer for the Alsea community to increase survey participation.
5. Photos of the "Keep It or Change It" activity results will be posted on the Benton Believes website.
6. The "Keep It or Change It" activity results will be synthesized and analyzed for inclusion in the Comprehensive Plan update.
7. Attendees are asked to check the bentonbelieves.com website regularly for project updates and new information.

DRAFT



***DRAFT* MEETING MINUTES**  
**Alsea Citizen Advisory Committee (CAC)**  
**April 7, 2025**

**The meeting was called to order at 6:07 P.M.** The meeting was open to the public virtually via a published Zoom link. *Due to complications with Zoom, the meeting was not recorded.*

<b>COMMITTEE MEMBERS</b> Janet Hendrix, <i>Acting Chair</i> Mimi Stout Zeb Olson Mystie Munsey Tim Pearson Scottie Jones (absent) Randy Hart	<b>STAFF</b>
<b>COMMUNITY MEMBERS</b> Naomi Shadwick Raymond Baffa Marty Colgan Tim Rea Patsy Jones Paul Tappana Janet Hagen Sara Cash Denise Crouch	<b>PRESENTER</b> Laurel Byer, Benton County Public Works

**MINUTES**

No record of approval for March 3, 2025 meeting minutes. These minutes will be reviewed at the next meeting on June 2, 2025.

**ITEMS**

***A. Benton County Transportation Safety Action Plan; Laurel Byer***

Positive feedback was provided from the group on the new lights and speed controls in Alsea. Mystie Munsey reported that new bump out at 2<sup>nd</sup> and Alsea Hwy is draining into the foundation of the old hardware store, causing a huge pond. Other storm drainage problems into people's foundations were discussed. ODOT has previously stated they have no obligation to keep runoff out of private property due to the lack of a stormwater plan.

BLM funding for bicycle pullouts on South Fork Road is on hold.

Transportation Safety Action Plan discussed with options for public input. Areas of danger identified:

- Lincoln County Line to Digger Creek, approx. miles 27-30.5
  - School buses must use CB to be able to pass these curves because a bus and a log truck cannot pass each other there
  - Needs reflective guard rails because bushes obscure the warning signs
- ODOT website says OR 34 is open 24-7-365, which it is not. Need for increased safety activity and road clearing
- Corner at Stout's old farmhouse
- South Fork Road at South Mtn Road
- ODOT does not clear culverts, which leads to flooding at Grange, ACF, farmer's fields. ODOT will not let us clear our own culverts.
- Reopen Haines Rd to Salmonberry Rd to ease emergency access

#### *B. Hayden Covered Bridge Replacement Project; Laurel Byer*

Extensive discussion on removal of Hayden Road Covered Bridge. Neighbors testified on impact of current bridge and culvert. Options for new bridge were discussed, including moving to a local county river access with an expanded recreation area with additions such as a walking trail. Mill Creek, Clemens, McBee, across from school were all discussed. There was a push to have the bridge be usable by car.

#### *C. Community Needs Regarding Sewer & Water Systems; Laurel Byer*

Sewer was installed above town because that was the easiest land to access for that use at the time (1980s). A complete history of sewer and water was requested to augment the sewer information letter sent by Gary Stockhoff in Public Works. A consistent message and response are needed from the various county departments and employees so that residents do not get conflicting answers to the same questions or requested exemptions.

Well and water storage were cleared and painted. Additional investment is needed for storage for fire suppression.

EPA grant sewer was cleared and painted, new filters installed, brought up to DEQ compliance.

Sewer is at capacity and will need investment before housing development. CDBG will be needed for expansion.

#### *D. Rural Community Assistance Corporation (RCAC) income survey; Sara Cash and Naomi Shadwick*

USDA/RCAC income survey for accurate data for water/wastewater and possibly community facilities federal grants funds. Planning had just begun. Summer target for completion.

### **UPCOMING MEETING**

The next Alsea CAC meeting is scheduled for June 2, 2025 at 6:00 PM.

#### **Next Steps**

1. Further discussions between ACAC and Benton County to return clinic building to local control. ACAC is seeking memos of support from Alsea organizations to submit to Benton County Board of Commissioners regarding budget and business plans.

Zeb Olsen made a **MOTION** to **ADJOURN**, Mimi Strout **SECONDED**. Meeting adjourned at 7:53 PM.



***DRAFT* MEETING MINUTES**  
**Alsea Citizen Advisory Committee (CAC)**  
**June 2, 2025**

Benton County Alsea CAC **called the meeting to order at 6:03 P.M.** The meeting was open to the public virtually via a published Zoom link.

<b>COMMITTEE MEMBERS</b> Janet Hendrix, <i>Acting Chair</i> Mimi Stout Zeb Olson (absent) Mystie Munsey – via Zoom Tim Pearson Scottie Jones (absent) Randy Hart	<b>STAFF</b> John Swanson, <i>Code Compliance Officer and Community Development Liaison</i>
<b>COMMUNITY MEMBERS</b> Sara Cash Naomi Shadwick Denise Crouch Keta Tom	<b>PRESENTER</b>

**PUBLIC COMMENT (@0:00:43)**

No public comments or concerns.

**MINUTES (@0:01:46)**

Minutes approval postponed until next meeting. Confirmed minutes for March, April, and June will be reviewed.

**AGENDA (@0:02:22)**

**A. New County Staff Introduction**

John Swanson introduced himself to the group. He expressed wanting to learn more about Alsea's projects and priorities to organize efforts to be more effective. All attendees introduced themselves and provided background on their connection with Alsea and the committee. Naomi Shadwick shared that first priority is the income survey, priority two is re-establishment of the Alsea Clinic, and priority three is the gas station reestablishment. She also shared the need to upgrade sewer and water infrastructure. Tim Pearson shared his main focus is to evaluate zoning requirements to allow more housing. Sara Cash shared her priority is the ability to house their own community.

**B. Roundtable discussion – Community Needs & Organization**



John recapped interests and priorities as land use, community health services, preservation of community services, emergency preparedness. Preserving what exists and build for the future.

#### **STAFF UPDATES**

No staff updates were provided.

#### **UPCOMING MEETING (@02:07:58)**

The next Alsea CAC will be July 7, 2025.

Mimi Stout made a **MOTION** to **ADJOURN**, Mystie Munsey **SECONDED**. Chair Hendrix **adjourned the meeting at 8:12 P.M.**