

Tunnel Echoes

Arch Cape/Falcon Cove Beach Community

A Newsletter

November 2019

Welcome to Holiday Season in Arch Cape

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Cover Photo by Gil Kinch

Quarterly Clean - Up & Potluck

Saturday, November 16, 2019

Everyone is welcome!

10 a.m. Clean-Up: Meet at St. Peter the Fisherman Church. Pick up supplies to walk Highway 101 and pick up litter. Come to the 6 p.m. Potluck: Meet at the Arch Cape Fire Hall. Come visit with neighbors, and have a fun and upbeat time. Bring your favorite main dish or dessert along with your plates and silverware.

Dale Mosby will be talking about the latest emergency communication plan. Join us!

Jacks' Thrift Store Update

by Diane Matson

A lot has been going on at Jacks' Store. Butch has been busy with several projects. He's been preparing the foundation to be raised, he has cracked open the post office safe (nothing inside), he is getting Big Foot ready to be placed upright on the South side of the building, and he is getting "Jacks' Corner" filled with memorabilia, what better way to honor our dear friend, Jack Birkby.

The building will eventually become a museum displaying historic Arch Cape items. Stop by and take a look.

Farewell to Community Leader and Friend, Ron Schiffman

By Phil Chick



Arch Cape recently lost a champion for the community when Ron Schiffman passed on in October.

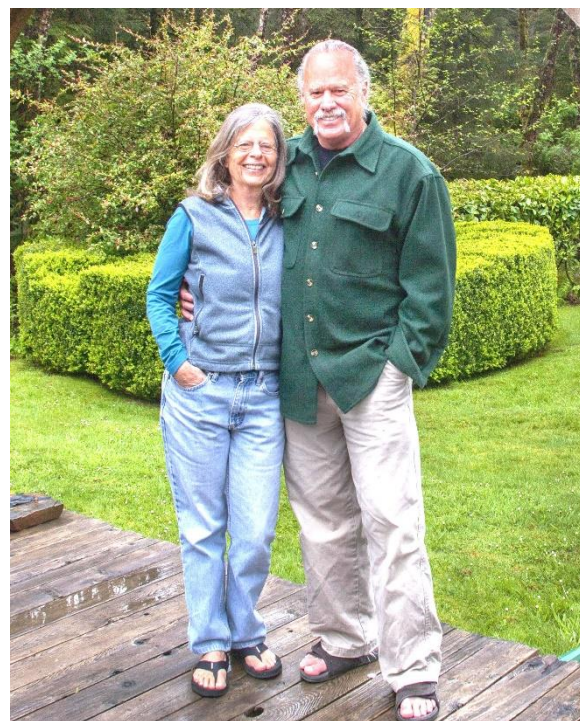
Most recently serving as President of both the Arch Cape Water and Sanitary Districts, Ron was well known for his dedication to community. His passionate advocacy for human rights and environmental issues for people in Arch Cape – and across the globe—was truly inspiring. He and wife, Pat Noonan, provided humanitarian aid around the world working for U.S.A.I.D., the United Nations, British aid, and DFID. It was service experience like this that made Ron a natural leader for the Arch Cape Water and Sanitary Districts. Joining the Arch Cape Board's in 2014, Ron was instrumental in helping develop the Districts' Long-Range Financial Plans to ensure that the community would be prepared for future capital project costs. Ron was also known for advocating for Arch Cape's needs during the County's

planning processes. Ron served as Arch Cape's representative in developing Clatsop County's Natural Hazard Mitigation Plan, using his 40-year tenure as an Arch Cape resident to provide valuable information for hazard mitigation planning.

An incredibly courageous and caring person, the common denominator in Ron's professional approach always came down to people's well-being. Ron tirelessly poured countless hours into the Arch Cape Forest Project. He was a pioneer in understanding the local forest's potential for providing clean, safe, and affordable drinking water to the community of Arch Cape for generations to come. As President, his knowledge and passion for this project was powerfully motivating for the Board of Directors and staff. This vision remains today, and work continues earnestly to see the project reaches completion.

From a staff perspective, and as someone who directly reported to him, I can say that he was an incredibly supportive and encouraging presence for us at the Water and Sanitary Districts. His knowledge of Arch Cape's drinking watershed was voluminous, as he and Pat shared countless outings together exploring the forest over the years. I will greatly miss our monthly meetings together, which were generally peppered with Ron's trademark sense of humor and his inclination to use colorful language to emphasize a point!

Simply, Ron Schiffman brought an element of love to the work he did for the Arch Cape Water and Sanitary Districts. His brave spirit and commitment to community blazed brilliantly until the very end of his time here. His contributions were many, and his memory will always remain close to our hearts whenever we experience the local forest and beach that he loved. Farewell to Arch Cape's own "Mother Nature's Son," Ron Schiffman. This stretch of Coast is a better place, because he was here.



Ron Schiffman & Pat Noonan

Land Use Updates

By Linda Eyerman, Board Member

Comprehensive Plan Review

Next Meeting: Wednesday, November 13, 10 am, Arch Cape Fire Hall

The newly-reconstituted Southwest Coastal Citizens Advisory Committee (SCCAC) has continued to meet monthly at the Arch Cape Fire Hall. The SCCAC, and Citizen Advisory Committees for the other five regions of Clatsop County, were formed earlier this year to provide citizen input on the County's review and update of its 40-year old Comprehensive Plan, an aspirational statement of land-use goals and guidelines.

To date the Committee has discussed and made preliminary recommendations regarding Goal 1 (Citizen Involvement), Goal 2 (Land Use Planning) and Goal 3 (Agricultural Lands). The next meeting on November 13 at 10 a.m. will be a discussion of Goal 4 (Forest Lands). The public is welcome and encouraged to attend and contribute to these discussions. Dates for upcoming meetings will be posted on the County's website and published by the Community Club when available.

The SCCAC meetings have also included discussions on topics which mainly concern the Southwest Coastal region, such as short-term rentals, the return of rental tax dollars to the local communities that generate them, protection of wetlands, limits on tree cutting, and the importance of view protection. Committee members want County Planning to understand the practical effects of land use planning on the quality of daily life in Arch Cape, Cove Beach, Arcadia and the rest of the Southwest Coastal Region. The Comprehensive Plan review and update will inform the Southwest Coastal Community Plan, which also is set to be reviewed and updated, which in turn will inform zoning ordinance revisions.

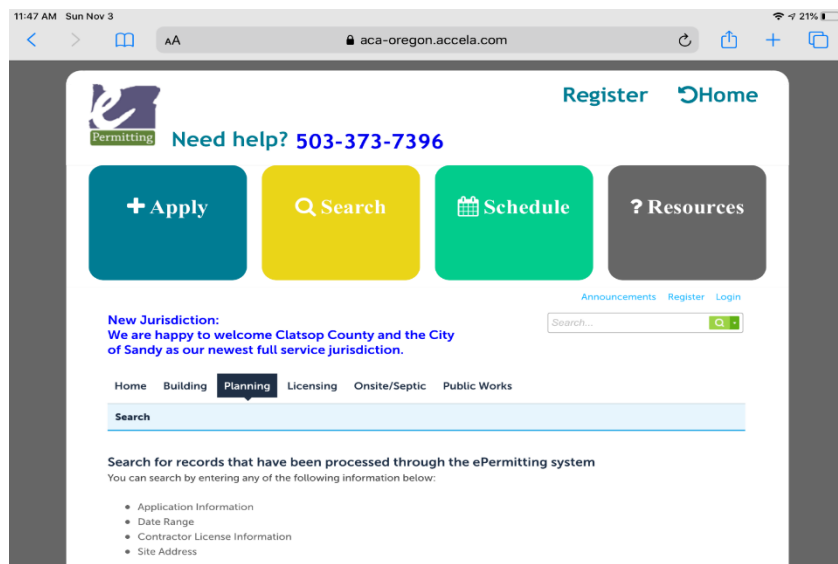
The link for the Comprehensive Plan Update is <https://www.co.clatsop.or.us/landuse/page/comprehensive-plan-update>. For Information on past meetings, including agendas and minutes, click on the tab for Southwest Coastal Advisory Committee.

If you have questions or issues you would like to raise, the Committee members are Charles Dice (Chair), Tod Lundy (Vice-Chair), Linda Eyerman, Margaret Minnick, and Chris Anderson (newly-appointed to fill vacancy). County planners attend the meetings, and our Commissioner Lianne Thompson and Planning Commissioner Nadia Gardner are often there as well. You also may contact the Clatsop County Planning Department to make inquiries, raise concerns or provide feedback.

New E-Permitting System

Clatsop County recently joined other Oregon state and local land-use planning bodies and agencies that are using an e-government web-based software system from Accela Inc. This software enables users to search for planning, building and other land-use permits that have been granted or are in the permitting process. This online resource is available to the public, and while registration is required, there is no charge for conducting a search.

The link to this system is <https://aca-oregon.accela.com/oregon>.



Users will have to click Search and select the appropriate tab (Building, Planning, Onsite/Septic) and choose a date range. Specific searches, such as for a neighbor's property where construction appears to be starting, may be done by street address, tax lot, or other criteria. A general search of all permitting in Clatsop County may be done by entering the number 186 in the Records # box, which should bring up everything in Clatsop County. Links may be provided for underlying documents, such as permits.

This system is new and any user feedback would be appreciated. The hope is that we will have a land use permitting system that is accessible, current, comprehensive, and transparent.



Clatsop County Short on Workforce Housing

By Nadia Gardner

A recent study confirmed what locals already know, housing for year-round residents and particularly our workers is expensive and difficult to find. There is technically an “oversupply” of housing in Clatsop County based on a simple comparison of number of households to number of housing units. There are 1.4 housing units in the county for each permanent resident household, with an estimated vacancy rate of over 27%. However, much of this housing is not available to local residents, resulting in a much lower effective vacancy rate for homes at affordable prices. The disconnect stems from the fact that much of the housing supply in Clatsop County is used for vacation housing, not permanent residences. 58% of new homes built in the county since 2010 are used as short-term rentals

This situation is more acute in the beach side communities in the south of the county. The growth of short-term rental activity, made easier by new website and app platforms, is likely exacerbating the perceived housing shortage and lack of affordability. While the Oregon Coast has always had vacation rental activity, these technologies have facilitated the management of vacation housing for income generation. Investors seeking short-term rental properties likely bid up housing prices for local residents, and also make it attractive to convert traditional rentals for year-round residents into short term rentals for vacationers.

While most of the recommendations focus on the County’s cities, the study outlines a few opportunities for the County, including looking at limiting short term rentals and encouraging Accessory Dwelling Units (ADUs). ADUs can be separate tiny homes, above garages, in basements or another portion of a house. ADUs are legal in Arch Cape. If you currently have an unused living space available, consider supporting our communities by renting it long term.

Read the study:

<https://www.co.clatsop.or.us/county/page/clatsop-county-housing-study>



Over the Garage



Garage Conversion



Stand-Alone Unit



Basement or Attic Conversion

Next Arch Cape meeting:

[Southwest Coastal Advisory Committee](#)

11/13/2019 - 10:00am

Update on SouthWest Coastal Citizen's Advisory Committee (SWCCAC)

Update to Clatsop County Comprehensive Plan

By Charles Dice

As noted in Linda Eyerman's excellent article in the September edition of Tunnel Echoes, the newly re-formed SWCCAC is making progress on an update to the Clatsop County Comprehensive Plan (that was last updated in 2004). Our Committee is examining each of the 18 Oregon Land Use Planning Goals and making recommendations to incorporate each goal into both the Clatsop County Comprehensive Plan as well as into an update to the SouthWest Coastal area plan.

Our recommendations for each Goal are presented by one of our members (Tod Lundy) who is our Committee's Liaison with the Countywide Citizens Advisory Committee along with the recommendations from the other 5 Planning Area CACs in Clatsop County so that the Countywide CAC can, at the end of the process, roll all of the recommendations into one proposed Comprehensive Plan Update for Clatsop County which will then be presented to the Clatsop County Planning Commission for review and approval (perhaps with changes from the Planning Commission) and then finally presented to the Clatsop County Board of Commissioners for final review, approval, and adoption.

Our Committee is reviewing about 1 Goal per month so we will take about 18 months (starting from July 2019) to complete our reviews and then it will take some additional months for the Countywide CAC and the Planning Commission to complete their reviews (with Public Hearings along the way) before it finally reaches the Board of Commissioners.

The entire process is likely to take around 3 years to completion where "completion" would mean that the Clatsop County Comprehensive Plan has been updated, approved by the Planning Commission and Board of Commissioners, and then the results of the newly updated Comprehensive Plan have been "codified" into the appropriate zoning ordinances and standards by the Clatsop County Planning Department in order to actually implement the updated Comprehensive Plan.

Once our Committee has completed our review of all 18 Statewide Planning Goals and made our recommendations to the Countywide CAC for inclusion in the County's Comp Plan update, we will then focus our attention on taking the results of our review and our recommendations to make updates to the specific Comprehensive Plan for our Planning Area (SouthWest Coastal) which, as noted above, will eventually (after review and approval by the Planning Commission and the Board of Commissioners) result in updates to the Clatsop County Zoning and Standards Ordinances that govern Land Use Development in our specific area.

While this process is long and, at times, a bit tedious, it will eventually translate into very specific changes to the Land Use "laws" in our specific area and, hopefully, reflect the interests and desires of those who live here. Therefore, it is quite important that our Committee engages with and receives input from as many community members as possible along the way so that we do end up with a set of Land Use rules/laws that help our local community develop in a way that best reflects the desires of our own local residents. Some of the important issues that we will be dealing with along the way include:

1. Short Term Rentals
2. Protection of Viewships
3. Tree removal
4. Preservation/Protection of Wetlands, Lakes, Shorelands, and Streams

5. Exterior Lighting and “Dark Sky” provisions
6. “Quality of Life” issues with respect to Environment, Nature, Wildlife
7. Transportation issues (roads, road maintenance, public transportation, etc.)

These are just a few “top of mind” issues that might catch your attention and prompt you to send the SWCCAC an email regarding your own thoughts or prompt you to call one of our Committee’s members. Below are some important links that will provide more information and allow you to keep up with exactly what our Committee is doing:

<https://www.co.clatsop.or.us/landuse/page/comprehensive-plan-update>

<https://www.co.clatsop.or.us/landuse/page/southwest-coastal-advisory-committee>

In addition, the Clatsop County Planning Department has been improving their ability to inform the public about Land Use Permits and Applications and I would urge you to explore these new resources in order to be better informed about what is or is about to happen in our own local community:

<https://www.co.clatsop.or.us/projects>

<https://www.co.clatsop.or.us/landuse/page/land-use-permit-log>

<https://aca-oregon.accela.com/oregon/> - note that this link is to a new State of Oregon site. To narrow searches to our planning area, Click on “Search” box, select “Planning Permits” then at the Applications & Permits page, enter 186 (Clatsop County) for “Record Number” and 410 (for Township 4 North, Range 10 West) for “Parcel Number” and click “Search”. You can refine this further by entering 41031 for “Parcel Number” which would be Township 4 North, Range 10 West, Section 31. Charles Dice Chairman, SWCCAC Tel=503-436-0146 Email = cadice@hotmail.com
The next SWCAC meeting dates are for November 13 and December 11, 2019.



Photo by Diane Matson

CONSERVATION COMMITTEE

By Linda Eyerman

The Community Club Board has authorized the formation of a Conservation Committee and is looking for Arch Cape and Falcon Cove Beach community members interested in serving on it. It will be chaired by Board member Linda Eyerman, who previously served on the Southwest Coastal Citizens Advisory Committee. Anyone interested in joining or knowing more should email Linda at linda@gaylordeyerman.com.

The goal of the new Committee is to assist the Board in carrying out the Club's primary purpose which, as stated in the Bylaws, "shall be to maintain and enhance the livability and sense of community in Arch Cape - Falcon Cove Beach, protecting the natural, scenic, open space, historical, and cultural aspects of the area and land." It's envisioned that the Committee will serve, in part, as an information-sharing source, since changes to County ordinances have, in recent years, left our communities without a reliable way to track building and other development permits, especially involving Type I residential development.

Under previous ordinances a local planning committee received and reviewed all applications submitted to the County regardless of Type, from adding a shed to construction of a new residence, and had an opportunity for input directly with the County and the applicant or the applicant's representative. With the repeal of the local planning ordinances, the County now issues almost all residential building permits without notice to, or input from, any community members including surrounding neighbors. And even after issuance, the permits are not posted on the County's website.

The Oregon Coast Alliance has generously stepped in to fill the void by requesting Type I applications from County Development and posting them to a website which is available to the public, www.acfcb.org. However, the County is not reliably providing all of the applications and/or permits to ORCA, and many times ORCA has gotten information only because community members notified them about construction starting up or in progress in the neighborhoods. The Committee plans to work in partnership with ORCA and hopes to eventually take over the job of being the information-sharing source for the communities it serves.

The Community Club currently receives notice of the Type II development applications, which are those that seek a variance or otherwise require a hearing. It is expected that the Conservation Committee will review these and report on proposed development which might impact the community. These reports and the applications would be shared with those who indicate an interest, possibly through the same website.

Another important role for the Committee is to work on implementing the Board's recent decision to accept land donations. This decision, which at present is aspirational only, needs to be fleshed out with policies defining the types of land the Club might accept, who pays the expenses associated with the transfer of land, and how the land would be managed, among other issues.

There are many isolated parcels of undeveloped land in Arch Cape which owners may decide would best be preserved by community ownership, either now, when they die, or upon leaving the community for other reasons, and the Community Club Board would like those "mini-park" parcels to find a welcome home. There also are wetlands properties which cannot be developed, which the Club would like to be able to preserve for the benefits they bring to the communities.

Conservation Committee meetings are tentatively planned to be conducted on the same day as the Board meetings and Community Club Potluck and by email as the need arises. This is all very much in the planning stages, so volunteering for the Conservation Committee is an opportunity to get in on the ground floor of a new venture and be a part of the shaping the future of Arch Cape and Falcon Cove Beach.

Clatsop County Commissioner - District 5 - Lianne Thompson

Welcoming Remarks to the AFL-CIO

Seaside, Oregon; September 20, 2019

Thank you, Debbie Booth-Schmidt, for your kind words. Thank you to the union leadership that honored me with their invitation to welcome you here to Seaside.

I'm welcoming you today on behalf of the Clatsop County Board of Commissioners, who serve as the governing body of Clatsop County. I welcome you, I honor you, and I'm grateful for the work you do. You are the salt of the Earth. You already know this, but let me say it out loud: It is your work that supports the world. Your work provides the foundation of our world.

Let's hear it for the working people!

I am third-generation trade union member. My granddads came off the farms of mid-Michigan to go to work in the auto factories as UAW members. My dad was a Teamster; he drove a beer truck. I was an AFSCME union steward and an NEA member when I taught at the community college in Astoria. And who is a working person? You are. I am. Every one of us who throws their heart and mind and body into our work, we are the working people.

I've been thinking long and hard and deep about what to say to you today, ever since Debbie told me about being able to have a few words with you. What could I say? What would make a difference to you, make you understand how important you are, how much your work matters, how essential it is that you provide grass roots leadership for a world that shifting and lurching off course in too many ways.

So, I asked a guy who was giving me a ride back to the car dealership, where I was getting some work done. "I get to address the AFL-CIO Convention," I told him. "What do you think I should say to them?" Eric didn't miss a beat. He answered right to the point, and here's his advice, as a fellow working-class guy:

1. Take personal responsibility.
2. Do your own research, don't accept anybody's version of reality as the whole truth, and don't be afraid to change your mind.
3. Treat other people the way you want to be treated.

Working class wisdom, from a working-class guy. Makes very good sense to me. I'd add something to what he said. My dad, the Teamster beer truck driver, used to say, "Let your conscience be your guide." Let me say it again: "Let your conscience be your guide." What that means for me is that I have to look for the best in myself and do it. Say the kind thing to somebody, do the kind act for somebody. Be sweet. Be generous.

I also have to deal with the worst in myself and own up to it. I have to listen to what I'm saying and watch what I'm doing. When I'm a cranky heifer, I have to own it and apologize. Some days I do a lot of apologizing. I also have to be kind to myself, compassionate and forgiving when I'm not doing right. Beating up on myself doesn't help. Sometimes I do that anyway. Do right, be kind to myself so I can be kind to others.



When I give Grandma's advice to my grandson, I say, "Do good, have fun, make money. Do good; let your conscience be your guide. Have fun, because a life without joy isn't worth living. Have fun. Give yourself joy. Make money, because somebody has to pay the bills."

Which brings me back around to you, working people. You create the wealth. You make it possible for everything else to happen, because you do the work that creates the wealth. Rejoice in the power that rises in you. You can turn this country and this world around by feeling the power of doing good, feeling joy, and making this world better by your work. At the meeting of the Association of Oregon Counties, I gave feedback to the Governor through her energy policy advisor about HB 2020.

"Everyone wants to save the planet. Everyone. But don't do it through top-down policies imposed on people. Do it through grass-roots efforts. Listen to the people who will pay for it."

I know people who have adequate and stable income from trust funds, pensions, inherited wealth, or reliable jobs. Adequate and stable income. And if you're someone who does have adequate and stable income, and you don't care about people who don't enjoy adequate and stable income, shame on you!

Now. Leaders. There are leaders who want to feed you fear and anger. They want you scared and mean. Don't do it.

Use your strength and your courage to create and maintain positive leadership. This is the power of grass-roots, working people to shift things for the good. Don't settle for leaders who want you mean and stupid. Demand leaders who lift you up, who see your best self, and help you be that best self. And when you fail, when I fail, we raise each other back up with courage, kindness, and compassion to live out the promise of the Country we love.

Thank you for coming to Seaside, thank you for welcoming me, and thank you for your work.



Photo by Sam Kinch

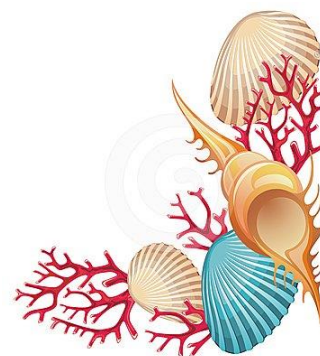


Support your local Cannon Beach/ Arch Cape/Falcon Cove CERT Team



**ARCH CAPE
FALCON COVE BEACH
COMMUNITY CLUB**

79729 Highway 101, Arch Cape, OR 97102



Arch Cape - Falcon Cove Beach Community Club

The Community Club meets four times yearly on the third Saturday of May, September, November and February. Membership in the club is \$16 for a household and includes membership as well as a subscription to this newsletter.

Not a member? Please join or renew today.

You can mail to ACFCB Community Club, Attn: Treasurer, 79729 Hwy 101, Arch Cape, OR 97102

The Tunnel Echoes is published 4 times per year: February, May, September, November.

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Contact: acfbcc@gmail.com