

Tunnel Echoes

Arch Cape/Falcon Cove Beach Community

A Newsletter

May 2020

Welcome to the Spring Season in Arch Cape

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Cover Photo by Gil Kinch



Marney Scott Beemer Celebrates 100!



Best of Health and Wellness
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ARCH CAPE WOMAN TO CELEBRATE 100TH ON MOTHER'S DAY

Hilary Dorsey
For The Gazette

Longtime resident Marney Beemer will celebrate her 100th birthday, sheltered at home, on Mother's Day, May 10.

Because of the COVID-19 pandemic, her birthday party in Arch Cape has been canceled – although cards are appreciated.

Marney Scott Beemer was born in Seattle on Mother's Day, May 10, 1920. When Beemer was 3 years old, her family moved to Longview, Washington.

Parents Scotty and Ella made frequent trips with Beemer to Arch Cape to visit friends Elsie and Marie English at the Singing Sands Hotel.

"She has memories of driving around Hug Point to get to Arch Cape," said Beemer's daughter, Lynne Halterlein. "Marney's job was to walk around Hug to be sure the road was clear."

Scotty and Ella had rented at Arch Cape since the late 1940s. In 1951, they built their oceanfront home at the end of Maxwell Lane. It has been a family home now for more than 70 years.

"Over the years, Marney has been a quilter, potter, 4-H leader, seamstress, chef, gardener, horseback rider,

PE.O. sister, leader in politics, wife of an active large-animal veterinarian, and mother to five children (four girls and one boy) who are all college graduates," Halterlein said.

Beemer's children live in Australia, Germany, Maui, Denver and Santa Barbara.

She graduated from Long High School in Longview in 1938 and Iowa State University, her father's alma mater, in 1942.

Beemer met Melvin at Iowa State University and they married in Omaha in 1942. Melvin had his large-animal vet practice in Coming, Iowa, where he and Beemer settled to work and raise their family.

For six weeks every other summer, she and the kids visited Scotty and Ella at Arch Cape.

Starting in 1982, Melvin and Beemer spent their winters there. Summers were spent in their Iowa home.

Beemer moved to the Arch Cape full-time in 2011.

"She was a stay-at-home mom who kept very busy with five children and was actively involved in the community," Halterlein said.

One of Beemer's favorite memories is of a two-week horseback trip from Portland to Camp Meriwether on the Oregon coast. The Girl Reserves from the Portland YMCA and the Boy Scouts were in charge



(Top) Marney Beemer will celebrate her 100th birthday on Mother's Day. (Inset) Marney as a baby.

Courtesy photos

of getting the horses to the coast for the summer camp season.

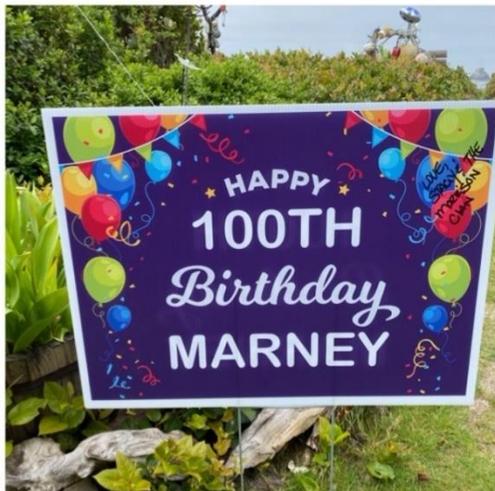
Beemer and her group were on the trail for four summers.

Halterlein, is arranging a drive down Main Street on May 9, where people can wave, hold up signs, and stop by with

their car windows down for a song or two. She is hoping to do the drive at 1 p.m.

Cards can be sent to Marney Beemer at 31874 Maxwell Lane, Arch Cape, OR 97102.

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Community Club News

By Charles Dice

Thanks to a lot of effort by ACFCBCC Board Member Chris Anderson, the Community Club now has a brand-new web site where you can find the latest Community News, find out about upcoming Community Club meetings, learn more about our Community Club, and shop for Community Club items. We also have plans to add a “Land Use” page that will allow everyone to see what development activity is being planned or applied for in the Community.

Please check out the new web site at: <https://www.acfcbcommunityclub.com/>

There was no May ACFCBCC Annual Membership Meeting nor Potluck due to COVID-19. The next Community Club meeting is scheduled for September 19 and will include the Annual Membership meeting and Elections. Our upcoming speakers will be: Nadia Gardner-Cape Falcon Marine Reserve Update- Emerging Science and Mary Jo Mosby- Her research on bees. When the date is confirmed, we will send out a notice to all members (and post the information on our new website). **A special thanks to the great clean-up crew: Carl Matson, Dale Mosby, Chris Anderson, John Markham, Dave and Jeannie Stockton, and Sharon Hill. Great job!!**

For those of you who have an interest in the Clatsop County Comprehensive Plan Update project and, more specifically, to the Comprehensive Plan Update for our Area (the Southwest Coastal Comprehensive Plan) our Committee was supposed to meet in May to discuss Goal 5 of the Oregon Statewide Land Use Planning Goals (**Goal 5** Natural Resources, Scenic and Historic Areas, and Open Spaces). Unfortunately, due to COVID-19 this meeting has been pushed out to June or July by the County. If you would like to see what our SWC Committee has accomplished to date, please go to : <https://www.co.clatsop.or.us/landuse/page/southwest-coastal-advisory-committee>

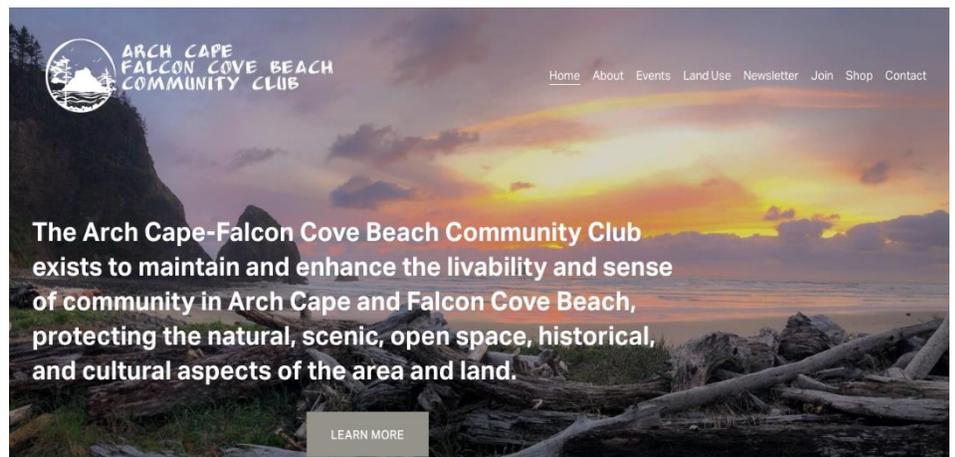
Community Club Launches New Website

By Chris Anderson

For the first time in its 54-year history, the Arch Cape-Falcon Cove Beach Community Club has its own website. Launched in mid-May, the website (ACFCBcommunityclub.com) provides club members and those in the community with information about club activities, upcoming events, and news about issues impacting Arch Cape and Falcon Cove Beach.

Arch Cape photographer Linda Lapp Murray was kind enough to provide many of her wonderful photos for use on the new site.

Previously, the club had a link from a community information site (archcape.com) created and maintained by Arch Cape resident and community club member Dale Mosby more than 20 years ago. The new website is a work in progress. If you have suggestions for ways to improve it or find errors that need correcting, please let us know.



Arch Cape Tunnel Lights News

By Dale Mosby

I was beginning to think the project to replace the Arch Cape tunnel lights was going to take longer than it took to construct the tunnel. The project started in January and was just completed mid-May. Work did not take place every day, and when in progress traffic was reduced to one direction at a time following a pilot car. None of my trips through experienced any significant wait time. ODOT says that the tunnel sees about 5,000 vehicles a day. Construction on the 1,230-foot-long tunnel started in 1936 and completed in 1938.



Additional work of installing asphalt, gutters, and curbs was completed in 1940. According to an ODOT bridge and tunnel conditions report, the tunnel was constructed by Orino, Brikemeier & Saremél using drill-and-blast construction methods. Dan Birkemeier and William Saremál formed a partnership in 1923. In 1935 Sam Orino added his name with the company becoming Orino, Birkemeier & Sarema Co. This company built a number of bridges and tunnels in Oregon such as the Toothrock Tunnel on the Columbia River Highway near the Bonneville Dam. All did not go smoothly for the three as 1942 saw Birkemeier and Saremál placing a case before the Oregon Supreme Court claiming that Orino owed them a considerable sum. This is not the first time the lighting has been replaced. The original lighting used mercury bulbs and PCB ballasts. This chemical was banned in 1976 and phased out.

The tunnel was also lined with timbers which suffered from rot over time. Some residents may recall the 1998 tunnel closing for a multimillion-dollar construction project. I remember how quiet Arch Cape was when we were a “local traffic only” city south of Cannon Beach. The 1998 construction project replaced the rotting timber linings with steel-reinforced concrete and also replaced the lighting fixtures with halogen lamps.

The lights that were just replaced were functioning but required frequent repair. They also used a lot of power. The new LED lights consume a bit less than half the power of the old lights and put out more light. The supporting hardware for the old lights was corroding and would eventually become hazardous. The new hardware is stainless, better able to withstand the ocean environment. In addition to the new lights this project enhanced the flashing lights warning motorists of bicycles. The Lighting project cost about \$900,000.00 and here are some relevant links:

ODOT web page about the project: <https://www.oregon.gov/odot/projects/pages/project-details.aspx?project=19227>

Article that was in the Cannon Beach Gazette: https://www.cannonbeachgazette.com/news/arch-cape-tunnel-lighting-project-begins/article_eec2e1b2-31a1-11ea-a5f3-ffc248658eb4.html

Article that was in the Daily Astorian: https://www.dailyastorian.com/opinion/columns/an-illuminating-discussion-in-arch-cape/article_8fcc8d27-7010-5003-ad4b-b33170c26525.html

Arch Cape Sanitary News

By Bill Campbell

The Arch Cape Sanitary District Budget Committee recently recommended adoption of the 2020-21 budgets. The budget will be on the agenda for approval at the May 15 regular Board of Directors meeting. The good news is that the *rate adjustment increase projected in the Sanitary District's 2019 long range financial planning process will remain the same*; the rate increase will be 8%. The Sanitary District's Long Range Financial Plan outlines what future rate increases

will be for the coming years in order for the District to provide wastewater service for the community and to fund capital projects. (See web site for more detail about the financial plan (<https://www.archcapewater.org/finances>))

The main reasons for the current rate increase are:

- 1) Annual cost increases for supplies, maintenance, chemical, insurance, etc.
- 2) Building reserves for necessary future projects in order to avoid debt (and the additional burden to rate payers that it brings) and have a contingency fund for any emergencies.
- 3) Additional funding for new projects/operational activities. The major ones just finished and on the horizon are:
 - a. 2019: Replaced the membranes in the sewer treatment plant - \$325,000. Membranes are the filters that separate solids and harmful pathogens from the wastewater which comes into the plant. These membranes need to be replaced every 10 years
 - b. 2020: Handling of bio-solids – additional \$25K/year. Following environmental guidelines, we used to dry the biosolids and spread them on land that we have purchased for this purpose. Recent new environmental regulations require this to be spread over greater acreage. We are now evaluating alternatives. In the meantime, we are having the City of Seaside’s “dryer” process the biosolids 5 to 8 times this year.
 - c. 2021: Replace the Shingle Mill lift station - \$180,000. This station pumps all of the sewage from the community uphill to the sewage treatment plant.

If you have questions about the budget or would like to learn more about Arch Cape’s wastewater treatment operation please contact District Manager, Phil Chick, at 503-436-2790 or philchickacutil@gmail.com

Arch Cape Water News

By Dan Seifer

The Water District announced in March that it has been awarded a \$1,000,000.00 grant from the U.S. Department of Agriculture Forest Service to acquire the 1521 acre Arch Cape Forest immediately east of Arch Cape, which comprises the watershed from which the District obtains our drinking water. The formal contract is expected in July.

The District has now just been notified that the Forest Legacy Program has recommended an additional appropriation next year in the sum of \$2,500,000.00 for this purchase.

The Forest Service grants will require “matching” local funds of an additional 25% toward the purchase, so the District will need substantial support to be able to accept the grants and proceed with the purchase.

With the initial grant awarded, the District is now entering into an agreement with the present owner of the property giving the District the option to purchase the forest at its appraised value, which is estimated between 5.5 to \$6.5million. A qualified, rigorous appraisal is a requirement of the Forest Service, and most other, grants.

Accordingly, the Forest Service grants would only cover about one-half of the anticipated cost of a purchase. Clatsop County has budgeted \$250,000.00 toward the District’s “matching” local funds. The District is currently applying for several other federal and state grants for the project.

In the coming 6 months, the District will need to make a decision whether to proceed with the purchase or abandon the project. The process for that decision will begin with collecting *community input* through the District’s presentation of

an Acquisition Funding Plan this summer, outlining available grant funding and some mix of loans, property taxes, water rates and charitable donations necessary to complete the purchase by the end of 2023. The Plan is now being developed by a Finance Committee chaired by Rick Gardner.

Public meetings and hearings will be scheduled for consideration, discussion, review of documents and decision. Assuming the conclusion of the current Covid 19 emergency, tours of the Forest will be available to the community this summer.

Information is available and comment is always welcome at District monthly meetings, at the Districts' website (www.archcapewater.org) and at the Forest website (www.archcapeforest.org).

The Water District's new 2020-2021 budget is based upon a base rate increase of only \$1 per month for residential customers. This increase is determined by the District's Long-Term Financial Plan, which is a planning tool used to determine future funding needs for operation of the District.

The Water District's future rate increases may be found in this plan, as well as the future capital costs which require these increases.

For more information please visit: <https://www.archcapewater.org/finances>

KEEPING TABS ON LAND USE AND DEVELOPMENT

by Linda Eyerman, Board Member

Once upon a time, starting in the 1970s and officially ending in 2017, the people of Arch Cape and Falcon Cove had an established way to learn about and keep track of land use applications and development in their communities. The Southwest Coastal Citizens Advisory Committee, also known as the Arch Cape Design Review Committee, met regularly to review applications and offer local input regarding development projects in the Southwest Coastal region.

During the final few years of its existence, this Committee also conducted public hearings and made formal recommendations to the Planning Director and/or Planning Commission regarding permitting. It was a system that, while imperfect, served to keep the local community informed and involved. Arch Cape also had a set of overlay ordinances which were written in large part by this review committee with input from the local communities.

Among other things, these ordinances provided that all development in Arch Cape was to be processed as Type II, meaning it would require pre-approval notice to surrounding property owners and an opportunity for public comment. When Clatsop County dissolved the local Citizens Advisory Committee, it also repealed the local overlay ordinances. The result was elimination of notice requirements for most development projects in Arch Cape including new single-family home construction and major remodels.

Since then, only variance requests, multi-family homes, and commercial development require notice and allow an opportunity for public comment. So what are communities to do, when they want to be informed, but have no way to obtain information? Enter the Oregon Coast Alliance (ORCA), a land use watchdog group founded in 2009 as the coastal affiliate of 1000 Friends of Oregon.

During the past three years, ORCA has been instrumental in filling the void and keeping the coastal region south of Cannon Beach apprised of land use applications and decisions. ORCA is a non-profit organization which was set up to respond to the coast's greatest looming problem: that land use decisions made now will determine the coast's future for many years to come. The group opposes inappropriate development projects and advocates for coastal livability through

the proper administration of land use laws. ORCA collaborates with coastal residents in local public processes, so that the voices of those most affected by land use decisions will be heard.

ORCA's current President is Arch Cape resident Michael Manzulli, an environmental lawyer and advocate. Its Executive Director is Cameron LaFollette, who joined the organization in 2010. LaFollette had previously directed 1000 Friends Coastal Futures Project, worked on protecting ancient forests on federal lands for what is now Oregon Wild, and served three years on the Salem Planning Commission. She also is a writer and coastal historian, with articles about coastal and maritime history in a variety of publications.

ORCA's initial involvement was with the Southwest Coastal Citizen's Advisory Committee's dissolution. Some may recall that the process by which this long-standing committee was dissolved was seriously flawed. It was done swiftly, without notice to the public, and with no opportunity for public comment. Concerned that Oregon's land use laws were being flaunted, ORCA successfully appealed the County's actions to the Land Use Board of Appeals (LUBA), forcing the County to start over using the deliberative process created for land use decisions. Notices were sent to every property owner in the region; and through public hearings, written comments and a petition with 250 signatures, it was clear that the majority of community members favored keeping the committee in operation.

Even so, the County again voted for dissolution, and the committee's long run came to an end. Since then ORCA has made itself available as a conduit of information between the Clatsop County Development Department and the unincorporated communities south of Cannon Beach including Arch Cape, Falcon Cove and Arcadia.

It retained the services of local attorney Lisa Kerr, to find a way to obtain development applications for the region, get them reviewed, and offer constructive comments before permits are issued, or at least before construction is underway. Initially there was resistance by the County, and Kerr found herself having to file weekly Freedom of Information Act requests in order to find out if any applications had been filed, and if so, driving to Astoria to see the paperwork.

Eventually the County notified ORCA that it would create a weekly list of filings and post it on the Clatsop County Development Department website. Titled *Land Use Permit Log*, this listing was a step forward but still provided little information beyond addresses and still required a trip to Astoria to review paperwork. ORCA and others who used the *Log* asked for links to the applications themselves. Then last fall Clatsop County joined the statewide online system known as *ePermitting*, which can be searched for supporting documents. While somewhat difficult to navigate, the *ePermitting* site is a big step forward in communications. Note that access to this site is separate from the County's website, see www.aca-oregon.accela.com/oregon.

Once the applications are available, there is the question of how to share them with interested community members, and how to submit comment to the County in time for it to be considered during the permitting process. Current ordinances allow same-day permitting for many projects which would have drawn the community's attention under the former process.

The screenshot shows the ePermitting website interface. At the top, there is a navigation bar with 'Register' and 'Home' links. Below this, a 'Permitting' logo is visible, along with a phone number 'Need help? 503-373-7396'. The main content area features four large, colorful buttons: '+ Apply' (blue), 'Search' (yellow), 'Schedule' (green), and '? Resources' (grey). Below these buttons, there is a 'New Jurisdiction' announcement: 'We are happy to welcome Clatsop County and the City of Sandy as our newest full service jurisdiction.' A search bar is located to the right of this announcement. Below the search bar, there is a navigation menu with 'Home', 'Building', 'Planning' (highlighted), 'Licensing', 'Onsite/Septic', and 'Public Works'. A search bar is also present below the navigation menu. The search results section is partially visible, showing a list of search criteria: 'Application Information', 'Date Range', 'Contractor License Information', and 'Site Address'.

Part-time resident Jim Jensvold stepped up as a volunteer and created a website, www.acfcb.org, where many of the applications are posted. If interested, check it often as much is time-sensitive. Jensvold also set up a Facebook page (preserve arch cape - falcon cove beach) which includes alerts to new information on the website.

It's hoped that, in the future, these applications and other land use information will also be available for review on the soon-to-be-live ACFCB Community Club website. In addition to keeping tabs on development applications affecting our coastal communities, ORCA has intervened in several local permitting cases. ORCA has gained respect by having a historic memory, meaning it keeps track of past actions which might serve as precedent for current ones. It also has a record of success in the cases it chooses to pursue, so when it intervenes, the County often will listen. We are fortunate to have ORCA as a watchdog for our coastal communities. ORCA is a 503(c)(3) organization, and contributions are tax-deductible.



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

Clatsop County Commissioner - District 5 - Lianne Thompson



Good Enough

“Be smart; be kind,” said the Governor last week. “I’m asking Oregonians to be smart and be kind.” She spoke of the medical information, the economic concerns, the stresses and strains on everyone in a time of pandemic.

I want to write words that inspire and delight you, helping you and me to be both smart and kind. Instead, I feel deprived and cranky. I miss seeing my family and my friends. I miss going to church and the library. Most of all, I miss the feeling of being free to do what I want.

This COVID pandemic is a tough place to be, and it’s been that way for a while now. We all have lost something in the past few months. Worse, the “new normal” means that we’re continuing to adjust to changes as we go forward with more gains and more loss. How do we develop coping strategies that are “good enough” without trying to be perfect? We can’t hope for no one to get sick or die. We already know of economic devastation, unequally shared, that’s happening around the world and in our neighborhoods. Many, not all, families and businesses are suffering.

Your County Board of Commissioners voted on May 11 to apply to the State and begin the reopening process. We’re looking for a plan that’s good enough to provide the best public safety at the least negative economic costs. We’re looking for as much fairness, compassion, and good sense as we can incorporate. The possibility of getting sick or dying squares off against the certainty for many of economic distress, perhaps the catastrophe of financial ruin. Our community is at risk, world-wide and locally. I’ve heard from many, many

people who expressed their fears, needs, and desires. Some sounded angry, but most were motivated by their confidence that they would be listened to, responded to, cared about.

What gives us hope is our trust in one another and in our own capacity to respond to challenging circumstances. In our hearts, we know that life pitches good and bad stuff at us all the time. Mostly, we do ok or even pretty well at the ups and downs. We also strive to deal with the worst in ourselves and others. I've seen both in myself lately, usually when I feel deprived and frightened. Oh, man! I hate it when I'm fearful and angry, instead of calm and compassionate. Ah, well.

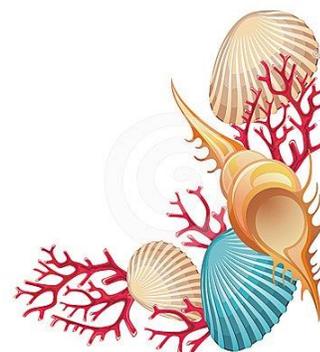
I have to tolerate "good enough" in myself; "The perfect is the enemy of the good" guides us. Good enough works, but perfection doesn't. If I can do that, I can listen to you with grace, incorporate your concerns whenever and however I can, and support your own health, happiness, and well-being. My hope is that we can continue to do that for each other. The elephant in the room is our economy that's based on a surge of visitors at this time of year. How can we continue to support local businesses and keep local residents safe? Remember, the Governor also said, "Stay safe; stay home." Some did; some didn't. We're still navigating, looking for ways to avoid jeopardizing our lives and our businesses in ways that are good enough to save both.

With heartfelt best wishes from Clatsop County Commissioner Lianne Thompson.



**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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Questions/Concerns/Comments?

Contact: acfbcc@gmail.com