

# City to offer workforce housing incentives

By Brenna Visser  
Cannon Beach Gazette

The City Council voted unanimously Tuesday, Dec. 4, to provide a workforce housing incentive to a developer from money generated from a new construction excise tax.

Last year, city councilors voted to apply a 1 percent tax on all building permits in an effort to raise money for workforce housing projects. So far, the council has seen the fund as a way to provide financial incentives to developers.

Mike Clark, of Coaster Properties, will be the first developer to receive the benefits to rebuild and expand the Sea Lark Apartments on Larch Street. The one-bedroom units, destroyed in a fire last February, were one of the few affordable living options in town. He plans to expand the former fourplex into eight units.

Clark will be reimbursed \$19,000 for permit fees and systems development charges associated with the



An artist's rendering of workforce housing units in Cannon Beach.

project, all based on the estimated \$510,000 in construction costs.

In order to be eligible for the incentive, Clark agreed to include a deed restriction

that bars the units from ever becoming vacation rentals or condos.

The agreement also requires that rent must not exceed 100 percent of the

average median income for Clatsop County for the next 10 years. Based on U.S. Department of Housing and Urban Development projections, the city estimates rent will be between \$950 to \$1,100 a month.

The process is seen largely as a sign of progress by city councilors and staff, who have been struggling to move the needle on workforce housing for years.

Some on the council, however, have expressed concerns about the sustainability of the incentives. Only about \$65,600 has been raised since the excise tax took effect in July 2017. The land-strapped city sees little development in comparison to neighboring communities, limiting the growth and utility of the tax.

But it's a step in the right direction, Mayor Sam Steidel said.

"I think this project will be a good trial run to see how it works," Steidel said at a November work session.

## Water: Solutions to high bacteria readings at outfalls

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matter of the bacteria from the pipes."

With human sources ruled out, the city believes bacteria from animal waste and fungi are building up inside the pipes, a majority of which are underground. Engineers are looking at installing ultraviolet light filters at the outfalls, which would kill the bacteria before it goes out to the beach.

The other option would be to open up the pipes and let the stream run through an open system, exposing the runoff to sunlight and accomplishing the same goal.

"We are not as concerned about animal feces as much as human, but that doesn't address the fact we're getting sporadic high readings," La Bonte said. "It's still causing harmful bacteria in



Beachgoers cross a bridge over the Ecola Court outfall in Cannon Beach. Recent samples shows bacteria levels higher than state standards at this location.

these areas where dogs, kids like to play around."

Ingesting bacteria-contaminated water can result in illness, according to the Ore-

gon Health Authority.

While installing ultraviolet light filters would be ideal, engineers are studying whether it's a viable option

with the outfall's configuration. An open system would also most likely require reconfiguration, and could bring other challenges, such as monitoring what kind of waste could fall or collect in open drainage ditches.

Both systems are effective, La Bonte said, but will likely be expensive.

As engineers conduct the study, La Bonte said she is reaching out to the state and working with the Department of Environmental Quality to get grants to cover the project.

"It's been very much a needle-in-the-haystack problem, which is very frustrating for me," she said. "It's a top priority and we are going to do everything we can to address it. We're not going to let money be a showstopper with the project. It's too important. We are going to look for all the funding available."

## Capsule: Blast from the past buried at Tolovana Arts Colony

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After about 20 minutes of drilling, chipping and buzzsawing, a copper tube emerged. The tube, about 1 1/2 feet tall and about 4 inches in diameter, was sauntered so tightly public works employees had to slowly and diligently saw it open, prompting people in the crowd to shout out their guesses of what would be inside.

"Maybe it's just a note that says the real one is two feet to the right," someone joked.

"Maybe it's just a knock-knock joke!" yelled another.

But once opened, the capsule revealed artifacts such as 50-year-old newspaper articles, a presidential election flyer, aerial photos of Cannon Beach, and magazine clippings of some of the latest hairstyles, clothes, planes and cars. The canister also featured a detailed history of the building that used to house Tolovana Park Community Club and now hosts the Tolovana Arts Colony. All items will

be donated to the Cannon Beach History Center and Museum.

"There's some really fun stuff in here," Mayor Sam Steidel said as he poured over articles in the 1968 newspaper. One in particular caught his eye.

"Five people ran for city council ... wow," he chuckled.

### A personal connection

For some attending the ceremony, the time capsule was personal. Robert and Lori Moon, as well as a handful of other family members, drove more than 1,000 miles from Nevada to attend. Lori Moon was 23 year old when she attended the original ceremony in 1968, but was filled with as much suspense as the rest of the crowd.

"It was 50 years ago, I don't remember what was put in," she said. "I'm here to find out."

The family made the trek to honor Lori and Robert's son, Scott, who was featured in a photo with his Robert Moon's father, a mem-

ber of the club at the time, and Congressman Wendell Wyatt at the original dedication ceremony. Scott Moon died about a year ago.

"We just wanted to honor him," Lori Moon said.

The city will continue the tradition with a new time capsule in the same location. Over the past couple of months, residents have been invited to bring items "smaller than a shoe box" to put into the new vessel. Because the new capsule does not fit the space of the old one, residents are invited to continue bringing items throughout this week until a date is decided for burying the new capsule.

"Hopefully someone will want to go to the trouble of opening it 50 years from now," City Manager Bruce St. Denis said.

Below is a list of what the city has collected so far:

- Cell phone.
- Numerous newspaper articles on affordable housing challenges, our first pot shop opening, the new city manager and the plans for unearthing the 50-year-old

time capsule.

- Public works hat.
- Glass art from Ice Fire gallery.

• Pictures of downtown Cannon Beach during the annual Fourth of July parade, a town photo, plus a flash drive with hundreds of photos.

• A video of Cannon Beach showing archived photos.

• A story and hand drawn artist drawing from Tolovana Art Colony.

• A copy of the Cannon Beach magazine from the Chamber of Commerce.

• Children's art work and questions about the future from the Cannon Beach Academy.

• A menu from The Driftwood restaurant.

• Beach trash art from Haystack Awareness Program.

- A soft bunny.
- A soft puffin.
- CD and classic movie video.

• Numerous articles from local residents of past members of the Arts Colony as well as current events of Cannon Beach.

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