

# 2009 Pacific City/Woods CPAC Survey Summary - March 15, 2010

Survey Committee

George Baumgartner , Carolyn McVicker, Bud Miller, Doug Olson, Anne Price, Ielean Rouse, Rob Royster,  
Gloria Scullin, Barbara Taylor

# 2009 Survey – Process

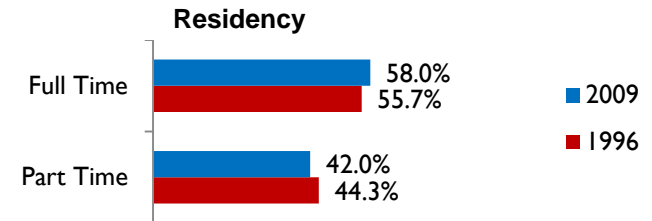
---

- ▶ **Purpose** - Update the Community Comprehensive Plan that is 10+ years old
- ▶ **Process** - CPAC selected a committee in 2007 that met regularly over a 1 ½ year period to develop and design the survey . It was distributed in February 2009.
  - ▶ **Goal: generate opinions from a diverse population within the community boundary including those not owning property in the area.**
    - Computer based through “Survey Monkey”; Links sent to 200+ CPAC members by e-mail
    - Notices sent by PCJWSA to all 1300 homeowners connected to water/sewer
    - Cooperation sought from area employers and trailer park management in PC/Woods
    - Paper Copies made available at the Bank, Library, Community Center and PCJWSA offices
    - Announcement placed in the Pacific City Sun
- ▶ **Design**
  - ▶ Expanded 2006 survey to 26 questions from 7 in previous survey.
  - ▶ Questions were added on lighting, short term rental, roads, facilities, community events, commercial enterprises and vision for the future.
- ▶ **Responses**
  - ▶ A total of 242 surveys were completed
  - ▶ Respondents answered 26 questions and provided approximately 785 opinions, comments and ideas

# Respondents -Residency & Property Ownership

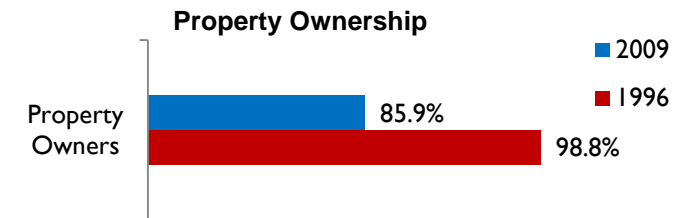
## ▶ Residency:

- ▶ 58% full-time residents in 2009
- ▶ 42% part time residents
  - ▶ 62% of part-time residence have primary homes in the Portland/Vancouver area



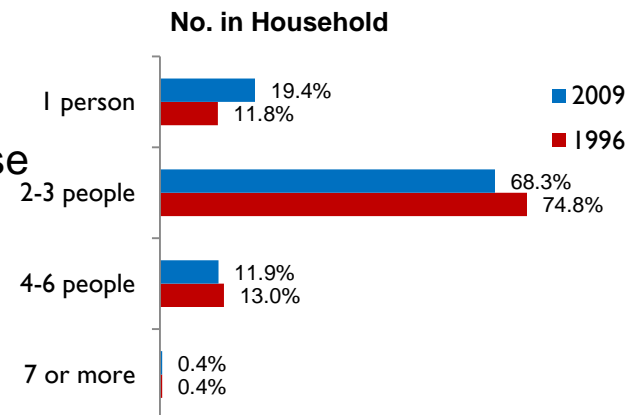
## ▶ Property ownership:

- ▶ Greater mix of non property owners took survey lowering the percentage of homeowners in the survey base as compared to the 1996 survey.  
Success in assuring diversity of respondents



## ▶ Short term rentals:

- ▶ New question in 2009
- ▶ 92% of property owners taking survey do not use property for short term rentals



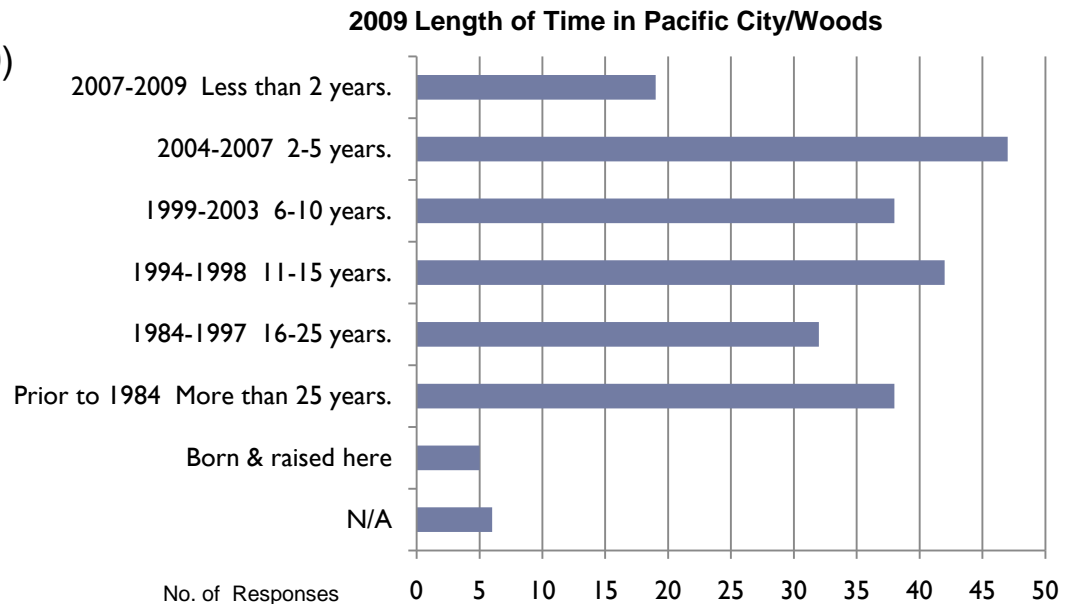
## ▶ Number of people in household:

- ▶ Majority – 68% come from a 2-3 person household

# Length of time in Pacific City/Woods

- ▶ Approximately 46% of the survey respondents indicate they have resided in PC/Woods for 10 years or less.
- ▶ These people did not participate in the survey 13 years ago in 1996

- ▶ 29% - Less than 5 years (2004-2009)
- ▶ 17% - 6 to 10 years (1999-2003)
- ▶ 19% - 11-15 years (1994-1998)
- ▶ 31% - Greater than 15 years (Pre 1993)



# Why People like to live in Pacific City/Woods

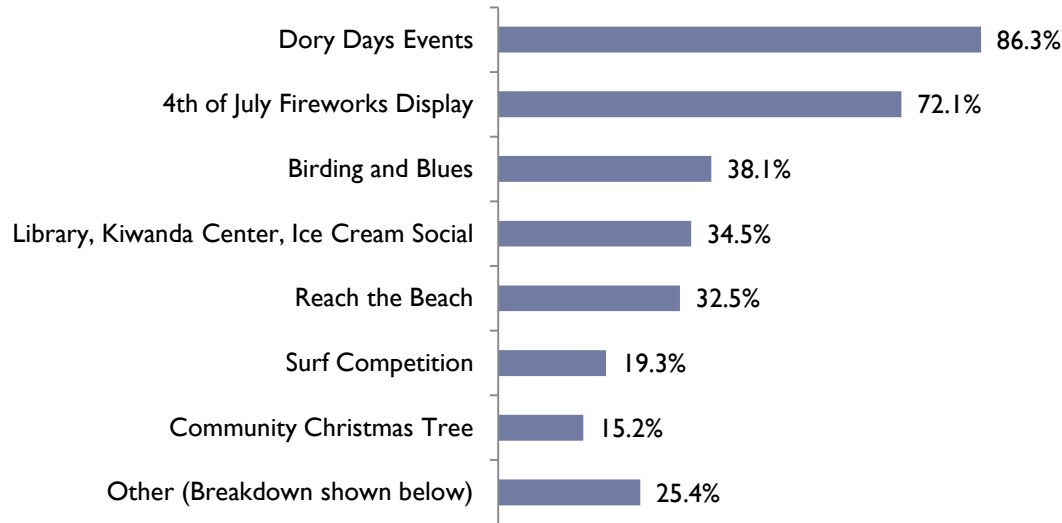
---

- ▶ **Most folks agreed that they like Pacific City best for.....**
  - ▶ Ocean/Beach access
  - ▶ Good Environment
  - ▶ Natural Resources
  - ▶ Small size
  - ▶ Cleanliness
  - ▶ Quietness
  - ▶ Not crowded
- ▶ **Some folks thought there was not enough....**
  - ▶ Public Services
  - ▶ Adequate roads
  - ▶ Commercial services
  - ▶ Diversified housing

# What Events Are Most Attended

---

## Current Events



Other events/activities noted:

Art PCA/PCAA Activities  
Kiawanda Community Center  
Beach/river clean-up  
Holiday events  
Sports/Fishing

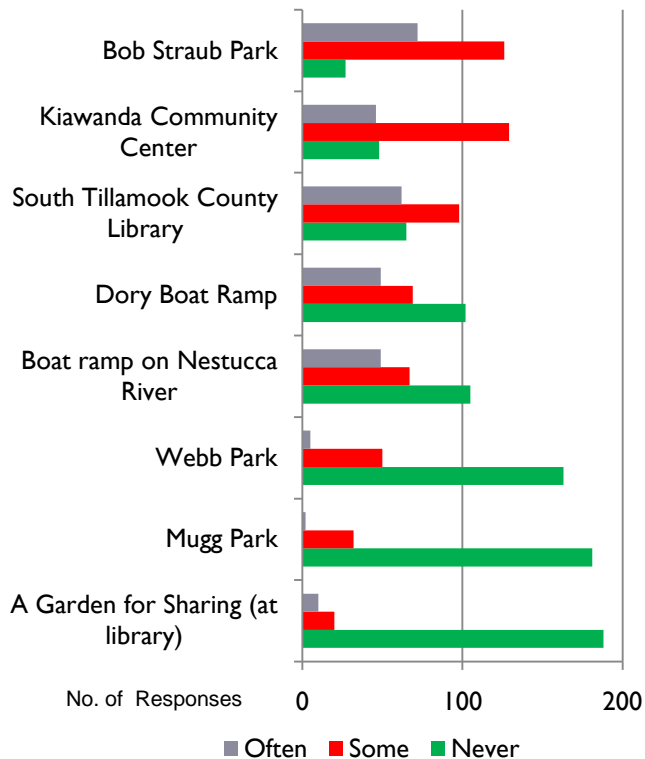
## Events Desired

- ▶ Community and Family
  - ▶ Youth Activities, Food Events (BBQ's – Cook-Offs), Picnics & Beach Activities, Fund Raisers
- ▶ Arts and Music
  - ▶ Art shows, concerts, theater, music festivals and live bands
- ▶ Sports and Recreation
  - ▶ Pentathlon runs/ races, volleyball, more fishing

# What Facilities Are Most Used

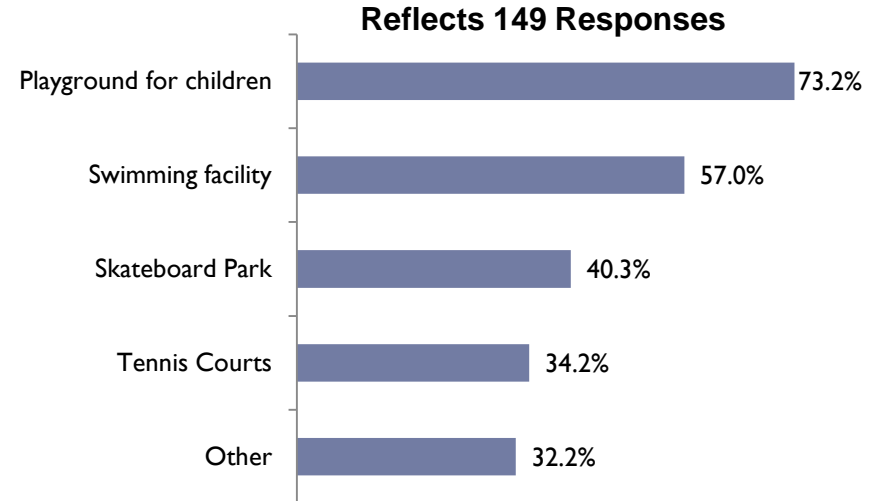
## Current Facility Utilization

- ▶ Most often used: Bob Straub Park,
- ▶ Kiawanda Community Center and the Library
- ▶ Also noted were beaches and boat ramps.



## Future Facilities Desired

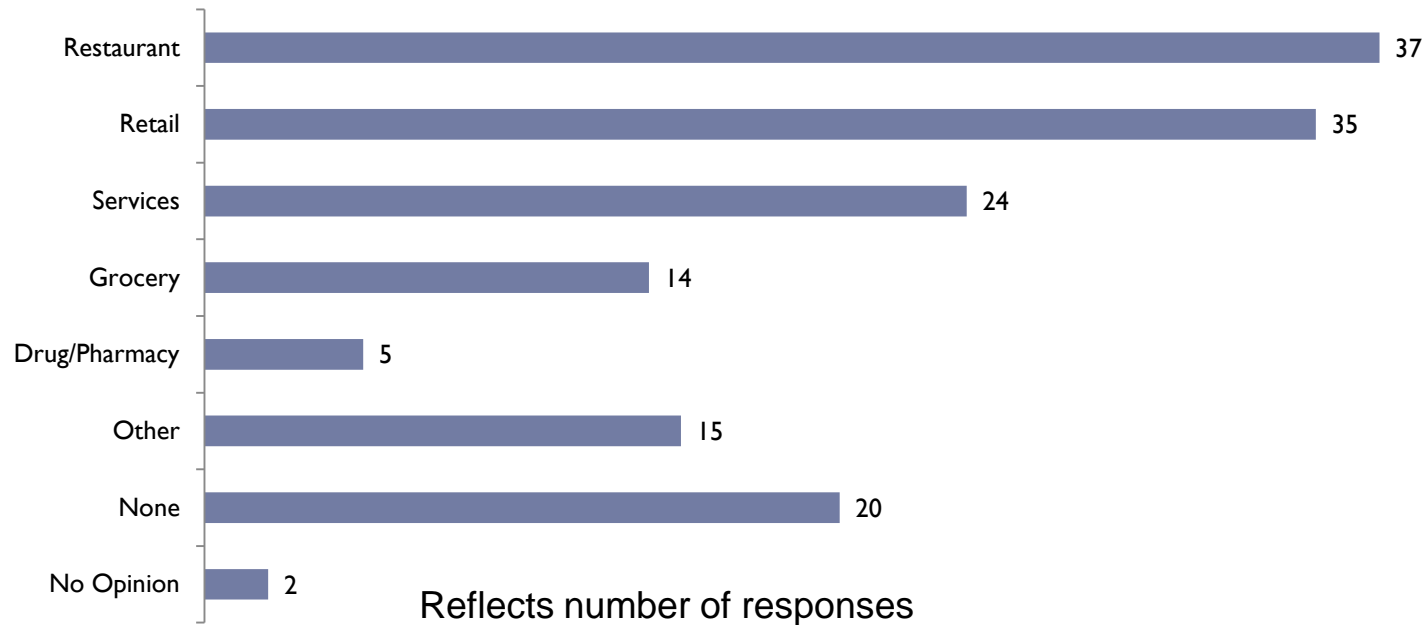
- ▶ Playground and swimming facilities were the most requested



- ▶ Other facilities mentioned included, athletic facilities, hiking trails, parks & picnic areas, golf course

# What Commercial Enterprises are Desired

- ▶ More restaurants, retail establishments and services were noted as enterprises needed both for tourists and residents.
- ▶ Of 116 responses to this open-ended question, approximately 152 different opinions were registered. A variety of commercial enterprises were identified. These were tallied and classified into eight categories. The number of responses for each category is shown below.





# What Issues should Pacific City/Woods pursue.....

---

Responses to this group of issues was very similar to the 1996 survey:

- ▶ **Issues most agreed on are .....**
  - ▶ Protect beach/shore lands
  - ▶ Protect the Nestucca River & Estuary.
  - ▶ Have a planning advisory committee
  - ▶ Request review of emergency warning system
  
- ▶ **Issues most disagreed with .....**
  - ▶ Expand water and sanitary boundary
  - ▶ Support increased taxes for animal control officer

# What Issues should Pacific City/Woods pursue...

---

## Additional Issues in 2009 Survey

### On Development

- ▶ **Issues most agreed upon....**
  - ▶ Underground utilities for new construction
  - ▶ Ordinance to limit exterior lighting.
  - ▶ Ordinance regarding storm water run-off
  - ▶ Ordinance that addresses view vs height.
- ▶ **Issues most disagreed with ...**
  - ▶ Require screening of recreational vehicles
  - ▶ Allow commercially zoned property for residential use
  - ▶ More vacation rental housing

### On Roads & Environment

- ▶ **Issues most agreed upon....**
  - ▶ Adopt a grading ordinance regarding run-off to adjacent properties
  - ▶ Require RV's to be parked on owner's lots.
  - ▶ Pursue further limits of driving on beach
  - ▶ More public transportation to Lincoln County.
  - ▶ Common speed limit within community
- ▶ **Issues most disagreed with...**
  - ▶ Limiting cutting trees in home building.

# Major Concerns in PC/Woods Community

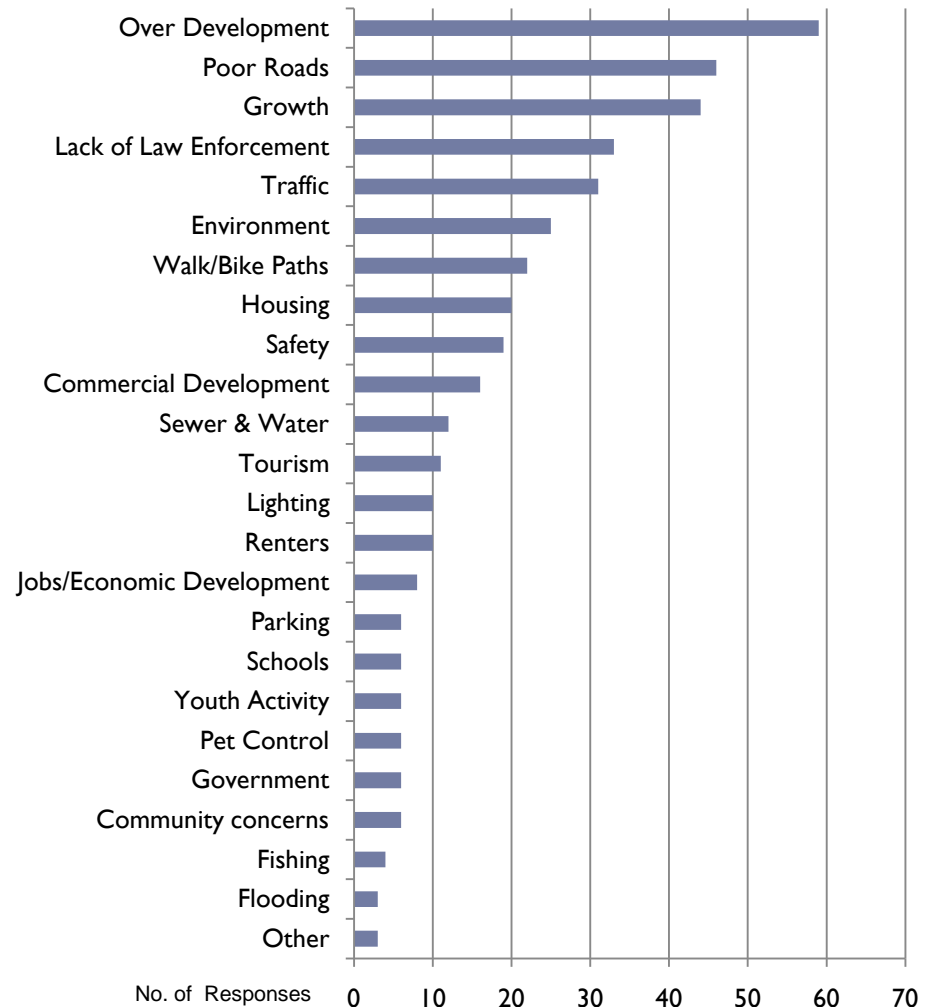
## ▶ Top five concerns noted by respondents...

- ▶ Over development
- ▶ Poor roads
- ▶ Growth rates
- ▶ Lack of law enforcement
- ▶ Congested roads & traffic

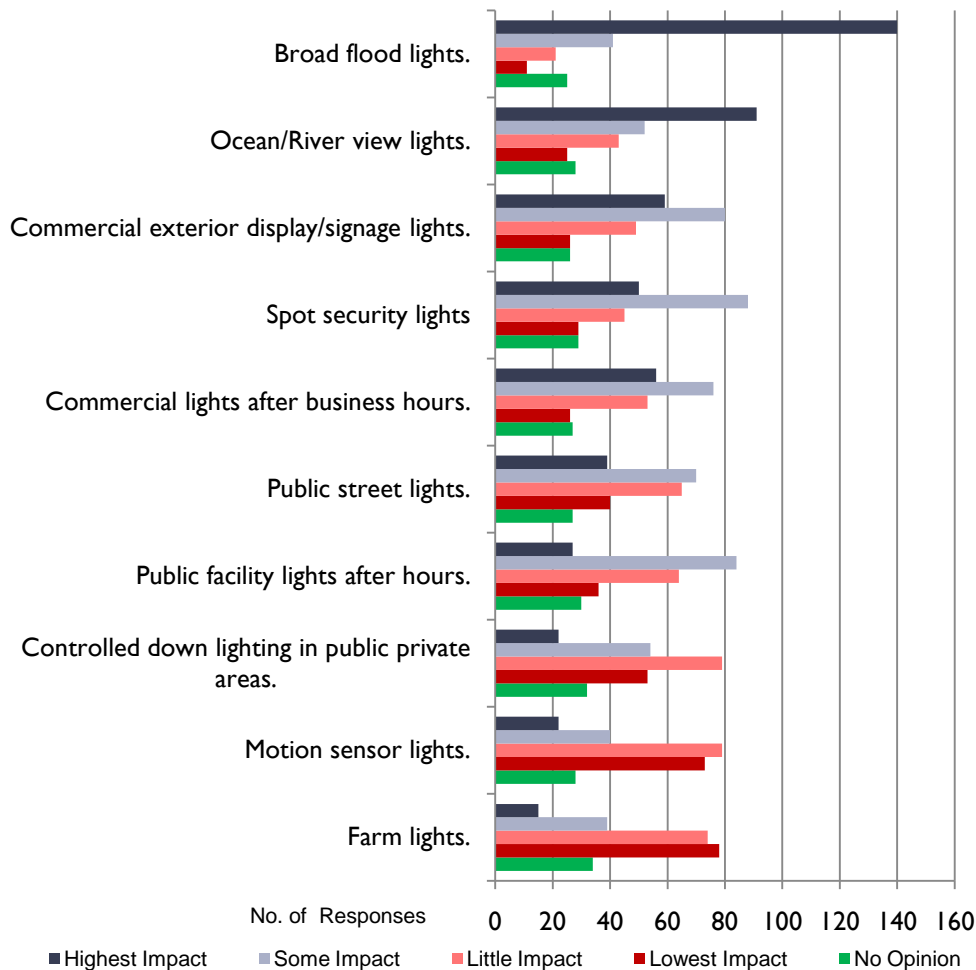
## ▶ Other concerns noted

- ▶ Preserving beauty of environment and the natural resources of the area.
- ▶ Walking & Bike Paths
- ▶ Housing
- ▶ Safety

▶ Note: 171 respondents took the time to list concerns. Over 400 replies were tallied and categorized.

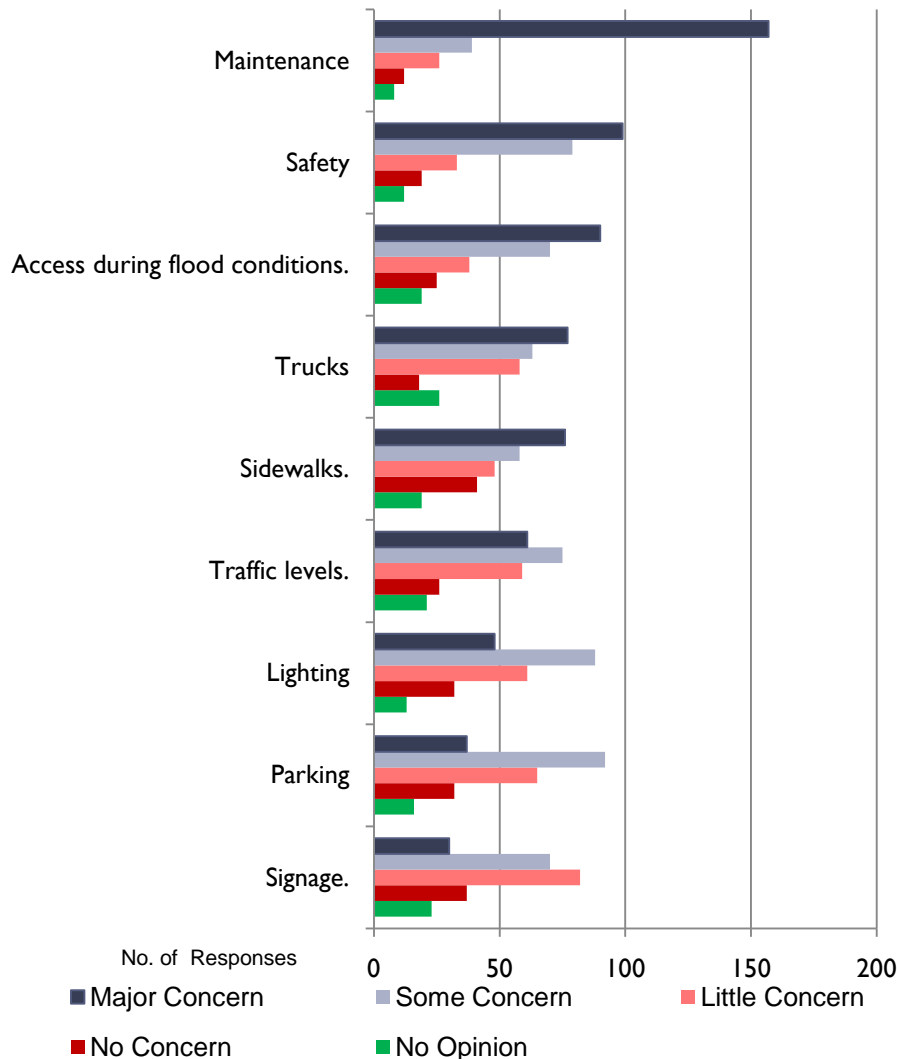


# Exterior Lighting - Impact on Town Atmosphere



- Lighting can have an adverse impact on the town atmosphere. The type of lighting that respondents felt had the most impact are:
  - Broad flood lights
  - Ocean/river view lights
  - Commercial Exterior lights
  - Spot security lights
  - Public street lights
  
- Those with the least impact were down lighting, motion sensor and farm lights.
  
- 65% of participants indicated that they would favor shielding current street lights – provided there was no additional cost to them (q-5).

# Streets/Roads in PC/Woods Growth Boundary

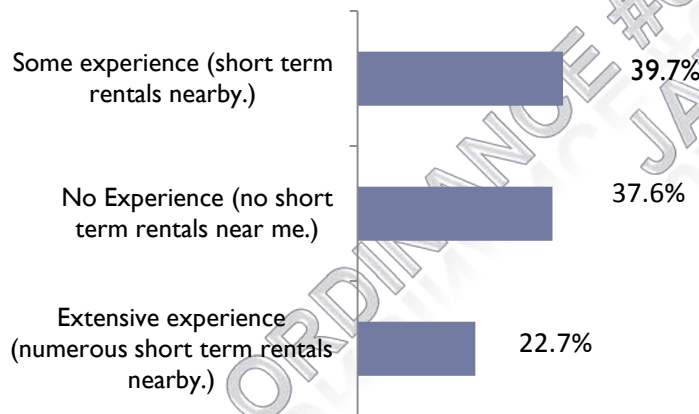


- ▶ Roads in general are a concern
- ▶ Maintenance is the primary issue
- ▶ Walking and Biking paths were mentioned frequently
- ▶ Street conditions were a concern specifically named were:
  - ▶ 3<sup>rd</sup> Street,
  - ▶ Resort Drive
  - ▶ Fisher Road
  - ▶ Kiwanda Drive
  - ▶ Shore Drive.

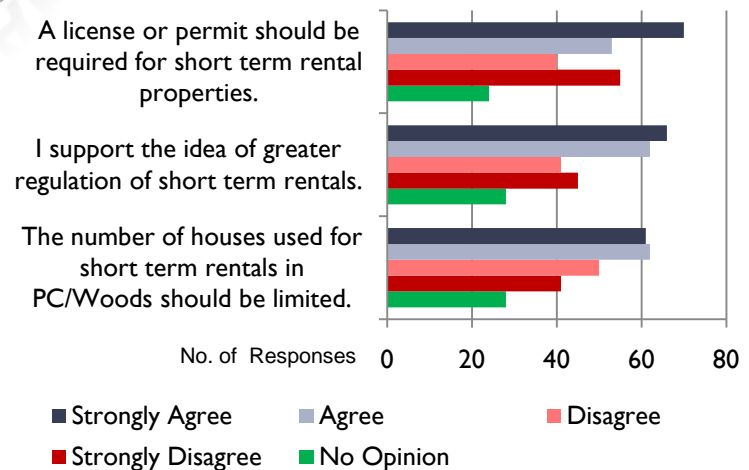
# Short Term Rentals

- ▶ **Experience:** About 62% of respondents have had some or extensive experience with short term rentals. While 38% have had no experience at all.
- ▶ **Regulations:** Of 242 respondents, about 50% (120 responses) agreed that some regulations was needed while 40% disagreed with regulation. The remaining 10% had no opinion on the issue.
- ▶ **Impact on Community:** Primarily a neutral position - 49% indicated neither a positive or negative impact; 25% a positive impact; 26% a negative impact

**Personal Experience with ST Rentals**



**Opinion on Regulating ST Rentals**



# What people would like to see in the future

---

- ▶ **Growth:** Slow growth – and preference for keeping things as they are now.
- ▶ **Economic/Commercial Development:**
  - ▶ A better economic environment with more, jobs, businesses and green commercial enterprises
- ▶ **Diverse Housing Options:**
  - ▶ More varied affordable housing.
  - ▶ Apartments, planned developments and condominiums
  - ▶ No public housing and manufactured homes
- ▶ **Development Preferences:**
  - ▶ Stronger enforcement of building codes in the community including retaining current lot sizes.
- ▶ **Roads/Transportation:**
  - ▶ Better maintained roads, more pedestrian and bike paths, increased senior transportation
- ▶ **Safety:**
  - ▶ A larger presence of Sheriff's Office, nuisance enforcement, community watch program
- ▶ **Sports/Recreation:** Preservation of natural resources, more parks

# Vision for PC/Woods in the next 10-15 Years

---

**An Open-ended question prompting 162 folks to make 308 Statements and Opinions about PC/Woods in the next ten years. In summary their vision included.....**

- ▶ Slow, limited, responsible, well planned growth
- ▶ Maintain current character of community – retain small town atmosphere
- ▶ Desire to protect the pristine area, natural environment and resources
- ▶ Develop walking and bicycle paths
- ▶ Improve traffic and have adequate parking
- ▶ Keep area as a destination where visitors want to frequent
- ▶ Desire green commerce, farmers markets, environmentally friendly businesses
- ▶ Improve infrastructure– i.e. good sewer & water, roads, traffic plan, lighting
- ▶ Other items
  - ▶ Economic stability
  - ▶ Better law enforcement,
  - ▶ Youth activities
  - ▶ Art, cultural and historical development



# Effectiveness of Land Use Action

---

- ▶ **More awareness and concern on land use issues are needed in the community. This is indicated by the high rate of “No Opinion” on this question.**
  - ▶ On average 30% or 70 responses were “No Opinion” as compared to 10 or 15 % for other questions
  
- ▶ **Highly and Effective ratings (100 or more responses) were noted for**
  - ▶ Ensuring adequate parking, dory boat and beach access
  
- ▶ **Less or not effective ratings (100 or more responses) for:**
  - ▶ Preserving rural coastal atmosphere and natural resources
  - ▶ Improving roads maintenance and traffic safety
  - ▶ Improving bicycle/pedestrian safety
  - ▶ Promoting affordable housing opportunities

## In Summary – Most frequently noted issues were...

---

- ▶ **Slow Growth, Maintain small coastal town atmosphere**
  - ▶ Better planning, land use and enforcement of building codes
- ▶ **Better economic conditions**
  - ▶ More jobs, More commercial services
- ▶ **Preservation of the environment and natural resources**
- ▶ **Better maintained roads**
- ▶ **Larger presence of law enforcement**
  - ▶ Emphasis on Safety & Traffic
- ▶ **More walking and bike paths**
- ▶ **More affordable housing**
- ▶ **Focus on green commerce**
  - ▶ Recycling, Farmers Markets, etc

# What is currently being done.....

---

- ▶ The Wave started a new route to Otis in Lincoln County
- ▶ Short Term Rental Regulation – became effective January 2010
- ▶ Task Force on Affordable Housing is close to releasing a proposal
- ▶ Community Planning Advisory Committee (CPAC) is active in community
- ▶ Emergency management meetings are being held to improve coordination
- ▶ Citizen’s Committee for Sustainable Roads is actively seeking funds for roads
- ▶ Sheriff ‘s office to focus patrols in South County in near future
- ▶ Grading ordinance regarding run-off has been proposed
- ▶ Tillamook PUD is promoting down-lighting in communities
- ▶ PCJWSA has contributed money for lighting
- ▶ Proposal is in process to convert BLM land to recreation and open space
- ▶ Telecom property sale to convert portion of property to community use
- ▶ Tillamook Lightwave fiber optics infrastructure will impact future commercial enterprises

# What's next?

---

Some options include:

- ▶ Review Community Plan and recommend updates
- ▶ Explore the discrepancy between the PCJWSA service boundary and the PC/Woods Community growth boundary.
- ▶ Evaluate the Transportation Plan for community needs
- ▶ Examine current zoning requirements and determine their impact on overall development
- ▶ Present results to County Commissioners
- ▶ Pass results on to Community groups and citizens
- ▶ Other ???????

For additional feedback or, questions please contact: Gloria Scullin at [scullin56@earthlink.net](mailto:scullin56@earthlink.net)

To see the detailed survey results go to the Tillamook County Website <http://www.co.tillamook.or.us/gov/ComDev/planning/community/pcw.htm>

Click on - **2009 CPAC Survey Detail Final**