

Pacific City/Woods Community Planning Advisory Committee (PC/W CPAC)

Minutes of the Meeting on April 17, 2010, 10:30 am
Central Building – 33570 Brooten Road
Pacific City, Oregon

The meeting was called to order at 10:32 am by the Chair.

1. Self Introductions – Tom Donohue, Chair

Twenty-four persons were present for the meeting including the following officers: Tom Donohue, Chair; Gloria Scullin, Chair-elect; Rob Royster, Past-chair; Robyn Lampa, Treasurer; and Bud Miller, Secretary.

2. Guest Speaker – Marie Heimburg – Program Coordinator Youth Accountability Program, Tillamook County Juvenile Department. Ms Heimburg presented information on a variety of programs and ongoing efforts by the County.

- a. Community Dispute Resolution and Mediation. These services are available to any citizen of the County, and are provided by trained mediators. They cover a variety of situations, including working with small claims courts and mediating neighbor-to-neighbor complaints. They can also work with public policy groups and there is also a youth program as a part of this, which uses students in the schools to perform peer-to-peer resolution meetings. From 2006 through 2009 more than 320 cases were worked with, using more than 500 hours of volunteer time. The program is funded by grants and donations, and they are always looking for new mediator applicants. Marie can be contacted at (503) 842-3417 and the Conflict Solutions office can be reached at (503) 842-1812, ext. 4.
- b. Juvenile Diversion Program. This effort is designed to work with first-time juvenile offenders in an attempt to head off subsequent offenses. A Community Accountability Board interviews the individual and once they admit their guilt a contract is developed that specifies the penalty or service the offender must undergo. This program is aimed at working with the youth before they “get into the system,” and is judged to be a successful one based on statistics for several years that show 80 to 90 percent have no second offense within the one year anniversary of the original offense.
- c. Homeless Census Count. On January 26, 2010, Tillamook County took part in a nationwide effort to count the homeless people residing here. This effort resulted in listing of 267 households numbering 430 persons. About one-quarter of this number is children. It is estimated this is about 2 percent of the County residents, similar to the 2 percent estimate for Oregon in 2009.
- d. Ford Family Foundation program is looking for a project that would set up infrastructure, security, and supplies to take care of 250 people (displaced persons and first responders) for three days in the case of a catastrophic occurrence. These shelters would be set up through a cooperative effort of various civic groups and businesses. Current plans are to establish the first one in Nehalem.

- e. Volunteer Recognition Award and Youth Recognition Award. Deadline for nominations is April 23, 2010. Ms Heimburg suggested some one such as Jeanette and Bruce Hagerty for the former, and some young person who has been successful in turning their life around for the latter.
3. **Minutes of Recent PC/W CPAC Meetings – Bud Miller, Secretary.** The minutes of the CPAC meetings on February 20 and March 15, 2010 were accepted as presented by a motion and unanimous vote of the attending members. One change was made to the notes for the Emergency CPAC meeting on March 30, 2010, from August 30 to March 30. Then these minutes were also accepted by a motion and unanimous vote of the attending members.
4. **Treasurer’s Report – Robyn Lampa, Treasurer.** Current balance was reported to be \$151.68. Robyn commented she had paid the \$20 annual fee for the Post Office Box as donation. Upon questioning, she also noted that we have still not received the \$400 to help cover costs of the Community Survey as promised by Butch Parker of the Tillamook County Department of Community Development.
5. **Committee Reports**
 - a. **Land Use Committee – Rob Royster.** Had a LUC meeting on March 27 to discuss and act on several items. First of these was a variance request for a property on Hill St. The committee and attendees all supported the request to return the house to its historical appearance. There was then an Emergency CPAC meeting on March 30, 2010 to pass a motion in support of the request, which was forwarded to Tillamook County. Not aware of any action by the County at this time.

The second topic was review of the current (1/20/10) draft of the Accessory Dwelling Unit Ordinance Section 4.150. After discussion the Committee decided to refer this to the full CPAC membership for further discussion.

Mr. Royster also announced that we have received a copy of the conditional use permit for a property on Kiwanda Dr. Apparently this has already been approved by Tillamook County on April 16 and we are offered the opportunity to appeal the decision by April 28. This was cited as another example of the failure of the County to keep the CPAC informed of land use actions in a timely manner. This has become a major issue for the All CPAC Chairs group. It was suggested that we may not even be able to appeal such an action, and also that we should send (another) letter to the Planning Commission and Department of Community Development of lapses such as this one in how the County and the CPAC’s are supposed to operate.

Tom Donohue informed the attendees that he has been told the County is close to hiring a replacement for Valerie Soilihi.

- b. **Lighting Committee – Ilean Rouse**. While the Committee's grant proposal to the Tillamook PUD was not accepted (\$184K in requests and \$50K available), Carolyn McVicker was told by Bob White of the PUD that they have established a program to replace all area barn lights with a cut-off shade. This service is available to anyone who requests the replacement, and it is estimated there are 61 such lights on private property in our area. The Committee will do follow-ups to encourage them to participate in the program.

Ms. Rouse worked at a booth during the recent Birding and Blues Festival distributing pamphlets and answering questions about the Dark Skies program. This was a natural fit because of the evidence of the disruption of bird flight patterns in many areas by excessive lighting.

Ilean also mentioned that she has noticed more of the lights in the Pacific City/Woods area have been converted than were originally paid for, another positive piece of news.

6. Old Business

- a. **Workforce Housing Task Force – Proposed Accessory Dwelling Unit Ordinance – Barbara Taylor and Merrienne Hoffman**

Tom Donohue read letters on this subject received from the Pacific City Heights Neighborhood Association and David & Terrie Yamamoto. Both spoke in opposition to the Ordinance in its current version. *Copies of both documents are attached with these minutes.*

This was followed by a lengthy discussion of the Draft Ordinance (Section 4.150) by many of those attending the meeting. Explanations of specific parts were offered by Ms Taylor and Ms Hoffman. Tony Owen representing the PCJWSA voiced concerns about the impact and cost on that organization. He also requested that if the CPAC passed a resolution in favor of the current version of the Draft, that we add a requirement that the lands within the PCJWSA service boundary be excluded. Most of the other comments and questions concentrated on the possible negative impacts on current zoning requirements and livability of neighborhoods, and whether such a new ordinance section is really needed. It was suggested that perhaps any necessary changes could be incorporated into existing zoning and land use ordinances. It was stated that existing CC and R's established by Home Owner Associations, would override any new changes or ordinance, and that the impacts of this would have to be taken into consideration as well.

There was no formal action taken by the CPAC attendees and the unofficial conclusion was (a) to continue this discussion at subsequent meetings, (b) urge that the CPAC Chairs group take this up for a broader, County-wide discussion, (c) an analysis of the potential impacts and number of such ADU's should be done, and (d) that the Tillamook County and the Department of Community Development be urged to slow down the process to allow more time for discussion and resolution of the issues. It was also suggested that there is a need for another LUC meeting on this topic, that the Workforce Task Force

needs to meet and discuss input received so far, and that Tillamook County officials establish a revised schedule for review, modification, and passage of the Draft Ordinance. In addition, it was suggested that a meeting between the Task Force and the various Water and Sewer districts should be held as soon as possible.

- b. **Community Plan Survey – Gloria Scullin** The summary of the Survey Results will be presented to the Tillamook County Board of Commissioners meeting on April 21, 2010. It will be held at the Kiawanda Community Center at 6:30 pm and everyone was urged to attend. Ms Scullin pointed out that we need to keep moving forward, referencing the “What’s Next?” page of the summary report. Remember the survey is available on the Tillamook County website as previously announced.
- c. **“Telecom Property” – Anne Price** There was a meeting on this in March and the consensus was to move ahead with forming some sort of non-profit organization to be in charge of the use of the portion of the property to be made available for community use. Purchase of the property by Tillamook Lightwave (for use by the University of Washington) is in the due diligence stage and is expected to be completed about mid-May. The next meeting of those interested in working on this project will be on May 12, 2010 at 6:00 pm at the Kiawanda Community Center.
- d. **Proposed Cascade Head Marine Reserve – ODFW Community Team Update – Rob Royster** This group has had four meetings and continues to move forward. Next major undertaking is a socio-economic impact analysis on the Cascade Head Reserve. This area is about 20 square miles in size, much smaller than the original proposal. Recommendations are expected to be made by October.
- e. **All CPAC Chairs Meeting March 26, 2010 – Gloria Scullin** After the meeting in March a letter was drafted to be sent to the County Commissioners about the concerns of the CPAC’s over the poor flow of information from the County to them. This issue will be discussed at the next All CPAC Chairs meeting on April 23, 2010 at the County Courthouse. [][[UPDATE: THE LETTER WAS DISCUSSED AT THE MEETING, BUT WILL REQUIRE FURTHER REVIEW BEFORE IT IS SENT TO THE BOARD OF COMMISSIONERS.]]]

7. New Business

- a. **Land Use Issues in Our Area – Butch Parker** was not able to attend the meeting. Tom Donohue reported that Butch had told him of the need to meet with representatives from Pacific City/Woods and Neskowin to discuss a proposal for a Destination Resort in the Oretown area. No details were available.

- b. Proposed County Ordinance on Limited Use Overlay (LUO) Zone – Tom Donohue** The County intends to finalize this Ordinance with a one-word change from the final draft. In a letter sent out by Brad Sheets on March 26, 2010 this was described as follows “That change is: XX.XX Application. A. The Limited Use Overlay Zone shall be applied in relation to zone changes and/or goal exceptions that permit uses that would not have otherwise occurred on a property by limiting the uses allowed on the site to those specifically approved in the land use applications. * the word ‘requested’ was removed and the word ‘approved’ inserted under ‘...specifically approved in the land use applications.” It will be reviewed against Article IX of the Tillamook County Land Use Ordinance at:

<http://www.co.tillamook.or.us/gov/ComDev/documents/luo/Article09.pdf>

- c. CPAC Role – Statewide Planning Goal 1, OAR 660-015-000 (1) {State} & [County Goal 1] – Tom Donohue** This subject was tabled until the next CPAC Meeting.

8. For the Good of the Order

It was announced that there is a difficulty in the on-going U. S. Census. Apparently no (or only a few) forms are being sent to P. O. Boxes and so far most of the households in the situation where this is their only source of U. S. mail delivery have not received them. They are available at the South County Library in Pacific City and the Cloverdale Pharmacy. However, if you pick one up and return it, a Census worker will probably still visit you, maybe sometime in May through July.

- 9. Motion to Adjourn** The meeting was adjourned at 12:30 pm.

CPAC's provide local citizens an opportunity to interact with their neighbors on local land use issues that impact their surrounding environment and are a valuable tool for decision-makers in formulating policies, rules and ordinances for land use actions. This is public meeting and public comment may be presented.

For further information contact Thomas Donohue – Chairman
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