

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

Minutes of the Meeting on May 17, 2010, 6:30 pm  
Kiawanda Senior Community Center, 34600 Cape Kiwanda Drive  
Pacific City, Oregon

The Chair called the meeting to order at 6:30 pm.

## 1. **Self-introductions - Tom Donohue, Chair**

Twenty-four persons were present at the beginning of the meeting, including the following officers: Tom Donohue, Chair; Gloria Scullin, Chair-elect; Robyn Lampa, Treasurer; and Bud Miller, Secretary.

a. Meeting Decorum – The Chair announced that we would adjourn at 8:00 pm tonight, and that he would keep closer control of how the meeting progresses following the situation at the April meeting. Asked commenters to limit themselves to two minutes, wait to be recognized by the Chair, etc. Several CPAC members mentioned that the By-laws state the meeting is usually scheduled for a two-hour period. [[[This was later found to not be the case. Tom has indicated that he will continue to establish the agenda with a one and one-half hour time limit in mind. *Please see the attached excerpt from the PC/W CPAC Bylaws - Sub Section of By-Laws-Meetings.5.10.doc* ]]]

## 2. **Guest Speaker David Yamamoto – Vital Tillamook Indicators Project. Report jointly produced by the Tillamook Futures Council and Oregon State University.**

Mr. Yamamoto presented a slide show summarizing the Tillamook County 2020 Strategic Vision / 2009 Indicator Assessment.

The Strategic Vision and Plan for the County began in 1997 and is now being assessed and updated. The data presented is based on a survey done in 2009 by sending out requests for responses to about 1500 randomly selected adult residents and/or landowners, which garnered a 46 percent response rate. The full text of the findings and other information can be found on the Tillamook Futures Council website:

<http://www.tillamookfutures.org>

The Vision lists six Visions for Tillamook County:

1. Society & Culture
2. Natural Environment
3. Growth & Development
4. Health & Human Services
5. Youth & Education
6. Economy

As a result of the analysis, the first three Visions are rated as areas of strength, and the second three as areas of weakness in accomplishing the Strategic Vision. Each Vision is made up of a series of Goal statements, each of which is further described in

the Report, showing where gains have been made and where more work is needed. The County is calculated to be roughly 42 percent vital overall, and with three of the six indicators meeting or exceeding targets. The outcome of the survey and the completion of the Indicators Project will give guidance to the Tillamook County BOC (Board of Commissioners) in achieving the goals of the 2020 Strategic Vision.

This work ties in well with the PC/W Community Survey, and will probably be considered as further work is done on implementation of the results of the Survey. There were a few questions and comments during and following the presentation relative to the dependability of the sampling process/survey results, and what the next steps would be in the process.

3. **Minutes of the PC/WCPAC meeting April 17, 2010 – Bud Miller, Secretary** – A motion was made, seconded and approved to accept the minutes as presented.
4. **Treasurer’s Report – Robyn Lampa, Treasurer** – Current balance is \$151.68. A letter has been sent to the BOC concerning payment of some of the costs of the Community Survey, but no response or check has been received. Butch Parker commented that this would be taken care of soon.
5. **Committee Reports**
  - a. **Land Use Committee – Tom Donohue** – Action is needed on the request for an Administrative Conditional Use permit for a proposed dwelling on Summit Road. The use is to allow construction of a two-family dwelling on Tax Lot 15002, with comments due to the Department of Community Development by June 11, 2010. It was suggested that the LUC will need to discuss this request, and if action is required by the PC/W CPAC, an Emergency Meeting of the CPAC will be necessary.
  - b. **Lighting Committee – Ilean Rouse** – A letter of support on changing over the “barn lights” has been requested by the Tillamook PUD, and a draft has been provided to them. Because some locations have already been retrofitted, it will be necessary to update the inventory of locations needing this changeover. A letter was prepared and has been sent to the Pacific City/Nestucca Valley Chamber of Commerce thanking them for allowing the Committee to have a table at the recent Birding and Blues Festival. Ilean also reported that there had been a proposal to move this year’s Fourth of July Fireworks display to the area of Cape Kiawanda. However, it was pointed out there is a 1991 agreement which prohibits such displays in this area because of the Wildlife Refuge. It was decided to leave the presentation at the Bob Straub State Park.
  - c. **Survey Committee – Gloria Scullin** – After some discussion it was decided to supply one copy of the Survey Results to the South Tillamook County Library, as well as reminding everyone that it and the full Report Summary are available on the Tillamook County website:  
<http://www.co.tillamook.or.us/gov/ComDev/planning/community/pcw.htm>

There was also a question raised about whether there are other groups or organizations that would like to receive a slide-show presentation of the Survey Results. If anyone is interested in this, please contact Gloria Scullin at:

[Scullin56@earthlink.net](mailto:Scullin56@earthlink.net)

It was also noted that the Survey Committee would reconvene in the near future to continue work on implementation of the survey results.

## 6. Old Business

- a. **Workforce Housing Task Force – Barbara Taylor & Merrienne Hoffman** – Update on proposed Accessory Dwelling Unit (ADU) Ordinance – Butch Parker also participated in this discussion, beginning by stating that the Task Force met last week and were told that Pacific City residents seemed to be a little confused about the intent and impact of the Ordinance. Because of this perception, the Task Force will make another presentation about the ADU effort with more detailed information at some time in the future. Maybe at the July CPAC meeting? Barb Taylor mentioned that all the other CPAC's in the County have passed letters of support for the draft Ordinance. No meeting has been held yet with the Pacific City Joint Water and Sewer District as was strongly suggested at the previous CPAC meeting, and it was noted that such a meeting must occur before bringing the matter back to the PC/W CPAC membership. Several attendees voiced their disagreement with the characterization that Pacific City residents are confused about what is in the current draft. As stated last month, there are specific concerns about the changes in the present zoning ordinances that would result, and strong feelings that the proposed changes are inappropriate and not needed. There was no new deadline established for completion of the draft ordinance process at this time, but it would be extended for now.
- b. **“Telecom Property” – Anne Price** – Twelve people met on May 12 to begin drafting by-laws and a mission statement for an organization to manage the portion of the property that would be available to the community. The next meeting will be on June 21, 2010 at 6:00 pm at the Kiawanda Community Center for further discussion of the above and to begin talking about a master plan for the use of the land.
- c. **Chamber of Commerce – Doug Olsen** gave a few highlights from the last meeting. Dr. Curtis Hessey, administrator of the County Health Department wants input on restructuring of the Health Clinic in Cloverdale. He can be contacted at (503) 842-3900, ext. 3922.  
Mr. Olsen also announced that Marlene Brown is a new employee with the Chamber and is at the Cloverdale office on Tuesday, Thursday and Saturday.
- d. **Proposed Cascade Head Marine Reserve, ODFW Community Team – Tom Donohue** – Teams met in Newport on May 14, looking at biodiversity of the Reserve area. The next meeting will concentrate on Socio/Economic impacts and how to measure them. The hope is that a consensus can be reached by

next fall. At this time there is a clear division in opinions between fisherman and scientists on the Teams.

## 7. New Business

- a. **Land Use Issues in Our Area – Director Butch Parker, Tillamook, County Department of Community Development** – Introduced Kristen Maze the Coastal Resource Planner who started work on May 3. Kristen will be the Department's representative for the PC/W CPAC and can be contacted at: <http://www.kmaze@co.tillamook.or.us> OR (503) 842-3408

The Board of Commissioners has approved the relocation of the Department to the new TLC building on 3rd Street. The move will take place about July 1, and Butch mentioned that no property tax money would be used.

There was a brief discussion of the recently received proposal from John DeJong for a development in the Oretown area of the County. It will include a destination resort west of US 101 on Cannery Hill, a gas station/shopping area at the intersection of Brooten Road and US 101, and a nine-hole golf course at the intersection of Resort Drive and US 101 east of the Hudson House. He stated that Mr. DeJong will be requesting input on his proposals and it should be noted he is scheduled to give a presentation at the June CPAC meeting. In response to a question, Butch Parker stated that these proposed developments are in compliance with zones in the Comprehensive Plan. It was suggested that representatives of the US Fish and Wildlife Service be invited to attend the meeting and this will be done. *A copy of a plat and some preliminary (and already out-of-date) drawings of these three developments are attached as DeJong Proposals.4.10.pdf.*

The status of the Short Term Rental Ordinance (69) was also discussed. There was a large influx of applications at the deadline date and he though over 500 had been received in total. An inspector/enforcement officer will be hired in the near future.

- b. **Land Use Overlay Zone Ordinance - Tom Donohue** – This a slightly revised version of the draft previously supported by the PC/W CPAC. A copy was attached to the notes from the April CPAC meeting. After some discussion, a motion was made, seconded and voted on as follows:

*“The Pacific City Woods CPAC votes to support this change in the draft ordinance and to re-support this ordinance as it has been changed.”*

The vote outcome was ten in favor, four opposed and four abstaining, so the motion was passed. Those voting in opposition may prepare a statement of why they voted against adoption of the draft ordinance, which will be attached to the letter from the CPAC. Apparently there is no deadline established for comments, so Mr. Parker asked to receive anything that is prepared by July 1, 2010.

- c. **All CPAC Chairs Meeting April 23, 2010 – Gloria Scullin** – This group met and discussed a draft of a letter to send to the BOC requesting that the CPAC's be sent copies of Geohazard Reports as they become available. This was delayed at the request of the Chair of the Netarts CPAC. Neskowin has elected new officers for their CPAC.

There was a request from several PC/W CPAC members tonight to Butch Parker to see what can be done to improve the timeliness of notifications and information from the County offices and the local CPAC's. He commented that this should be better now that they are fully staffed.

- d. The next meeting of the PC/W CPAC will be held at the Central Building at 10:30 am on June 19, 2010. John DeJong, developer will be a guest speaker.

**8. For the good of the order.**

Chuck Fahrni of the Tillamook PUD will be retiring this week after long service to the County and the community.

It was suggested there is a need to talk about the length of the presentations at CPAC meetings and of the total time to be allowed for a meeting. It was agreed this would be discussed at the June meeting.

9. **Motion to Adjourn** - The meeting was adjourned at 8:05 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 *and other* actions. This is public meeting and public comment may be presented.**

**For further information contact Thomas Donohue - Chairman**

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