

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

Minutes of the Meeting on June 19, 2010, 10:30 am  
Central Building (next to Post Office) – 33570 Brooten Road  
Pacific City, Oregon 97135

The meeting was called to order at 10:34 am by the Chair.

## 1. **Self Introductions – Tom Donohue, Chair**

Forty-eight people 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.

a. **Meeting Decorum – Gloria Scullin, Chair-elect** – As a follow-up to last month's meeting, Ms Scullin went over a list of basic rules to use in future meetings of the CPAC and it's committees. These are based on Roberts Rules of Order, and she requested that everyone attending CPAC meetings follow these rules to help keep them running smoothly.

- One person to speak at a time.
- Speaker to be chosen by the Chair or Committee Chair.
- Be brief in your remarks and questions, and stay on the point of the current discussion.
- Wait to make a second comment until all others have had a chance to speak.
- Treat everyone civilly, showing respect for opinions of others.

## 2. **Guest Speaker – John DeJong – Developer/Coordinator of Cannery Hill Resort, nearby Golf Course/RV Park**

– During a forty-minute presentation, Mr. DeJong began by handing out copies of three proposed projects along U.S. Highway 101 in the vicinity of Pacific City. *See the attached Acrobat files for more information.* John is the owner of a design company Technical Engineering Corporation in Pacific City and has submitted information on the first and third locations below to Tillamook County requesting zoning changes. He went on to describe each of the three and answer questions from the audience. During this discussion, he made it clear that these are very preliminary, conceptual plans, and that the process to get all approvals will be a lengthy one. He summarized the stages of the process to accomplish this as (1) submit proposal and pay a fee to the County; (2) Meetings with the public (e.g., the CPAC's of Neskowin and Pacific City/Woods); (3) final 'conceptual plans' submitted, zone changes requested and approved – this would include a series of public meetings; and (5) once all approvals are in place they would have five years to proceed with the work.

a. **Golf Course/RV Park east of Hudson House ((CPAC.DeJong/DeJong-GolfCourse.6.10.pdf)).** This is a proposed nine-hole golf course with a proshop and 25-space RV Park on approximately 78 acres. Several ownerships are included and this would probably be the first project to begin. Mr. DeJong

- estimated employment would be from four to six people once the project is completed and mentioned that he has been consulting with the manager of the former Hawk Creek Golf Course about this proposal. Some of the parcels are partly zoned Farm & Forest (SCW-20) and the zone change request is to make all of the property Farm (F-1).
- b. Trading Post/Gas Station at the junction of U.S. Highway 101 and Brooten Road ((CPAC.DeJong/DeJong-Intersection 101-Brooten.6.10.pdf)). This proposal is only in the conceptual stage and was presented to get comments from interested parties. As presented, there are plans for a realignment of the intersection, and it includes a possible South Tillamook County Visitor Center. Mr. DeJong stated that he would not go forward with this project if there is too much opposition.
  - c. “WESTPOINTE” Eco-Resort and Spa ((CPAC.Dejong/DeJong-Resort-Spa.6.10.pdf)). The plan is to construct a destination resort on land west of U.S. Highway 101 on Cannery Hill opposite Oretown. The site includes approximately 165 acres and is mostly within an area designated as a “destination resort overlay” by Tillamook County in 1984. The map in the attachment is only a conceptual drawing and includes a resort/motel (60 rooms?), cottages (50 to 60?), and 18 house lots. The County definition of a destination resort says there are a minimum of 150 units, with at least 50 percent of the property being kept as open land. Mr. DeJong stated that current plans are to construct only the minimum of 150 units, and he discussed some of the environmental-friendly features they hope to incorporate. One corner of the property is close to Nestucca Bay, but there is no access to the water. The proposed zone change is from Farm Zone (F-1) to Planned Destination Resort (PDR), and there would have to be adjustments of the “destination resort overlay” boundary to accommodate the resort property boundary.
3. **Minutes of PC/Woods SPAC Meeting May 17, 2010 – Bud Miller, Secretary** – After making one correction in the minutes, a motion was made, seconded and approved by voice vote to accept the minutes as corrected.
  4. **Treasurer’s Report - Robyn Lampa, Treasurer** – We have received a check from Tillamook County for \$300 to cover costs associated with the 2009 Community Survey, so the current balance is \$451.68. Discussion followed, indicating total costs were estimated at \$509.30, including the mailing done by the PCJWSA. Subtracting their cost as a donation leaves an outstanding balance of \$299.35 to pay for copying and software costs. A motion was made as follows: “Move to pay these charges for copying and survey software from the money received.” It was seconded and approved by a voice vote of the members.
  5. **Committee Reports**
    - a. **Update – Land Use Committee – Rob Royster** – The CU (Conditional Use) permit for the house on Hill Road to add a porch has been approved by Tillamook County.

Mr. Royster also stated that the CPAC chair had received a copy of request for a CU permit to construct a duplex on a lot on Summit Road about May 14. This was noted in the CPAC minutes for the meeting on May 17<sup>th</sup> and there was a suggestion that a LUC meeting would be needed. Rob said he never received the information and no LUC meeting was held to evaluate the request. The deadline for comments has now passed and it is expected that the County will issue the permit. CPAC members present at the meeting questioned why this inaction had occurred and pointed out the possible consequences of such a situation on the CPAC and the community. It was pointed out that this failure to act adds to the problems we are already having with Tillamook County not keeping the CPAC informed of such pending actions in a timely manner. The consensus was that the CPAC/ Executive Board/LUC must take appropriate action on all such applications, and it was suggested the CPAC Executive Board needs to establish a better system of handling the paperwork and the review and response process.

As to the on-going problems of receiving no or inadequate information from the County, it was suggested the Department of Community Development adopt a policy of furnishing the CPAC with a copy of all appropriate requests to them immediately upon receipt. The County has 30 days to review any application for errors and/or to suggest changes, and then routinely sends it forward to the appropriate CPAC for review and action within 14 days. Making the request available for a longer period of time would also help prevent having to hold an emergency meeting to formalize a decision and response. This will probably require further contact with the County Department of Community Development for resolution.

- b. Update – Lighting Committee – Ileean Rouse** – Ms Rouse reported that she and Carolyn McVicker have done a survey of the community and determined there are about 50 barn lights still in need of conversion. They will furnish the information to the Tillamook PUD, and then the PUD can proceed to notify property owners of the free replacement program that is available.
- c. Update – Survey Committee – Gloria Scullin** – The committee met on June 3 to discuss how to make use of the results of the survey and came up with the following next steps:
  - i. Recommend the creation of two committees to examine the need to update the existing Community and Transportation Plans for the Pacific City/Woods Urban Growth Boundary. This would require comparing the Plans and original survey results with those from the one in 2009, and then deciding what/if any changes are needed. These proposals would then be submitted to the CPAC for action.
  - ii. Look at existing zoning; examine the distribution between residential and commercial property (the ratio); and consider the need for possible changes to zoning.

- iii. Examine the difference between the PC/Woods urban growth boundary and that of the Pacific City Joint Water and Sewer Authority (PCJWSA) and evaluate if changes in the former are needed.
- iv. Include consideration of the new FEMA flood plain maps in revision of the Plans.
- v. Propose the examination and possible revision recommendations to be completed by January 2011. It is probable that we will be seeing more development of the land adjacent to and within the urban growth boundary in the near future, and it would be advantageous to have the new Plans in place before that happens.

A motion was made as follows: “Move to form two new committees to review the Community and Transportation Plans with consideration for the survey results and propose changes if needed.” The motion was seconded but after subsequent discussion it was **never voted on**. The following is a summary of this discussion:

- i. We will need a call for volunteers. It was decided to send out an email soliciting help from CPAC members, and also to post this same notice in the community to get a broader circulation. Gloria Scullin volunteered to prepare such a document and to work with Tim Hirsch to get the solicitation in *The Pacific City Sun*. She also mentioned that she has contacted Kristin Maze of the County Department of Community Development to participate in this process and Ms Maze has agreed to do so.
- ii. It is important to include representatives from business as well as residents and owners, and from all affected parties such as the fire district, PCJWSA, and other public works organizations.
- iii. It was noted that the ‘Survey Committee’ is really the ‘Community Plan Review Committee,’ (CPRC) so there is not a need for a new group. It was also suggested that this review process would be a good time to consider combining the two Plans, as some other CPAC’s have done.

After further discussion a motion was made and seconded as follows: “Move to charge the CPRC to review the existing Transportation and Community Plans and compare them with the results from the 2009 Community Survey in consultation with all appropriate groups. Then bring back a recommendation of changes to the PC/W CPAC by January 2011 for finalization and action.” This was seconded and a hand-count vote was taken of CPAC members. The results were 24 in favor, 0 opposed, and 0 abstain.

A member voiced the CPAC membership’s thanks to Anne Price and Gloria Scullin for all the work they have done on the PC/Woods Community Survey project, and was joined by the rest of the attendees.

6. Old Business

- a. **Update – Workforce Housing Task Force – Tom Donohue** – No further action

has been taken at this time. Discussion of the draft ordinance is back to square one.

- b. **Update – “Telecom” Property – Anne Price** – Next meeting of the group working on setting up a tax-exempt entity to work with the property available for community use will be held on June 21, 2010 at 6:00 pm at the Kiawanda Community Center.
- c. **Update – Proposed Cascade Head Marine Reserve – Rob Royster, ODFW Community Team Member** – The group includes 16 members and 16 alternates, plus 6 representatives from ODFW. They are now working on socio-economic studies for impacts on the local communities from Walport to Garibaldi. The goal is to have a statement of consensus by October, but there are still significant differences of viewpoint among the members.
- d. **Update – All CPAC Chairs Meeting – Tom Donohue** – The meeting was on May 28, 2010 and included discussion of the following items:
  - i. The versions of the Goal 1 statement of the State and County are slightly different (and still in draft?). Goal 1 is the basis for formation and operation of the CPAC organizations throughout Oregon.
  - ii. Some talk of boat ramp parking fees and the impact on adjacent businesses. Apparently anyone parking in the boat ramp lot (except for spots designated for use by a business) is subject to the \$3.00, whether one is using the boat ramp or not.
  - iii. Discussion of what is going on with each community.
  - iv. The proposals for developments in the Pacific City area by John DeJong were reviewed.
  - v. Tillamook County has ruled against the request for them to share Geological Hazard information with the CPAC’s, still maintaining this is not a land use issue.

## 7. New Business

- a. **Land Use Issues in Our Area – Kristen Maze, Tillamook County Department of Community Development Coastal Resource Planner** - She announced the next All CPAC Chairs Meeting is scheduled for June 25, 2010 in Tillamook and the purchase of the “Telecom” Property by Tillamook Lightwave has been finalized.

Ms Maze pointed out that we are in the very preliminary stage of approval of the proposals from John DeJong, and that there are many steps left to complete.

She will be the lead on the Golf Course proposal and can be contacted at:

[kmaze@co.tillamook.or.us](mailto:kmaze@co.tillamook.or.us) or (503) 842-3408. Brad Sheets will be the lead

on the proposal for the destination resort and he can be contacted at:

[bsheets@co.tillamook.or.us](mailto:bsheets@co.tillamook.or.us) or (503) 842-3408.

Tillamook County has received a Conditional Use permit request for the use of a Mobile Restaurant Unit in Pacific City. It would be located in conjunction with the Twist Wine Company on Pacific Avenue to provide a kitchen for a BBQ-type restaurant at that location. The person making the request is Sean Carlton, who was also present and helped answer questions, including if there was adequate parking space available. To which the answer was there are 18 spaces available

and only 8 are “in use” for existing businesses. Ms Maze stated a notification of this permit request will be furnished to the PC/W CPAC in the next few weeks, or may just be posted on the County website. This generated discussion about past delays in timely receipt of such information and the need to develop a better process.

In response to a question Ms Maze indicated that the Grading Ordinance is not on the Tillamook County radar at this time.

- b. Nominations of CPAC Officers – Tom Donohue, Chair** – The election of new officers for the Pacific City/Woods CPAC will be at the August 21<sup>st</sup> meeting. Nominations are being accepted until August 7, 2010 for the positions of Chair-elect, Treasurer, and Secretary and should be directed to Rob Royster, Past-chair at:

[rob@sportsmanspub-n-grub.com](mailto:rob@sportsmanspub-n-grub.com) or (503) 965-6648

You may nominate yourself or someone else. It was announced that Robyn Lampa will not be running for re-election as the Treasurer, and that David Yamamoto has been nominated for Chair-elect. Written ballots will be used for the election, and the new officers will take office immediately.

- c. Next Meeting will be July 19, 2010 at the Kiawanda Community Center at 6:30 pm.**

**8. For the Good of the Order**

The recent change (about Memorial Day) from a bell to a whistle buoy off of Cape Kiwanda was discussed. Some people living close to the Cape objected to the high noise levels from the buoy, especially when there are higher waves and/or winds in the area. It has been learned that any change can only be made at the Washington, D.C. level. You may contact the local Coast Guard at:

[D13-PF-LNM@uscg.mil](mailto:D13-PF-LNM@uscg.mil) or [Jaime.e.sawyers@uscg.mil](mailto:Jaime.e.sawyers@uscg.mil)

or by calling (503) 861-6212 to register either positive or negative comments about the change. It was pointed out that this is a return to the buoy-type that was in place here for many years until about fifteen years ago. An official contact from the PC/W CPAC was discussed but no action was taken. It was suggested that the Pacific City-Nestucca Valley Chamber of Commerce might be a forum to address this.

- 9. Following a motion, second, and voice vote, the meeting was adjourned at 12:37 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 - Chair**

**Phone (503) 965-9970. E-Mail address [donodoc@harborside.com](mailto:donodoc@harborside.com)**