

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

Minutes of the PC/W CPAC Meeting on March 19, 2012, 6:30 pm
Kiawanda Community Center, 34600 Cape Kiwanda Drive
Pacific City, Oregon

FINAL VERSION -- 4-21-12

The meeting was called to order at 6:31 pm.

1. **Self-introductions – David Yamamoto – Chair**
Officers and attendees introduced themselves. There were twenty-one people present at the meeting, including: David Yamamoto – Chair; Ilean Rouse – Chair-Elect; Sean Carlton -- Treasurer; and Bud Miller – Secretary.
2. **Minutes of the PC/W CPAC meeting on February 18, 2012 – Bud Miller – Secretary**
– The minutes for this meeting were not available and will be reviewed at the next CPAC meeting.
3. **Treasurer’s Report – Sean Carlton – Treasurer** - Balance on hand is still \$411.08. The Treasurer’s report was accepted by a unanimous vote of the members present.
4. **Committee Reports**
 - a. **Community Plan Review – Ilean Rouse** – Filling in for the Committee chair Gloria Scullin. Ms Rouse reported that the last one or two property inventories would soon be completed. There will be a Committee meeting on April 9, 2012 at 6:00 pm at Ms Scullin’s residence to discuss the results of the inventories. Ilean also reported that staff of the PCJWSA is currently reviewing the transparency prepared by Doug Kelow as part of their effort to address Section 4.1 of the Community Plan.
 - b. **Lighting Committee – Ilean Rouse** – The Committee will give a presentation about our efforts and the draft guidelines to the Nesko Women’s Club in May. It is still undecided whether the new guidelines will be put in place as standards in the Community Plan or as a new Ordinance
 - c. **Land Use Committee – Sean Carlton** – No new or pending actions to report on.
5. **Old Business –**
 - a. **ADU Proposed Ordinance Status – David Yamamoto/Larry Rouse** – They attended a meeting of the WHTF (Workforce Housing Task Force) on February 24. This session was held in response to the decision by the Planning Commission in December that the Task Force should make changes needed in the then current draft to address the concerns some Commission members and attendees had about that version of OA-11-02, Section 4.150 Ordinance. There was a good deal of discussion at the February meeting, but in the end the WHTF members decided to make only a few word changes and then resubmit the virtually unchanged

- draft to the Planning Commission for their action. The continuation of the public hearing will be held on Thursday, May 10, 2012 at 7:00 pm in the Board of County Commissioners Meeting Rooms, Tillamook County Courthouse, 201 Laurel Ave. Tillamook, Oregon. The newest version of the Draft of Section 4.150 (3/19/12) will be posted on the Department of Community Development website shortly. It was noted by David and Larry that even though any WHTF meeting is a public meeting, attendance was limited to those that were invited by the Task Force. Even though the reason given was the limited space available, this is a violation of at least the spirit of the “Open Oregon” meeting law requirements.
- b. **CPAC Chair Meeting – 2/24/12 – David Yamamoto/Ilean Rouse** – It was a fairly short meeting. Current status of the Territorial Sea Plan Amendments process and the latest on the ADU Ordinance were reviewed and the revised version of the Short Term Rental Ordinance was also discussed. Neskowin is still working on a Coastal Erosion Plan, parts of which may have application to the Pacific City – Woods Community Plan.
 - c. **Short Term Rental Ordinance #69 Amendment – David Yamamoto** – After a lengthy process, the two-year review required in the original Ordinance was completed in February. While opponents argued that it should be dropped entirely, the Tillamook County Commissioners adopted a slightly revised version earlier this month. A copy will be placed on the County website soon. A requirement for another review of the provisions #69 contains in five years was one of the changes made.
 - d. **Territorial Sea Plan update – David Yamamoto** – The effort to complete this process is still on-going.
 - On March 6, the last of ten public forums by the Oregon Ocean Policy Advisory Council’s Territorial Sea Plan Working Group was held in Pacific City. While most of the others had only 10 to 20 attendees, this meeting was estimated to include between 125 and 150 people. About 25 persons gave testimony, many speaking to the concerns of (a) possible disruption of the Dorymen’s Association fishing grounds and (b) negative impacts on the view shed from our and other coastal communities. Mr. Yamamoto is a member of the Working Group and voiced his thanks for the large turnout on this important subject.
 - This process is primarily intended to address how to control the development of energy-generating projects off the Oregon coast and has been going on for some time. While many groups have been included in these discussions, input from the general public was only recently solicited. The comments in the March 6 meeting got the attention of many of the Working Group members and it appears that they may finally grasp that some sort of local public control is a significant item that needs to be added to the consideration process. While current plans are to come to a ‘final decision’ very soon, statements in the

meeting indicate that this may be delayed. But whether issues of (1) the earlier ignoring of input from the general public and (2) what the visual impacts of development projects might be will be settled first or placed on the back burner is unclear at this time. The current schedule calls for adoption of whatever is produced by the Working Group by the LCDC in September. However, Tim Josi who is a member of the Task Force indicated that date might need to be extended.

- An associated issue that is still unresolved concerns what data will be used in producing the Marine Map product that will serve as the base for the final decision-making process. After some delay, the Dorymen's Association submitted information about the location of their fishing areas for inclusion in the process, but it is still unclear whether this information will be included in the final decision-making process.
- It is apparent that the impact of any proposed development of ocean-based wave or wind energy along our coast on the view shed is an issue that has been mostly ignored to date. Based on comments from the March 6 meeting, it is clear that negative impacts on the visual resources of the Oregon Coast will be felt by both the tourist industry and local homeowners and residents. One reason for the issue being ignored is the difficulty in quantifying its value (as opposed to impacts on commercial fishing or natural resources protection, for example). There are attempts being made to address this in other regions, and it is possible that the Working Group will take a look at these.
- Another issue that seems to be inadequately addressed is that of the relative cost/benefit of such projects. In other words, can electricity be produced that is affordable and without causing negative impacts/costs to other resources and uses?
- They say one picture is worth a thousands words, and apparently Sean Carlton submitted two pictures at the meeting that illustrate this. One was of a beautiful sunset at Pacific City featuring Haystack Rock, and the other was an equally beautiful Santa Barbara sunset, but featuring an oil-drilling rig. Working Group members were impressed by this illustration of the issue, and it was stated that the LCDC seems to finally realize that public needs to be considered, and more public involvement is needed in this Amendment process.
- It was estimated that a 400-foot tall wind tower would be visible to someone living 200 feet above sea level on the coast at least fifteen miles away.
- It is important to note that the Oregon Territorial Sea only extends three nautical (3.6 statute) miles from the coastline. The Federal Government thru FERC is in control of the area beyond that, and it is unclear how much if any input they will consider from State or local entities in their decision-making process about wind and wave energy development.

6. New Business – Land Use Related – No items were raised.

7. **Next Meeting of the Pacific City – Woods CPAC** – Will be Saturday, April 21, 2012 at 10:30 am at the Central Building (next to the Post Office), 33570 Brooten Road, Pacific City.

8. **For the Good of the Order – Community Issues and Announcements –**
 - a. The Book and Bake Sale by the Library Club to raise funds for the local branch of the Tillamook County Library will be held from 9:00 am to 3:00 pm on Saturday, March 24, 2012 at the Central Building (next to the Post Office), 33570 Brooten Road, Pacific City.
 - b. BIG BINGO will begin at 5:30 pm on Saturday, March 24, 2012 at the Kiawanda Community Center.
 - c. A meeting of the Nestucca Valley Community Alliance will be held at 6:30 pm on Wednesday, March 21, 2012 in the Fireside Room at the Community Center. Please note that they have received a grant for \$5,000 from the Tillamook PUD.

The Meeting was adjourned at 7:17 pm.

Please see our website at www.pacificcitywoodscpac.org for additional information.

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 community issues. This is a public meeting and public comment may be presented.

*For further information contact David Yamamoto – CPAC Chair
Phone (503) 965-9915. E-Mail address is yamamoto.david@gmail.com*