

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

Minutes of the PC/W CPAC Meeting on May 21, 2012, 6:30 pm
Kiawanda Community Center, 34600 Cape Kiwanda Drive
Pacific City, Oregon

FINAL VERSION -- 6-17-12

The meeting was called to order at 6:32 pm.

1. **Self-introductions – David Yamamoto – Chair**
Officers and attendees introduced themselves. There were fourteen 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 April 21, 2012 & LUP Committee Meeting on May 3, 2012 & Emergency PC/W CPAC Meeting on May 3, 2012 – Bud Miller – Secretary** – The minutes for all three meetings had been made available previous to the 5/21 meeting. After some discussion about how the wording of the motion on the Variance Request was reached, all three were accepted by a unanimous voice vote of the members present.
3. **Treasurer’s Report – Sean Carlton – Treasurer** - Balance on hand is still \$411.08. The Treasurer’s report was accepted by a unanimous voice vote of the members present.
4. **Committee Reports**
 - a. **Community Plan Review – Ilean Rouse** – The Committee is still working on finalizing the summary spreadsheets produced by Gloria Scullin. A copy of the current version is available on the CPAC website, and it shows the tremendous amount of work Gloria has put into the effort. Present count is 2082 “lots” in the Community Growth Boundary, and we still need to examine how many commercial are used for residential and visa-versa. One significant issue is that about 360 of the lots show no zone designation. Preliminary contact with the County indicates that if a lot is vacant then there is no zone on the record. We have also been told that the existing zone maps are not completely accurate, and this is being worked on.
 - b. **Lighting Committee – Ilean Rouse** – No update. There was an announcement by Doug Olsen, Director of the Tillamook PUD that they are currently experimenting with LED-type street lights and has installed 12 to 15 in the City of Tillamook as a part of this effort.
 - c. **Land Use Committee – Sean Carlton** – No new or pending actions to report on. We have received no information on a decision from the County on V-12-01(a). It was pointed out that the poor timing on our receiving and having to act on this request in between regular CPAC meetings was another example of the DCD

(Department of Community Development) failing to keep us informed in an efficient manner. We have asked them to post all 'pending' requests on the County website and add information about where any request is from to alleviate future problems. LUPC Chair Sean Carlton added that other failures by the County in proper, timely inspections were a big part of the reason for the confusion which resulted in the need for the Variance Request, and that this failure on their part contributed to the ultimate outcome of the meetings on May 3.

5. Old Business –

- a. **ADU Proposed Ordinance Status – David Yamamoto** – A hearing by the Tillamook County Planning Commission was held on May 10, 2012, primarily to discuss the topic of this draft ordinance (OA-11-02), which occupied the Commissioners from 7:00 to 11:00 pm. There was a DCD staff report that described the changes in the 3/19/2012 Draft, which were based on comments in the 12/15/11 Planning Commission meeting. All but one change that were documented in the notes from that meeting, and that one was any attempt to address the possibility of excluding the Pacific City – Woods zones from the requirements in Section 4.150.

This was followed by written and verbal testimony. There were two in favor of adopting the Ordinance and four against it. Most significant were the following:

1. A letter from Howard Goodman, a member of the WHTF (Workforce Housing Task Force) in writing suggesting that the limit on minimum lot size be changed from 7500 to 8500 sqft, but only in the Pacific City Heights area (currently zoned PC/WR-1).
2. Written testimony from the PCHNA (Pacific City Heights Neighborhood Association), updated verbally by Larry Rouse, Chair of the Association. They had sent out a request for a vote of their membership of 50 'lot owners' to describe whether they supported or opposed adoption of Section 4.150, or had no opinion. At the time of the Planning Commission meeting, the tally was 75 opposed, 0 in favor, and 0 with no opinion. This was accomplished by a mailing. It was noted that as of the date of our CPAC meeting, the vote is now 87 opposed, 0 in support, and 0 with no opinion.
3. David Yamamoto reported the results of an Opinion Survey initiated by the PC/W CPAC. It asked for an expression of support or opposition from anyone 18 years or older who is a resident or property owner in Pacific City – Woods and/or owns or operates a business here. At the time of the 5/10 meeting, the results were a total of 23 in support, 42 in opposition, and one of no opinion. The count as of the date of the CPAC meeting is now 23 for, 48 against, and one with no opinion.

The DCD staff then presented a rebuttal to the testimony received, after which the comment period was closed and the Commissioners proceeded to discuss the possibility of further changes to the Ordinance. Even though one or two Commissioners raised the issue of the need to address concerns raised by Pacific City – Woods residents, no discussion occurred except concerning the proposal by

Howard Goodman. At the conclusion of the discussion about DRAFT Ordinance, two decisions were made. First, that the DCD staff will research the points that were raised, and second, there will be a Joint Workshop of the Planning Commission and WHTF held on June 14, 2012 at 7:00 pm to continue finalization of the wording in Section 4.150. This will be a “public meeting,” but it is not clear whether non-Commission or WHTF members will be allowed to participate in the work of finalizing the wording of the Ordinance.

After describing the May 10 meeting, David expressed his dismay at the failure by the Commissioners to even acknowledge the results of the two ‘votes’ in their subsequent discussions. Bud Miller stated his disappointment that no discussion occurred at the Planning Commission meeting, and also that the only semi-serious talk centered on the proposal by Howard Goodman. It was suggested that their continued examination of the DRAFT Ordinance might indicate that they are considering these facts, rather than just going ahead and approving it as it now exists. There was a general discussion among the attendees about the pros and cons of Section 4.150, with Larry Rouse sharing more information about how the vote taken by PCHNA came about and its results. One opinion was expressed that since the Planning Commission seems unwilling to consider exempting Pacific City – Woods from the Ordinance requirements, it might be better to wait and make further arguments to the Tillamook County Board of Commissioners when they take action on it.

- b. **Emergency CPAC Meeting May 3, 2012 – Sean Carlton** – See discussion above in section 4.c.
- c. **CPAC Chair Meeting April 27, 2012 – David Yamamoto/lelean Rouse** – There were no new land use issues to discuss, and the County had not yet made a decision on Variance Request V-12-01(a). Some discussion occurred about progress on the Territorial Sea Plan and Neskowin Hazard Plan efforts. There was a reminder about information recently shared by the DCD of the availability of on-line training for local decision makers and the public from the DLCD. It can be accessed at the website:

<http://www.coastalatlantis.net/training>

During the CPAC discussion, it was reported that Greg Grinnell is now considering building a restaurant on the property southeast of the intersection of Pacific Avenue and Sunset Dr in Pacific City, but no paperwork has been seen yet.

- d. **Territorial Sea Plan Update – David Yamamoto** – The Ocean Policy Advisory Council (OPAC) and the Territorial Sea Plan Working Group (TSPWG) have forwarded a preliminary recommendation to LCDC. Because these did not contain an actual proposal, the Territorial Sea Plan Advisory Committee (TSPAC) has formed sub-committees and is working on completing a draft. They include (1) Fisheries, (2) Ecological, (3) Visual Aesthetics, (4) Recreation, and (5) Part 5 Revision. The best estimate is that the process will not be completed by the end of the year.

6. **New Business – Land Use Related** – An attendee suggested the PC/W CPAC might consider highlighting the Land Use Planning Training mentioned earlier by giving a one-hour presentation at some future meeting.
7. **Next Meeting of the Pacific City – Woods CPAC** – Will be Saturday, June 16, 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** – No announcements were made.

The Meeting was adjourned at 7:40 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.

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