

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

Minutes of the PC/W CPAC Meeting on September 17, 2012, 6:30 pm
Kiawanda Community Center, 34600 Cape Kiwanda Drive
Pacific City, Oregon

FINAL VERSION -- 10-22-12

The meeting was called to order at 6:30 pm.

1. Self-introductions – Ilean Rouse – Chair

Officers and attendees introduced themselves. There were twenty-three people present at the meeting, including: Ilean Rouse – Chair; David Yamamoto – Past-chair; Merrienne Hoffman -- Chair-elect; Sean Carlton -- Treasurer; and Bud Miller – Secretary.

2. Minutes of the PC/W CPAC Meeting on August 18, 2012 – Bud Miller – Secretary –

These minutes had been made available previous to this meeting. There were no changes or additions offered, and they were accepted by a unanimous voice vote of the members present.

3. Treasurer’s Report – Sean Carlton – Treasurer -- Balance on hand is \$386.08. It was also pointed out that we need to change the signature card for the bank account, so the three signers will be Sean Carlton, Ilean Rouse, and Merrienne Hoffman. The Treasurer’s report was accepted by a unanimous voice vote of the members present.

4. Re-instating of Committees – Ilean Rouse – Chair – Based on current information, the membership of the CPAC committees is as follows:

- a. **Land Use** – Sean Carlton, Jeff Shons, Larry Rouse, Barbara Taylor, Margie Staughton, Merrienne Hoffmann, Bud Miller, David Yamamoto, Ilean Rouse, Anne Price, Roy Hansen, and Gene Johnson. This total of twelve members was approved by a unanimous vote of the Executive Board.
- b. **Community Plan Review** – Ilean Rouse, Anne Price, Bud Miller, Barbara Taylor, David Yamamoto, Gloria Scullin, Mary Jones, and Merrienne Hoffmann. The present total of eight members was approved by a unanimous vote of the Executive Board.
- c. **Website** – Gloria Scullin and Merrienne Hoffmann are the CPAC members working with the website.

5. Committee Reports

- a. **Land Use** – Sean Carlton – Kelly Edwards, Architect, AIA of Scott Edwards Architecture spoke to the attendees about a new application by Greg Grinnell for development of the Nestucca Landing property on the southeast corner of the intersection of Sunset and Pacific Avenues in Pacific City. It is a revision of the one for this property made in 2010 -11 which included a Variance Request that was eventually denied by the Tillamook County Planning Commission. The current plan eliminates the need for approval of the Variance Request by locating the planned structures farther west on the property and eliminating parking spaces in the Riparian Setback. This resulted in a reduction in the size of the restaurant from

3,500 to 3,000 sqft and from seating for 170 down to 118. The townhouses shrank from about 1,800 to 2,000 to now all a maximum of 1,800 sqft. In addition, the current applications include refurbishing of the trail from the end of Beachy Bridge down to the Nestucca River. River access for fishermen and others will also be allowed across the property. The possibility of putting in a dock on the river has been eliminated. Mr. Grinnell has also provided for rehabilitation of the riparian areas, replacing invasive plants with appropriate native species.

The proposal for the property has actually been split into two parts. The request for construction of the six townhouses has been made under the provisions for a 'planned development' under the County Land Use Ordinances (LUO). This makes deviations from existing requirements easier to get approved. Request for the approval of the restaurant has been submitted separately, not under the requirements of a 'planned development.' See the attached document for more details. ["Edward 9-18-12 CPAC.pdf"](#)

There are several LUO requirements that the developer is asking be modified.

- One is an actual Variance Request. They wish to be allowed to build on twenty-two foot wide lots for the townhouses, rather than the stated minimum of twenty-five feet.
- Present layout requires approval of a "0" foot setback from Sunset Ave. for the three townhouses to the south. This may become unnecessary if a small scale land exchange can be worked out with the County.
- Under LUO zone for Pacific City – Woods (PCW-C1 (4) (k)) the maximum structure height allowed on this parcel is twenty-four feet. In order to avoid the lower floors of the structures being mostly underground, the new (and old) application requests this be increased by eight feet to a total of thirty-two feet. It was stated that some of the houses to the south of this property exceed the twenty-four foot maximum, but it is unclear whether they were constructed before or after the current requirement was included in the LUO.
- County LUO requires all parking spaces be 8' X 20' in size. The current application will require some flexibility on this, for example allowing one that is perhaps 9' X 16.' In response to a question, Mr. Edwards stated that there are two parking spaces proposed for each townhouse and thirteen for the restaurant, which is in excess of the LUO requirement. The 2010-11 plan had twenty allowed for the restaurant, and it was mentioned that LUO Section 4.030 calls for one space for every 150 sqft of floor area for all eating or drinking establishments.
- The developer is also asking that a loading zone be designated for this property on Sunset Ave. There is not enough room in the present layout for trucks to access the restaurant.
- This limitation also means that fire trucks cannot approach the structures from the east or river side. In response to this issue, all buildings will be constructed with interior sprinkler systems.

The presentation was followed by a question and answer session in which issues were raised about adequate parking, parking for fishermen, size of decks proposed on the restaurant, why the front doors are on the west end of the townhouses, and Dark Skies compliance. Some parking issues remain unresolved, the decks will be narrower than the 2010-11 plan and not cantilevered, and minimizing of the impact

of outdoor lighting has been factored into the proposal. It was also stated that the sidewalk shown on the current plans would probably be a paved pathway. Kelly closed by saying that the two applications were submitted to Tillamook County two or three weeks ago, and so far Mr. Grinnell has received no response from them. It was noted that we are early in the approval process for this project.

- b. **Website Update – Gloria Scullin** – She is in the process of updating some of the information on the site, and may rearrange the files to make it easier to find copies of old Meeting Notes, etc.

6. Old Business –

- a. **Territorial Sea Plan Update – David Yamamoto** – The efforts of the Territorial Sea Plan Working Group (TSPWG) are continuing. Dave is on the Visual Aesthetics sub-committee and also the one for Energy. Most of the recent effort is on the former, and everyone is working against a deadline imposed by the Governor’s office, which wants the draft plan finished in January or February before the Oregon legislative session begins. One of the two areas adjacent to Tillamook County for wave energy development proposed by the industry has been eliminated, but the one off of Pacific City and south toward Neskowin is still under consideration. The most recent change is that the Work Group has taken more of the data submitted by the Dorymen into consideration. However, the adjustment made was to move the area for development one mile closer to shore. Mr. Yamamoto also pointed out that the Territorial Sea Plan only includes out to about 3.5 miles from the shore line and that any development farther off shore will be controlled by the federal government. He speculated that it would be more likely for the latter to allow development of projects beyond any areas approved for development by the State.

The Governor has recently announced an energy plan which would require that all new energy needs for the State of Oregon must be met by renewable methods. Because of this initiative, it is almost 100 % certain that there will be some sort of “renewable energy” development off the Oregon coast. We are faced with likelihood that some sort of wave-energy development will be approved for the area off of the Pacific City coast, unless we can convince our legislators and the governor that this is not appropriate. Discussion of this situation led to several ways for interested parties to participate in the final decision making. One is to log onto the TSPWG website oregonocean.info and register your opinion. Another is to investigate the various systems for energy generation that are being considered and support the least offensive one(s) such as that proposed by M3Wave, where the apparatus is located on the ocean floor. In addition, anyone can attend the meetings of the TSPAC and make their viewpoint known then. On October 8 there are meetings scheduled for the Energy and Visual Aesthetics Sub-committees in Newport. Time and place have not yet been announced. Since the sub-committees do not allow for public comment, there will be a full TSPAC meeting on October 9 in Newport (time and place to be determined), and this may be a better venue as public comment is scheduled. Anyone interested in attending can contact David Yamamoto.

Ultimately, once the Amendment is finalized, there is allowance for participation by local government in the process of carrying it out. However, south Tillamook County is at a disadvantage because there are no incorporated cities, which means we would be represented by Tillamook County.

- b. Accessory Dwelling Units - No one had any information on the present status of the efforts by the Planning Commission.
7. **New Business – Land Use Related** – There was no new business.
8. **Community Plan Review Committee – Gloria Scullin - Inventory Report Results** – A copy of a nine page summary of the latest efforts was handed out, and Ms. Scullin reviewed it and answered questions. Many of the tables include comparisons of the results from the 1996 Inventory with those for the 2011 Tax Year, showing shifts in numbers of various types of lots. Based on the on-ground data-gathering, updated data from Tillamook County and some estimations of potential subdivision of larger lots, one table shows a total of 1,965 possible residential lot on 515.0 acres, with 1,282 categorized as developed and 683 as vacant. The count for commercial zones is 119 developed (including some for residences), 48 vacant, and 1 open for a total of 179 on 59.2 acres. The number of undeveloped lots is estimated to provide the potential for a 53 % growth in our community over the next ten years. A copy of the handout is attached with these meeting notes as “INV CPAC 9-page 9-17-12.pdf”
A more comprehensive set of tables and explanations will be posted on the PC/W CPAC website once they are finalized. This information will then be submitted to Tillamook County for verification and incorporated in the new Community Plan, which after some public meetings and possible revision will then go through an approval process by the County and the State.
9. **Next Meeting of the Pacific City – Woods CPAC** – Will be Saturday, October 20, 2012 at 10:30 am at the Central Building (next to the Post Office), 33570 Brooten Road, Pacific City.
10. **For the Good of the Order – Community Issues and Announcements** – No announcements were made.

The Meeting was adjourned at 7:58 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 Ilean Rouse – CPAC Chair
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