

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

Minutes of the PC/W CPAC Meeting on December 15, 2012, 10:30 am
Central Building (next to the Post Office), 33570 Brooten Road
Pacific City, Oregon

FINAL VERSION -- 2-16-12

The meeting was called to order at 10:30 am.

1. **Self-introductions – Ilean Rouse – Chair**

Everyone at the meeting introduced themselves. There were fourteen people present, including: Ilean Rouse – Chair; David Yamamoto – Past-Chair; Merrienne Hoffman – Chair-Elect; Sean Carlton – Treasurer; and Bud Miller – Secretary. Ms. Rouse announced that due to last minute scheduling conflicts, there would be no guest speaker today. Among those she tried to contact was John Boyd, the new Director of the DCD (Department of Community Development). However, after several calls and leaving messages, he had never returned her call.

Everyone was encouraged to attend the BOC (Board of Commissioners) meeting in Pacific City on December 19, 2012. There will be a presentation about discussions of possible closure of the Pacific City Airport by representatives of the Oregon Department of Aviation and then testimony from the public and comments by the Commissioners. A tour of the airport is scheduled for 3:00 pm, and the BOC meeting will be held at the Kiawanda Community Center beginning at 5:00 pm. There was a discussion among the attendees about what if any position the PC/W CPAC should take on this issue. The comments were generally in support of keeping the airport open, but there was also the feeling that we do not know enough about the details to make a statement for or against the closure at this time. A motion was made, seconded and approved by a vote by a show of hands of eleven in favor, none opposed, and no abstentions as follows:

“At the BOC meeting on December 19, 2012, the PC/W CPAC shall inform the Commissioners that our group will be involved in this issue to interact with the decision-making process and to keep the community informed.”

Ilean also announced that when she had contacted Patrick Wingard to attend a CPAC meeting and provide training on the LCDC processes, he informed her he had been advised that such a request must be made by the DCD. Therefore, we are on hold until someone from the Department contacts us.

2. **Minutes of the PC/W CPAC – Bud Miller – Secretary –**

- a. **Monthly meeting of October 20, 2012** - The minutes for this meeting were discussed and accepted by the membership by a unanimous voice vote.
- b. **Executive Board Meeting of November 26, 2012** – There were no comments or changes suggested by the attendees, and the minutes were accepted by a unanimous voice vote of the members present.

3. **Treasurer’s Report – Sean Carlton – Treasurer** – Reported the current balance of our account is \$386.08 and the report was accepted by a unanimous voice vote of the members. Mr. Carlton stated there is one outstanding bill to pay for the CPAC Post Office box. The Executive Board voted unanimously by a show of hands to approve this expenditure.

- 3X. **Email from Commissioner Mark Labhart in response to the CPAC sponsored Opinion Poll on the designation of an area for future ocean energy development off the coast of Pacific City and Neskowin – Various** - A copy of this email was sent out with the Meeting Notice and Agenda for today’s meeting. A copy of a letter written on June 30, 2011 by the BOC accompanied this message. Apparently there is a concern that our group has stepped over the line of what the BOC feels is our role in the community. There was a lengthy discussion about our understanding of the Committee’s responsibility in furnishing information and feedback on land use-related actions in Tillamook County. It was pointed out that the CPAC had not taken a position on the issue itself, but had only coordinated distribution of the survey and reporting of its results to the TSPAC (Territorial Sea Plan Advisory Committee). Also, several members remarked that the BOC has used the CPAC as a conduit and forum for other “non-land-use” topics such as replacement of the tsunami sirens and announcement of political meetings. The Neskowin CPAC also received the email after they discussed the subject and then submitted a multi-page statement of opposition to the designating of the area as a primary development site. The discussion also brought up the dissatisfaction with the lack of involvement of the Department of Community Development in on-going CPAC and land-use activities, as well as reminders that we thought the issue of limitations on the involvement by CPAC in community-related issues had been resolved last year. We also talked about what if any action to take at this time, and while there was no final decision, the discussion concluded that we would wait to see what action will be taken by the BOC. A meeting on this subject in January was mentioned in Mr. Labhart’s email, so we will wait to see how that works out.

4. **Committee Reports**
 - a. **Land Use Committee – Sean Carlton** – The Department of Community Development has approved Conditional Use Permit CU-12-05a for a second kitchen on the Buxton property. While there is nothing official yet, Sean heard that Greg Grinnell has withdrawn his request for a Planned Development designation for his property at Pacific Ave. and Sunset Dr. Instead, he plans to just go ahead with construction of the restaurant, which is an allowed use on a commercially zoned lot. Once this is formalized, citizens and the CPAC should still be able to comment on any actions that may require variances such as exceeding the height limitation.
 - b. **Community Plan Review – Ilelean Rouse** – Some work on the draft for changes has been done.
 - c. **Inventory Committee - Gloria Scullin** - After further contact with Tillamook County, it has been determined that the Aspen development (east of Sea Watch) is considered to be zoned as residential. Therefore, Ms. Scullin will be adjusting the acreage and lot count figures.

- d. **Lighting Committee – Ilean Rouse** – The Executive Board has reinstated this committee. Current members include Ilean Rouse, Jeanette Miller, Larry Rouse, and Robyn Lampa. If anyone else is interested in working on this subject, please contact Ilean. While the Tillamook PUD has completed its work on replacing fixtures and shields, other work remains. For example there is a draft ordinance on “Dark Sky” requirements to be included in the revised Community Plan that needs finalizing.
5. **Old Business –**
- a. **Accessory Dwelling Units October 25, 2012 Meeting – Barb Taylor** – Proposed revisions were discussed and made. The Workforce Housing Task Force was supposed to meet again on December 12 but will meet later this week instead. Once a final draft is done it will go to the Planning Commission and then to the Board of Commissioners. All CPAC’s will get a notice of the final draft for their review.
- b. **Territorial Sea Plan Update – David Yamamoto** – The last meeting of the TSPAC has been held. A lot of hard work has been done. The State of Oregon was looking for a recommendation for a final list of five to seven approved sites. However, no consensus could be reached, so while there is a list of sites ranked in order of possible consideration, no specific recommendations were made. The list is as follows:
1. Camp Rilea – Clatsop County
 2. OTP Reedsport – Douglas County – there is already a permit here.
 3. Lakeside – Coos County
 4. Reedsport – ‘near-shore site’ – Douglas County
 5. Langlois – Coos & Curry Counties – high on industry wish list.
 6. Pacific City-Neskowin – Tillamook County
 7. North Newport – Lincoln County
 8. Gold Beach – Curry County
 9. Netarts – Tillamook County

Mr. Yamamoto pointed out that five of these sites are in the Coos Bay area, and there is strong local resistance to so many in one area. The major impact of this is that if several of them are removed, the Pacific City-Neskowin site will move higher on the list, making it one of the top four or five. The LCDC will meet in Salem on January 24, 2013 to make the final decision (see attached Agenda). This will be preceded by a two day meeting of OPAC in Coos Bay starting on January 4. Public testimony will be taken at the LCDC meeting, and anyone who is interested is encouraged to attend and testify.

David also noted that the Department of Energy recently awarded a \$4 million grant to Principal Power for development of wind turbine technology on the Outer Continental Shelf. It has been thought such actions would not occur until the Territorial Sea Plan Amendment process was completed. This company is using the floating oil-rig technology to place 4-500 foot tall wind turbines off-shore. He also mentioned that no permit for construction has been issued yet.

6. **New Business – Land Use Related – Ilean Rouse** – The newest FEMA flood plain maps will be posted on the CPAC website in the next week or so.
7. **Next Meeting of the Pacific City – Woods CPAC** – Will be on Saturday, January 21, 2013 at 6:30 pm at the Kiawanda Community Center in Pacific City. She also reminded everyone of the BOC meeting on December 19, 2012 here in Pacific City.
8. **For the Good of the Order – Community Issues and Announcements –**
 - a. **Nestucca Valley Community Alliance – Lisa Phipps** – Announced that the Nestucca Trail Guidebook is available for review In January and open to public comment. The Chamber of Commerce will be participating in this process.
 - b. **Donations** – Sean Carlton – Suggested that we consider a donation to each of the locations where we hold our monthly meetings. After some discussion with the group, the Executive Board voted by a show of hands to unanimously approve the following resolution:
“*The PC/W CPAC will donate \$50 to the Kiawanda Community Center and the Pacific Coast Bible Church in appreciation for allowing us to use their facilities.*”
 - c. **Use of Gmail addresses by Executive Board Members** – Gloria Scullin – She has verified that it is possible to set up a separate email address for each of the Board members and discussed the advantages and process. There was a short discussion about how this could be set up and function.

The Meeting was adjourned at 11:57 am.

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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