

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

Minutes of the PC/W CPAC Meeting on April 20, 2013, 10:30 am
Central Building (next to the Post Office), 33570 Brooten Road
Pacific City, Oregon

FINAL VERSION -- 5-20-13

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

1. Self-introductions – Ilean Rouse – Chair

Everyone at the meeting introduced themselves. There were a total of seventeen people present, including: Ilean Rouse – Chair; David Yamamoto – Past-Chair; Merrienne Hoffman – Chair-Elect; Sean Carlton – Treasurer; and Bud Miller – Secretary.

2. Guest Speakers: Liane Welch, Director, Tillamook County Public Works County Road Services and Dan Biggs, Director, Economic Development Council Transient Room Tax Proposal –

Ms. Welch distributed a handout (see attached: “*Tillamook County Roads 2012.pdf*”) and presented a slide show to illustrate the facts as she went over them. A few highlights are that there are 269 miles of paved County roads, 100 bridges, 3,300 culverts, and 5,426 road signs that her Department is responsible for. She spoke about the poor condition of our County’s roads due to the lack of adequate funding. While there is an attempt to perform ‘routine’ maintenance to roads and other assets, almost all the budget available is spent on meeting the ‘critical risk’ items as they arise. In addition to a decrease in staff from 40 to 19 over the last few years, critical items such as asphalt have shown significant increase in costs, doubling over the last 5 to 7 years. One local example of the effects of the shortfall in funding is the lack of money to repair or replace the Beachy Bridge in Pacific City. It would cost about \$5 million dollars to replace, and there is only \$45,000 in the budget for such work. Recognizing the current effort to secure funding for road repair and maintenance projects, Liane stated that the money would go primarily for paving/repaving of roads and increased maintenance such as filling more potholes. No list of specific projects has been presented so far, but a top priority will be geographic equity across the County. Ms. Welch answered several questions from attendees. Her Department does a lot of partnering with other entities in getting work such as culvert replacement done, as well as securing of funding for specific projects from federal and state sources. While she recognizes the need for it, one thing they have not been able to work on is development of a plan for storm water management in the County. Liane also agreed to drive around our community to inspect repair and maintenance needs.

Mr. Biggs summarized the current discussion of a proposal to place a measure on the ballot later this year to approve imposition of a Transient Room Tax (TRT). He distributed copies of a Voter Information Booklet titled “We Can Save Our Roads” prepared by Tillamook County Sustainable Roads Committee. The booklet has been included in recent copies of the Pacific City Sun and Headlight Herald and copies are

available at locations throughout Tillamook County. If such a measure is passed, the County had stated that thirty percent of the money collected would be used for road maintenance. Seventy percent of the funds would have to be used for tourism related activities under present state law. The amount available for repair of County road is estimated to amount to \$400,000 to \$500,000 annually. One objective of pursuing this funding source is that it would be collected primarily from visitors to the County. The State currently collects a one percent TRT, and present discussion is to set the total rate (including any now collected by incorporated areas) at as much as ten percent. Other sources of added funding for roads have been discussed, including a sales tax and/or a fuel tax.

John Boyd, Director, Tillamook County Department of Community Development -

Mr. Boyd was introduced to the audience, having taken the Director job in November 2012. He stated he has been busy getting acquainted with his staff and the rest of the County employees and the Commissioners, and trying to get familiar with the 100,000 square miles Tillamook County contains. Right now he is going through the budget process, and looking for funding for such priorities as digitizing of records, hiring a third planner, and replacement of vehicles.

3. **Treasurer's Report – Sean Carlton – Treasurer** – Reported the current balance of our account is \$231.50 and the report was accepted by a unanimous voice vote of the members.
4. **Minutes of the PC/W CPAC – Bud Miller – Secretary – Monthly meeting of March 18, 2013** - The minutes for this meeting were discussed and accepted by the membership by a unanimous voice vote.
5. **Committee Reports**
 - a. **Land Use Committee – Sean Carlton** – A Development Permit (DP 12-19) was approved by Tillamook County on April 1, 2013. The request was to construct an addition to a dwelling at 35280 Rueppell Ave, Pacific City, which is within the 'Zone A6' flood plain. In response to a question about the height of the proposed restaurant, Mr. Carlton had no new information on activity on the Grinnell Property. John Boyd commented that he would check this out.
 - b. **Citizen Advisory Committees (CACs) - Report on 4/18 meeting with County Commissioners and Subcommittee – lelean Rouse** – There were some changes made at the meeting resulting in a DRAFT 5 of the Order by the Board of Commissioner (BOC) to create the CACs. All questions from previous meetings were answered, and the BOC received full support from the CPAC chairs for the changes.
 1. Liability insurance coverage applies to CACs if they act within guidelines of the Order.
 2. All unincorporated areas in the County are included.
 3. However, only the six communities with existing CPAC's will be recognized as CACs for now.

4. Other areas or towns can set up their own CAC or ask to be included with an existing one.
5. The CACs will be allowed to discuss any subject of interest to them. However, if there are recommendations and/or a statement of a position on items outside of land use planning, it must be clear the CAC is not speaking as a representative of the County unless its statement has been given support by the BOC.
6. A section containing a sample of CAC by-laws has been dropped, leaving each CAC free to set up its own. Each group's by-laws will have to be revised to reflect the changes in title and responsibilities.
7. A statement about County recognition of existing, approved Community Plans has been dropped from the Order. The Department of Community Development will be directed by the BOC to research the status of any Community Plan and verify if and when it was accepted by the County. John Boyd stated that this will be done. However, it is his opinion that the County Comprehensive Plan has a higher status than the Community Plans, and that there is no requirement for the latter to be updated.
8. The next step is for the BOC to hold a public hearing on the new Draft 5 and then adopt it in a final form. This will probably occur early in May.

Community Plan Review – Ilean Rouse – We are still working on the final draft, which will now require further changes to reflect the disbanding of the CPACs and creation of the CACs.

- c. **Lighting Committee – Ilean Rouse** – Nothing new to report.

6. Old Business

- a. **LCDC/OPAC/Territorial Sea Plan Amendment – David Yamamoto** – Although the LCDC adopted Part 5 on January 24, 2013, it has still not been sent to the Secretary of State. No appeals of the action or the procedure can be filed until this is done. There is speculation that the LCDC is waiting to see what if any action is taken by the State legislature. There is also discussion of the need for more research on environmental effects of placing energy-generating mechanisms in coastal waters. In addition, Lincoln County is requesting legislation to spell out who is responsible for the costs of failure and/or decommissioning of sites. In the meantime, the Renewable Energy Facility Suitability Study Area off of Reedsport is in jeopardy of disappearing if the permit holder Ocean Power Technology goes out of business. They have made little progress on fulfilling the permit requirements, and have not placed one buoy (of the approved ten) into the water yet. FERC is now asking for OPT to prove they are a financial viable entity before proceeding further.
- b. **Accessory Dwelling Units Update – Barbara Taylor & John Boyd** – The Workforce Housing Task Force is very close to a final draft.. The latest effort has been to remove some sections, resulting in a shorter, more-efficient document. John Boyd commented that it is unclear whether the document will be submitted to

- the CAC's before presentation to the Planning Commission. There was an indication that discussion has included excluding the Pacific City – Woods community from the requirements of the ordinance, but no language or details were available. One more meeting is planned but no date was given.
- c. **Pacific City Airport Evaluation Update** – Apparently we have been eliminated from consideration for closure, and perhaps the entire evaluation process has ended. It was remarked that the Pilots Association, Oregon Department of Aviation, and PCJWSA have come to an agreement about moving the fence around the new pump station closer to the structures.
7. **New Business** – None was brought up.
 8. **Announcements** – The next CPAC (or CAC) meeting will be held at the Kiawanda Community Center on May 20, 2013 at 6:30 pm. The guest speaker(s) will be representatives of the Neskowin Committee on Coastal Erosion Plan.
 - The Tillamook County Sustainable Roads Committee will be holding four public meetings throughout the County between now and Election Day, May 21, 2013.
 9. **For the Good of the Order – Community Issues and Announcements** - Maps showing Evacuation Routes in case of either a Local or Distant Tsunami are available at the South Tillamook County Library in Pacific City.

The Meeting was adjourned at 12:20 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 Ielean Rouse – CPAC Chair
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