

Pacific City/Woods Citizen Advisory Committee (PC/W CAC)

Minutes of the PC/W CAC Meeting on May 20, 2013, 6:30 pm
Kiawanda Community Center, 34600 Cape Kiwanda Drive
Pacific City, Oregon

FINAL VERSION -- 6-17-13

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

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

Officers and attendees introduced themselves. There were thirteen people present at the meeting, including: Ilean Rouse – Chair; David Yamamoto – Past-chair; and Bud Miller – Secretary.

2. **Guest Speakers – Guy Sievert, Chair Neskowin CAC & David Kraybill, Chair**

Neskowin Land Use Committee – Coastal Erosion Plan – The speakers outlined the process of developing the Neskowin Coastal Erosion Plan, starting after the damage of the storms of 2007 and 2008 with a workshop in the latter year. A committee was set up which eventually came under the Neskowin CPAC Land Use Committee. The first work was with the State DLCD on preparation of a “Framework Plan” for all of Tillamook County. When this stalled, the Neskowin Coastal Hazards Committee (NCHC) turned to developing a Neskowin Adaptation Plan (NAP) to address their local situation. Information on this process and details about the NAP can be found on the Neskowin website at <http://www.neskowincpac.org>. The overall goal was to protect the beach and the properties. After hiring a coastal engineer to prepare a report on the science of the problem (using contributions from Neskowin property owners), numerous meetings and drafts, the NAP was presented to the Neskowin CPAC on August 12, 2012 with 11 recommendations of how to proceed. It had previously been presented to the Tillamook Board of Commissioners at a workshop on March 12, 2013, which was attended by several State and County entities, and the report received wide praise from participants. *(See article in March 20, 2013 edition of the Headlight Herald for more information)* There were comments from State and Tillamook County representatives that the Neskowin Adaptation Plan will be considered for adoption at these levels in the future. At the April Neskowin CPAC meeting a further refinement of the NAP with 7 recommendations was presented, and currently they expect to adopt the Plan at their May 26, 2013 meeting. The next step is to take it to the BOC to begin the process of adoption of ordinances to implement the recommendations. The Neskowin CPAC plans to add the NAP to their Community Plan and to the County Comprehensive Plan. Land Use Recommendations of the Neskowin CPAC are as follows:

- (1) Hazard Area Overlay Zone (HAOZ) – Set up this zone with certain land use restrictions. It is defined as the areas of the DOGAMI (Oregon Department of Geology and Mineral Industries) high and medium risk zones as they are defined on the current Coastal Erosion Hazard Zone maps. They represent the current assessment of 50-year and 100-year storm zones.
- (2) Public Notification, Geologic Reports, and Regulatory Review – Proposes

setting up a Tillamook County Permit system to require a review, decision and notice process related to the hazards in the HAOZ. Include consideration of the following recommended ordinance changes.

- (3) Special Building Techniques – Recommend no changes in existing County and State building requirements for structure and Velocity Flood Zone. Add new requirements prohibiting new “slab-on-grade” foundations, and that new structures must be moveable, either vertically or horizontally.
- (4) Safe-site Requirement/Land Division Standards (also Prohibition of Development) - This means requiring building on the safest site (highest area on the property usually), any new lots must have a buildable site located outside the HAOZ, prohibit adding to the number of existing housing units on a parcel, and prohibit creation of additional multifamily dwellings within the zone.
- (5) Setback Requirements – Add a requirement for a 50-year annual erosion rate, plus a 20-foot buffer distance for construction on bluff-backed building sites.
- (6) Runoff and Drainage Controls – Asks for adoption of standard in Section 4.3 for standards to be applied for all streams and drainage areas, to be applied to the entire community.
- (7) Substantial Improvements and Substantial Damage – If an improvement project exceeds 50% of the RMV value, then the applicable requirements of the hazard area overlay zone are enforceable. Furthermore, if damage to a structure exceeds 80% of RMV value, the lot be subject to the substantive requirements of the HAOZ, but not to the discretionary permit process requirements.

A Special District will have to be created to implement the above process, and Neskowin is working to find out how and/or if this can be accomplished. It was mentioned that creation of such a District may ultimately be the most controversial of the proposed actions. During the presentation it was noted that when the process to create the NAP began, it was strongly argued that the erosion being experienced was due to past rip-rapping of properties. After the scientific investigation was completed, it was clear that while this may cause some problems, the primary reason for the erosion is due to changes in ocean currents, more intense storms, and increased wave heights. While unlikely to happen, the ultimate solution may be prohibiting of future development in certain area. It was also noted that the situation in Pacific City/Woods is quite different, and will require a different approach than for Neskowin. In fact their study showed we are currently gaining sand volume in our area.

Mr. Sievert closed the presentation by emphasizing the fact that this whole process started with their CPAC, with lots of help.

3. **Minutes of the PC/W CPAC Meeting on April 20, 2013 – Bud Miller – Secretary –** There were no changes or additions offered, and they were accepted by a unanimous voice vote of the members present.

Excerpts from the Special CPAC Board Meeting on May 13, 2013 – These were summarized by Mr. Miller. The outcome of this meeting is contained in the Draft By-laws. One major topic of discussion was if and/or how to modify the By-laws to accommodate the desire of the BOC to provide coverage by CACs for all unincorporated areas in the County as state in ORDER #13-034. The decision was made to make our adjustments to the new Citizen Advisory Committee system and not address this issue for now.

4. **Treasurer's Report – Ilelean Rouse** -- Treasurer Sean Carlton was unable to attend the meeting. He had informed Ilelean that the current balance on hand is \$227.96. The Treasurer's report was accepted by a unanimous voice vote of the members present.
5. **Committee Reports –**
 - a. **Land Use** – Sean Carlton had reported no new actions by Tillamook County to Ms. Rouse. Bud Miller commented that we received an email from Brad Sheets confirming that no request for a height variance was included or approved in DV-12-16 (Grinnell Property at Beachy Bridge).
 - b. **Citizen Advisory Committees – Before the Board of County Commissioners for Tillamook Count: Order #13-034 – Ilelean Rouse** – At a meeting of the CPAC Executive Board on May 13, 2013, there was a discussion about changes we need to make in response to the BOC Order. A lengthy discussion of revisions needed to the by-laws resulted in a DRAFT version which was supported by the members present. In addition, the following resolution was adopted - *“The Executive Board propose the PC/W CPAC change the name of the organization to the PC/W CAC (Citizen Advisory Committee) at the May 20, 2013 CPAC meeting.”* After a brief discussion of the attendees, the membership voted on the following resolution - *“As required by Order #13-034 of the Tillamook County Board of Commissioners, the citizen organization formerly known as the Pacific City/Woods Community Planning Advisory Committee adopts the title of Pacific City/Woods Citizen Advisory Committee (PC/W CAC).”* After further discussion, with nine members present the motion was adopted by a show of hands vote, with 8 in favor, 0 against, and 1 abstention.
 - c. **Recommended Bylaw Change(s) – Ilelean Rouse** - The results of the work by those attending the Executive Board meeting to produce a new version of the organization By-laws to reflect the new title of CAC and other changes had been shared with the CAC membership by email. One change was suggested and discussed. Under the Membership paragraph, drop the word “open,” with the result that all people described would be considered members. The suggestion was offered to broaden possible participation in the CAC and our discussions. There was a lively discussion about this idea, and because of provisions under the Meetings paragraphs, it was eventually decided to leave the paragraph unchanged for now. Later a motion was made as follows - *“The CAC moves to send the current version of the revised By-laws and Mission Statement to all members for review and ratification. If there are no substantive changes, the new By-laws will be adopted at the July 15, 2013 PC/W CAC meeting.”* A cover letter will be prepared and copies of the documents will be sent to all members, either by email or USPS mail. A deadline of June 10, 2013, for submitting changes will be stated in this letter, although there will be a final discussion of this adoption at the June 15, 2013 meeting.
 - d. **Community Plan Review Committee – Ilelean Rouse** – While it is close to being done, it will be necessary to make changes to the Community Plan because of the name change and other items in BOC Order #13-034. We hope to have the Draft completed for the August CAC meeting.

6. **Old Business –**
 - a. **LCDL/OPAC/Territorial Sea Plan Amendment – David Yamamoto** – The approved amendment has still not been filed with the Secretary of State.
 - b. **Accessory Dwelling Units** – Nothing new to report.
 - c. **Pacific City Airport Evaluation Update** – No new information was available.
7. **New Business – David Yamamoto** - There was a meeting of the Futures Council with the Board of Commissioners on May 9, 2013. Gloria Scullin was appointed as a new member. There was no other new business.
8. **Announcements** - The next meeting of the Pacific City/Woods CPAC will be on Saturday, June 15 at the Central Building starting at 10:30 am.
 - At the May 1 BOC Meeting in Tillamook, there was a presentation by the Oregon Air National Guard explaining their request to make changes in the location and flight height restrictions in the training areas in the state. One specific request is to be allowed to fly lower in an area along the north Oregon coast. Changing the minimum from 18,000 feet to 11,000 would allow more flexibility in use of the area in the winter time. The NEPA process will dictate preparing a draft EIS starting in June 2013, which will be announced on local media. Five public comment meetings will be scheduled, including one in Tillamook and another in Astoria.
9. **For the Good of the Order** – There was a localized water system problem today in the area of the Post Office. The PCJWSA followed established procedures and the outage was overcome later in the day.

The Meeting was adjourned at 8:15 pm.

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

CAC's provide local citizens an opportunity to interact with their neighbors on local land use and other 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 – CAC Chair
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