

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

Minutes of the PC/W CAC Meeting on March 17, 2014, 6:30 pm  
Kiawanda Community Center, 34600 Cape Kiwanda Drive  
Pacific City, Oregon

**FINAL VERSION -- 4-19-14**

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

- 1. Self-introductions – Ilean Rouse – Chair**  
Officers and attendees introduced themselves. There were fourteen people at this meeting, including: Ilean Rouse – Chair; David Yamamoto – Past-chair; Sean Carlton – Chair-elect; Roy Hansen - Treasurer, and Bud Miller – Secretary.
- 2. Guest Speaker – Patrick Wingard, North Coast Regional Representative, Ocean and Coastal Services, DLCD – Understanding Land Use Planning on the Oregon Coast** – Mr. Wingard went through presentations of Chapter 7, Coastal Shorelands and Chapter 8, Beaches and Dunes from an on-line set of training programs. Chapter 7 reflects Oregon Goal 17 requirements, with shorelands being most of the land in Oregon west of US 101 with a few exceptions. Emphasis is on protection of natural resources, with development being allowed as is possible. Many of the rules that apply are based on local regulations. Chapter 8 is based on Goal 18 provisions. Once again the primary goal of management is conservation, but development defined under the various County codes is allowed. Oregon Parks and Recreation Department issues permits for any activity on the beaches and dunes. There was some discussion about the effects on uses and development resulting from the introduction of European beach grass to provide for more stabilization of these areas. Patrick indicated he would be available to continue this training at our May CAC meeting.
- 3. All CAC Chairs Meeting with Department of Community Development (DCD) – Ilean Rouse & David Yamamoto** – This meeting was held on March 11, 2014, and initial discussions were positive, with Bryan Pohl, newly appointed Director of the DCD, updating attendees on progress on several items. These included the announcement of plans to fill Mr. Pohl's vacated Planner position. However, FEMA has recently notified Tillamook County that based on a 2012 audit they are not in compliance with requirements for the designation of flood zones because they have been using the wrong maps for some time. This issue was further discussed at several Board of Commissioners Workshops. According to FEMA, the use and interpretation of floodway and floodfringe maps prepared in 1978 has been faulty, resulting in approval of many permits in certain areas that are now thought to be in error. While this is a worry for all County rivers, the Nehalem and Nestucca are of particular interest because that is where most of the development has occurred. For the Nestucca, the area of concern is between just below the Beachy Bridge to slightly upstream of Sanders Creek. See attached file "NestuccaMoratorium-2.4.14." This means that most of downtown Pacific City will be affected by any changes in future designations. Until this situation is resolved, a moratorium on any type of construction activity in the areas

of concern may have to be put in place by the County. The first step in resolving this issue is to let a contract to have new flood maps prepared. Because of established review and approval processes, completion and acceptance of such maps will probably take more than a year. The likely effects of any increase in flood zone designations and/or restriction on construction in such areas were discussed by the attendees. These included restrictions on future development, reduced property values and resale opportunities, and even the proposed repair of Resort Drive near Reddenkopp Road. It was noted that relief on this issue through our State or Federal representatives is unlikely, especially with current efforts to reduce the impacts of the increase in FEMA sponsored flood insurance rates.

We hope to schedule a discussion of this important topic at the next PC/W CAC meeting in April.

4. **Minutes of the PC/W CAC Meeting on January 4, 2014 & February 15, 2014 – Bud Miller – Secretary** – After a brief discussion, the minutes for both these meetings were accepted by a unanimous voice vote of the members present.
5. **Treasurer’s Report – Roy Hansen – Treasurer** -- The current balance on hand in our account is \$173.73. This is after paying the monthly account fee. The Treasurer’s report was accepted by a unanimous voice vote of the members present.
6. **Committee Reports –**
  - a. **Land Use Committee – Sean Carlton** - While no there were no new actions within our Community Growth Boundary, Ilean Rouse reported that Ken Moffett, a property owner near the Transfer Station attended the All Chairs meeting and asked for their input on a recent action near his property. Without notifying adjacent neighbors (himself included) the DCD has approved an Exception to the Resource Zone Setback on Tax Lot 1210, Sect. 32, T4S, R10W WM [EX-13-05(a)], allowing construction of a new home close to the property boundary. Sarah Absher of the DCD had informed him that such Exceptions do not require notice of neighbors. It is up to the affected property owners to file an appeal to the Planning Commission if they have any objections. Apparently the CAC was not notified because the property is outside our old community growth boundary. This brought up a discussion of how we can be sure of being informed of such actions in the future. The Department is in the process of making an interactive map available on their website which will allow anyone to find out any action that is being considered or taken by them. Because of this new feature, Ms. Rouse stated we do not have to prepare a formal notice to the County about a new, expanded Area of Interest. She also commented that Director Pohl had stated this is exactly the type of situation they hope to avoid in the future.
  - b. **Community Plan Review Committee – Ilean Rouse** – Nothing to report.
  - c. **Lighting Committee – Ilean Rouse** – Nothing to report at this time.

7. **Old Business –**

- a. **Accessory Dwelling Units – Ilean Rouse** – No new information is available.
- b. **Territorial Sea Plan (TSP) Amendment – David Yamamoto** – Nothing new to report
- c. **Nestucca Valley Community Alliance – Gloria Scullin** – They are working to collect money to fund construction of a security fence on the Lightwave property. Total cost is \$27,000 and they are selling one-foot sections of the fence for a \$25 donation. A major fund raising event is scheduled for March 29, 2014 at the Kiawanda Community Center. It will feature kite building, a Birds of Prey show, and dancing/food/wine in the evening for \$30 per adult. Anyone interested in volunteering to work on the committee for this work may contact Gloria at [scullingb@gmail.com](mailto:scullingb@gmail.com)
- d. **Tillamook County Parks Advisory Committee – Larry Rouse** – He attended the monthly meeting and participated in the discussions., including one about better following the Open Oregon law. One item of interest was that while there is a two acre County Park at the Turnaround, only a small portion can be used for parking because the sand dune that covers the rest of it cannot be removed. H.B. 1514 has been passed and will reallocate State collected RV fees, bringing \$87,000 to Tillamook County each year. A grant has been procured to build six cabins at the Barview Campground.

8. **New Business –**

**Announcements –**

- The Nestucca Valley Chamber of Commerce is hosting a forum for the candidates for Position #3 County Commissioner at their next meeting on April 1, 2014. It is at noon at the Pelican Pub.
- There will be a celebration of Dick Carter's 80<sup>th</sup> Birthday on March 19 at the Sportsman's Pub at 5:00 pm, a Taco Bar hosted by Rob Royster.
- The next meeting of the Pacific City/Woods Citizens Advisory Committee will be held on April 19, 2014. It will be at Central Building (next to the Post Office) in Pacific City and begins at 10:30 am.

The Meeting was adjourned at 8:39 pm.

Please see our website at [www.pacificcitywoodscpac.org](http://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 Ilean Rouse – CAC Chair  
Phone (503) 965-3600. E-Mail address is [ileanrouse@gmail.com](mailto:ileanrouse@gmail.com)