

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

Minutes of the PC/W CAC Meeting on January 19, 2015, at 6:30 pm
Kiawanda Community Center, 34600 Cape Kiwanda Drive
Pacific City, Oregon

APPROVED 02/21/15

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

1. **Self-introductions – Sean Carlton – Chair** - Fifteen people attended the meeting and introduced themselves. Officers present included Sean Carlton – Chair; Ilean Rouse – Past-Chair; Anne Price - Chair-elect; David Yamamoto – Treasurer; and Bud Miller – Secretary.
2. **Minutes of the PC/W CAC Meetings in December 2014 – Bud Miller – Secretary** – Copies of these notes had been furnished previously to all members, and Mr. Miller indicated changes to be made based on information from the speaker, Katie Duzik. After a brief discussion the minutes were accepted by a unanimous voice vote of the members present.
3. **Treasurer’s Report – David Yamamoto – Treasurer** - David reported that the current balance for the CAC bank account is \$151.62 after checks written for the P.O. Box rental (\$48), and contributions to Kiawanda Community Center (\$50) and the Oregon Coast Bible Church (\$50) as a thank you for the use of their facilities for our meetings. The report was accepted by a unanimous voice vote of the members present. David expressed his concern about the declining balance and suggested we consider another mailing campaign for contributions. After a short discussion, this was put off to be revisited in the spring.
4. **Potential Conditional Use Application – Sue Ferguson** – Ms. Ferguson and Marcy McPherson are considering applying for a conditional Use (CU) permit from Tillamook County, and Sue handed out a Fact Sheet (see attached – *“Beyond the Rainbow2.pdf”*) outlining a proposal to locate a mobile food cart at 33485 Cape Kiwanda Drive in Pacific City to sell shaved ice during the spring and summer months. They had submitted a CU permit application in June 2014 (CU-14-04(a)) for the same property with plans to open a gift shop user the provisions for establishing a cottage industry as allowed for under the existing Land Use Ordinance (LUO). This has now been withdrawn, and any new application would ask only for the mobile food cart (actually a trailer) as allowed under CU provisions for the R-3 Zone in the LUO. Ms. Ferguson explained the information on the fact sheet and then responded to questions and concerns from the audience. She stated she has owned the property for 33 years and has seen the many changes in the area. They want to open this

business to be a part of the community. The plan is to take advantage of the high level of foot traffic on Cape Kiawanda Drive, and while the County will require two parking spaces, they will not be targeting drive-by customers. It was mentioned that it is possible a small storage building will be added to the property, and it was also emphasized that a portion of sale receipts will be donated to the Kiawanda Community Center. Several concerns were raised by attendees, including the worry about the creeping of commercial uses into residential zones. In reply, Ms. Ferguson mentioned her observation that the nearby side street of Pine Street has become a commercial thoroughfare, and also that there are many short term rentals nearby. In addition, concerns were mentioned about safety issues such as increased congestion of foot and vehicle traffic in the vicinity of the property, as well as the potential problem of pedestrians crossing back and forth across Cape Kiawanda Drive.

It was also stated that when Ms. Ferguson and Ms. McPherson decided to locate a shaved ice business on the property, they abandoned the earlier idea of a gift store there, deciding to concentrate on the one business even though the Tillamook County Department of Community Development (DCD) had suggested submitting a CU permit application for both at the same time. In response to a question, Sue stated they have no plans for setting up the store at this time. Their next steps will be contact with County Departments and then submission of a new Conditional Use permit application.

5. Committee Reports –

- a. **Land Use Committee – David Yamamoto** – No new actions for our area have been reported.
- b. **Community Plan Review – Ilean Rouse** – No action yet by the Department of Community Development; hopefully it will be addressed in 2016
- c. **Lighting Committee – Ilean Rouse** – No new information.

6. Old Business –

- a. **Territorial Sea Plan – David Yamamoto** – Delays continue, and it may now be late-year of 2015 before it is heard by the three judge panel. Work on the M3 project off the coast of Camp Rilea is continuing. There were a few comments about the rising unpopularity of ocean/wave energy power projects, partly because of the high cost of energy generated (up to ten times as much) and the lowering of the amount charged for other sources. Hopefully this means we will not be faced with confronting any proposed projects in the near future
- b. **Transient Lodging Tax (TLT) – Doug Olson** – Receipts to date total \$1.94 million, with an estimated total for the year of \$2.3 million. There is still an emphasis on spending money to increase visits during the shoulder seasons. An estimated \$900,000 will be available for the first round of grant requests this spring. More potential applicants for funds are appearing; e.g., a proposal to fund the County Fair. Under approved guidelines, projects in the South County area will have to partner with a government entity, like a County department, Pacific City Joint Water-Sanitary Authority (PCJWSA), or the Nestucca Rural Fire Protection District. Doug announced a new publication prepared under the TLT efforts is now available. It includes tourism-related information for all of

Tillamook County. 60,000 copies were printed and you can get one by accessing the TAC (Tourism Advisory Committee) website tillamookcoast.com. Meetings of the TAC are held on every other Tuesday at the Tillamook Bay Community College from 1:00 to 3:00 pm. The next one will be on January 27, 2015.

- c. **Building Moratorium and LOMR/ESA Updates – Sean Carlton** – The County hopes that FEMA will begin review of the submittal modifying the BFE's on the Nestucca River soon.
 - d. **Cape Kiwanda Stakeholders Group – Sean Carlton** – The next meeting of this group will be on February 5, 2015 at the Hebo Fire Station beginning at 11:00 am. There will also be some meeting of some sub-groups established for items like pedestrian safety and possible shuttle service.
7. **New Business –**
- a. **All CAC Chairs Meeting – Anne Price** – Several topics were covered, including the rejection of the Eco Resort by the Planning Commission. Work is on-going on how to proceed on the project to provide another road access to Neskowin, and also on the Code Modernization project to update all LUO's. There was also a presentation on the new Geo Boot electronic data retrieval system that the DCD is building. It will be open to the public and tie together all information about a particular property. The next meeting will be on February 3, 2015 at 2:30 pm at the DCD office in Tillamook.
 - b. **Nestucca Valley Community Alliance Park – Amanda Graves** – There will be a meeting at the Kiwanda Community Center on February 15 from 2:00 to 4:00 pm to discuss plans for the development of the property and solicit comments and ideas from the public. The people working on the park design will be there to answer questions. Two more meetings will be held in March and May, and they hope to have a final plan by September.
 - c. **Road Advisory Committee – lelean Rouse** – Anne Price and Larry Rouse also attended the meeting earlier this month. Leanne Welch talked about the work that is proceeding on the budget, and that they hope to have it out in February. Increases from the TLT funds and possible matching funds from the State has created a significant increase in the projects to be done. Planning for the work on Resort Drive is proceeding, with changes being made to earlier proposals. One issue will be whether or not to close the road during the construction work. Current schedule is to do the job in 2016. Many other projects and proposals are being considered including the Sand Lake Road at Nantucket Shores, the Whalen Island bridge replacement, and the Woods boat ramp. At the end of this discussion, the group briefly discussed the possibility of incorporation of the Pacific City – Woods area. There was consideration given to the fact that availability of TLT money might answer a part of issue of how to fund such an entity. If we were incorporated, we would be able to establish a TLT of our own, and most of the money collected here now would stay here. For example, if set at 10 %, we would keep 9 % of the money collected. Plus, the 30 per cent portion could be used to fund local governmental costs.

8. Announcements –

- PCJWSA is working on a proposal to update the sewer treatment plant for Pacific City – Woods. The present system is out-of-date and fines were levied by the DEQ last year several times for non-compliance. It will be an expensive project, with several options for how to proceed and for funding being considered. Tony Owens is hoping to begin the work this year. A public meeting will be held at Kiawanda Community Center on February 19, 2015 at 6:00 pm to discuss this proposal. It was also suggested we should put this topic on the agenda for our March CAC meeting.
- **TO REPEAT: If anyone is interested in volunteering to attend the Public Roads Advisory Committee meetings as our representative, please contact Ilean Rouse. She has agreed to fill this job for now, but is involved in many other CAC related projects.**

The Meeting was adjourned at 8:10 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 Sean Carlton – CAC Chair
Phone (503) 932-1744. E-Mail address is sean@basketcasewine.com*