

SPECIAL MEETING

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

Minutes of the PC/W CAC Special Meeting on September 14, 2015, 6:50 pm
Kingfisher Room, 34950 Brooten Road
Pacific City, Oregon

FINAL VERSION -- 10-17-15

The meeting was called to order at 6:50 pm.

1. **Self-introductions – Ilelean Rouse – Past-Chair** – Nine people attended the special meeting. Officers present included Ilelean Rouse – Past-Chair; David Yamamoto – Treasurer; and Bud Miller – Secretary.
2. **Tillamook County Department of Community Development (DCD) VARIANCE, 815-15-000311-PLNG: Wriggle – Ilelean Rouse** – Following a brief review of the Land Use Committee earlier discussion, the following resolution was made and seconded:

“The Pacific City-Woods Citizen Advisory Committee Land Use Committee on the subject of VARIANCE, 651-15-000311-PLNG: Wriggle that, based on the information available, we do not support approval of this request because the requirements under LUO, Section 8.030: REVIEW CRITERIA, Subparts (1) and (4) are not met.”

Concerns that we think need to be addressed include the following items:

- a) More justification is needed for the reduction of the front lot setback from the required 20 feet to 7 feet for several reasons. For one, this places the new dwelling extremely close to the ROW and there is lots of traffic on Ferry Street. In addition, the reduced size of the parking to 7' X 20' is a safety issue, because as presented in the Request, the house will be within seven feet of the property line, so any vehicles parked in front of the structure will be in the ROW for Ferry Road. In addition, there are a porch and steps shown on the proposed plan, so nothing could be parked within at least six feet of the house. All this considered together, we suggest this is not an acceptable situation.
- b) A to-scale drawing of the lot including a clear location of the stream, road, structure, and parking is needed to clarify the amount of the property available for siting of the house.
- c) On the second page of the owners' request there are two reasons listed for not building on the back (east side) of the lot. The first is because of the 'substantial more cost' to locate utilities under the creek. An estimated cost of this work is needed to evaluate whether this makes building east of the stream an unreasonable alternative.
- d) An estimate of the square footage that is east and west of the stream (front and back of the lot) is also needed to help answer questions about alternatives for siting of the structure. This would address the second reason listed on the second page of the owners' request for not building on the back (east side) of the lot.”

There being no further discussion, a vote by a show of hands was taken with the following results. 6 YES votes, 2 NO votes (1 by proxy of a committee member who had to leave earlier in the meeting), and 0 ABSTENTIONS.

The Meeting was adjourned at 6:54 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 Anne Price – CAC Chair
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