

Pacific City/Woods Citizen Advisory Committee (PC/W CAC) *Land Use Planning (LUC)*

Minutes of the PC/W CAC LUC Meeting on Friday, August 21, 2015, at 5:30 pm
Kingfisher Room, 34950 Brooten Road
Pacific City, Oregon

FINAL VERSION -- 9-21-15

The meeting was called to order at 5:32 pm.

1. **Self-introductions – David Yamamoto – LUC Chair**

Everyone at the meeting introduced themselves. There were 25 people present, including the following LUC members: David Yamamoto, Barb Taylor, Larry Rouse, Anne Price, Ilean Rouse, Ken McKenzie, Bud Miller, Mary Jones, and Gene Johnson.

2. **Tillamook County Department of Community Development (DCD) Administrative Review 851-15-000249-PLNG: Kiwanda Lodge – Mary Jones & Jeff Schons –**

This request is considered a Minor Modification by the Tillamook County DCD because there is no change in the basic intent of the original plan(s). Ms. Jones reviewed the history of the proposal for a motel and resort that began with a Conditional Use Request in 1996, and which was modified with another Conditional Use Request in 2000 to include more property and the construction of the Cottages at Cape Kiwanda. The current request is to reduce the size of the restaurant (from a capacity of 140 to 45) and spa areas (from five to three stations), increase the size of the lobby, add some office space, and to increase the number of parking places (to 52 or 53). Their intention is that the smaller restaurant and spa would be reserved for use by guests, at least during the busy season. It was noted that the motel room area will be three stories tall, and the rest of the resort two-stories. The developers hope to begin work in the next several years.

The presentation was followed by several questions, and two written comments were read into the record. (See attached “CAC LUC – Comments at 8-21-15 Meeting.doc”). A motion was made and seconded as follows: “In regard to the Tillamook County Administrative Review 851-15-000249-PLNG: Kiwanda Lodge request, the Pacific City-Woods Citizen Advisory Committee Land Use Committee recommends support for the request for a minor modification of an approved Conditional Use Permit (CU-96-13; CU-00-10: Kiwanda Lodge).” After a brief discussion, a vote by a show of hands of the committee members was taken, with 8 yes, 0 no, and 1 abstention.

3. **Tillamook County Department of Community Development Variance Request 851-15-000274-PLNG: Utt – David Yamamoto –** This request is for two, related Variances for Tax Lot 400 on Nestucca Manor Drive in Pacific City. They are to allow: (1) an existing, unpermitted garage to remain 8.9 feet from the front property line within the required 20 foot front yard setback maintaining an 11.1 foot setback; and (2) a proposed second story deck to extend up to 10 feet into the required 20 foot front yard setback maintaining a 10 foot setback. The current owner bought the lot and structures after the

garage was constructed. In the application, the stated purpose for the first variance is to allow future work to be done to bring the garage structure up to code and modify some of the attic area into living space. The existing deck on the house would be increased in size to allow access to this new living space, and also create a gathering place. While a general acceptance of the first request was voiced by LUC members, there was a lengthy discussion among them about the second one. Opinions were voiced that the extension of the deck into the required 20 foot setback was acceptable in a general sense, primarily since the garage already violated this requirement. It was also pointed out that this Variance did not meet the requirements of Land Use Ordinance Article VIII – Variance Procedures and Criteria; Section 8.030. The Review Criteria was attached as part of the notice by the DCD. There are four requirements which must all be met in order for a Variance to be granted, and it was stated that several of them are not satisfied. Concerns were also voiced about setting a precedent for future requests, and it was also stated that neighbors have been notified of the Requests and have no objections. Two written comments were also read into the record. (See attached “CAC LUC – Comments at 8-21-15 Meeting.doc”). A motion was made and seconded as follows: “In regard to the Tillamook County Variance 851-15-000274-PLNG: Utt request, the Pacific City-Woods Citizen Advisory Committee Land Use Committee recommends support of the continued existence of an existing, unpermitted garage, and state that if the Department of Community Development finds the variance for a deck meets criteria for a LUO variance, we do not object to its approval.” After a brief discussion, a vote by a show of hands of the LUC members was taken, and the result was a vote of 6 yes, 3 no, and 0 abstentions. Given the divided outcome, it was stated that a Minority Opinion will probably be prepared and submitted to the DCD along with the results of this vote.

The Meeting was adjourned at 6:35 pm.

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

The PC/W CAC meetings provide citizens an opportunity to interact with all community members on issues important to our area. These are public meetings and everyone attending is encouraged to participate.

For further information contact Anne Price – CAC Chair
Phone (503) 965-5108. E-Mail address neighboranne@icloud.com.