



Pacific City/Woods Community Plan Summary

March 21, 2016

Pacific City/Woods Community Advisory Committee



Purpose of the Community Plan

- ❑ The purpose of the Community Plan is to provide guidance and predictability in the development of the Community.
- ❑ Enables residents, property and business owners a chance to be involved, bring forward ideas, provide feedback
- ❑ Outlines a Vision Statement for the future of Pacific City/Woods
- ❑ Follows a process that encourages
 - Community involvement and input
 - Communication with the community and county officials
 - Preparation, planning and review

Process 1996-1999

- ❑ The original planning began in 1996 and lasted for 4 years. It involved:
 - Formation of a Steering Committee representing different segments of the community
 - Business owners, full & part-time residents, dory fisherman, farmers and others.
 - Survey to poll the community of their concerns and interests
 - Several town hall meetings to introduce the planning process and the findings
 - Workshops held by the Tillamook County Department of Community Development
 - Formation of additional committees, Growth, Zoning, Housing & Transportation

- ❑ It resulted in a comprehensive community plan that outlined the vision, goals, policies and zoning for the community

Pacific City/Woods Vision Statement - 1999

- ❑ The community should continue to be a small, residential family-oriented community with a high quality of life which:
 - *Values its unspoiled beaches, estuary and river*
 - *Values friendliness, diversity and privacy*
 - *Welcomes new residents, visitors and new ideas, yet retains and values the contributions of longer-term residents*
 - *Values quality educational opportunities for all level*
 - *Preserves a quiet, uncongested environment*
 - *Offers diverse housing options*
 - *Acknowledges the needs and contributions of its senior citizens*
 - *Grows at a rate that is within the capacities of the sewer and water systems*
 - *Grows deliberately (slowly, moderately) and thoughtfully*
 - *Hopes that people with competing interests can coexist and share common goals*
 - *Works to encourage the participation of its citizens planning in the future*

Pacific City/Woods Community Findings in 1999

- ❑ Growth Boundary – defined by Pacific Ocean to the west, Cape Kiwanda and Woods to the North, Brooten Mountain to the east and Nestucca Bay to the South
- ❑ Includes 8 zoning classifications:
 - 1 park zone
 - 2 commercial zones
 - 4 residential zones
 - 1 airpark zone
- ❑ About 60% of development consists of 2nd homes
- ❑ As of March 1996 PC/Woods contained
 - 625 acres of residential zoned land
 - 1,487 tax lots
 - 854 residential dwellings
 - 573 lots without dwellings
 - 2,352 additional lots possible
 - 2,925 total dwellings possible

Pacific City/Woods Community Findings in 1999

- ❑ Primarily a **one-family** residential community
- ❑ Sufficient number of commercial uses to qualify as an '**urban unincorporated community**' with respect to the Unincorporated Communities Rule
- ❑ Commercial development clustered in 3 areas
 - Cape Kiwanda -- 4 Way Intersection -- North Brooten Road
- ❑ Average of 24 new dwellings per year between 1994-1998 with growth rate of 2 ½% per year.
- ❑ Majority of PC/Woods growth boundary is serviced by PCJWSA
- ❑ Planning effort of April 1995 provided clear sense of uses & densities

Pacific City/Woods Community Policies –Land Use

- ❑ In order to protect its ambiance and achieve the PC/Woods ‘Vision’ growth was to be managed with the following policies and land use regulations.

- ❑ **Policies**

- 1. Community Form**

- 1.1 Designated as an Urban Unincorporated Community

- 1.2 Efforts shall be made to preserve the costal atmosphere and natural resources

- 2. Community Growth**

- 2.1 CGB will be expanded to include 33.20 acres of Tillamook County Park and 6.21 acres of BLM property

- 2.2 No other expansions will occur

- 2.3 When expansion is considered CPAC (now CAC) will consider the Brooten Mountain Reserve

Pacific City/Woods Community Policies –Land Use

❑ 3. Transportation

3.1-3.4 Bicycle & Pedestrian

- Interconnected system and loops
- Facilities on major roads
- Off-road facilities that connect

3.5-3.7 Local roads/intersections

- Ensure safety with travel lanes
- 2 lanes with left-turn & right-turn lanes

3.8- 3.10 Accesses & Parking

- Dory boat, downtown & boat launch

3.11 Traffic Enforcement

3.12-3.13 Improve Streets/Sight distances

3.14 Public Land Access

3.15-3.16 Public Transportation/ Local Shuttle

3.17 Preserve Airport

3.18 Tsunami warning systems/plan

3.19 Pleasing appearance of streets pathways

3.20 Future development transportation

3.21 Storm drainage master plan

3.22 Encourage underground utilities

Pacific City/Woods Community Policies –Land Use

❑ 4. Public Facilities

- Support of PCJWSA Master Plan and Capital Improvements
- Agreement to work collaboratively with County & PCJWSA
- Confirm water availability and connection to the sewer system
- Provision that sewer services are consistent with policies of the Tillamook County Comprehensive Plan

❑ 5. Housing

- Encourage diversity & promote opportunities for affordable housing
- Planning & building regulations assure livability including set backs, height restrictions that protect privacy and views

❑ 6. Public Involvement – CAC responsibilities

Pacific City/Woods Zoning

- ❑ PCW-P - Park Zone
- ❑ PCW-RR - Rural – Small acreage homesites 5 acres or less
- ❑ PCW-R1 - Low density single family residential development
- ❑ PCW-R2 - Medium density residential
- ❑ PCW-R3 - Medium to high density of dwelling types & other compatible uses.
- ❑ PCW-AP - Pacific City Airport
- ❑ PCW-C1 - Commercial – moderate level
- ❑ PCW-C2 - Commercial – high intensity & some light industrial



Updating the Community Plan

Current Process 2010 - 2016

- ❑ A Steering Committee was formed to update the previous community plan
- ❑ Various CAC and community members and organizations provided information to bring the planning information up to date
- ❑ A Survey was initiated in 2010, summarized and presented to the County Commissioners
- ❑ A Community Lot Inventory was conducted in 2013 to identify current undeveloped property
- ❑ The first revisions to plan language were discussed by the Community Plan Review Committee in 2013-2014



Summary – 2009 Survey Issues & Concerns

- Slow Growth, Maintain small coastal town atmosphere**
 - Better planning, land use and enforcement of building codes
- Better economic conditions**
 - More jobs, More commercial services
- Preservation of the environment and natural resources**
- Better maintained roads**
- Larger presence of law enforcement**
 - Emphasis on Safety & Traffic
- More walking and bike paths**
- More affordable housing**
- Focus on green commerce**
 - Recycling, Farmers Markets, etc

To see full report

Go to www.pacificcitywoodscpac.org and click on Key documents. File name: 2009CPACSurveySummaryFinal.pdf

Overview of Inventory Analysis – 2011 Tax Year

		Commercial	Residential	Other	Total
Total	Tax Lots	179	1,876	35	2,090
	Acres	59.2	515.0	778.0	1,352.2
Developed	Tax Lots	119	1,282	8	1,409
	Acres	34.3	273.8	85.8	394.0
Vacant	Tax Lots	48	482	13	543
	Acres	7.8	173.3	308.5	489.6
Open Space	Tax Lots	1	95	0	96
	Acres	0.0	52.7	0.0	52.7
Government	Tax Lots	11	17	14	42
Community	Acres	17.0	15.2	383.7	415.9

To see full report

Go to www.pacificcitywoodscpac.org and click on Key documents. File name: 2011 Pacific City Inventory 2013-01-14 Draft.pdf

Proposed Issues for discussion

- ❑ **The Future (Page 9)** – “Commercial development is clustered in three areas.” This concept needs revision...the east side of the river is one big commercial zone strip from the Bank to Chester's...not two separate areas as described.
- ❑ **Policy 2 - Community Growth (Page 11):**
 - 2.1 – References the 33.2 acre Tillamook Park Property and 6.2 acres of BLM land. These changes have been implemented and this is no longer necessary.
 - 2.2 – References the Vacant Lands Inventory - The 2012 Lands Inventory needs updating.
- ❑ **Policy 3 – Transportation (Page 11):**
 - Is it necessary to have this policy since we have a separate Transportation Plan?
 - Should the Transportation Plan be amended to Community Plan or remain a stand alone document?
- ❑ **Policy 5 – Housing (Page 13):**
 - Examine how progress on this policy can be carried out through existing or revised zoning.

Proposed Issues for discussion

- ❑ **Policy 6 - Public Involvement** – (Page 13)
 - Add 6.5 CAC the designation/by BOCC Order #13-034 defining the CAC role in the community.
- ❑ **Section 3.335 Pacific City/Woods AirPark Zone (PCW-AP)** - (Page 32)
 - Examine this zoning language for consistency with State Aeronautics Board.
- ❑ **A DRAFT Lighting Ordinance was composed by the Lighting Committee.**
 - Review that proposed language and explore where such an ordinance would be incorporated into planning for the community...build into Community Plan? Add to Land Use Ordinance? DCD will advise.
- ❑ **All zoning needs to be reviewed as the current language may or may not support Vision and Policies.**

Next Steps in the Process March-June

☐ **Monday, March 21 – PC/W CAC Meeting**

- Reconvene the Community Plan Review Committee to review the past discussions

☐ **Saturday, April 16 – PC/W CAC Meeting**

- Presentation of progress to this point and where do we go from here

☐ **Monday, April 18 – DCD Meeting 9-11 am**

- In order to prepare for the April 21 public meeting, CPRC leaders will attend an organizational meeting with DCD for the following purpose:
 - Review CPRC History
 - Pass along plan language previously discussed
 - Recap the CAC discussion of April 16
 - Review the path forward.

☐ **Thursday, April 21 – 6 pm KCC – Public Meeting facilitated by DCD**

- DCD facilitates a public meeting to solicit discussion and public comment, address questions regarding the community plan

☐ **Thursday, June 9 – DCD**

- Sends draft revisions of PCW Plan to CPRC for review prior to the public meeting

Next Steps in the Process July-October

- ❑ **Thursday, June 16, 6-9 pm at KCC – Public Meeting facilitated by the DCD**
 - DCD facilitates a public meeting to review the proposed changes to the PCW Community and solicits public comment, addresses questions regarding the suggested changes
- ❑ **The CPRC and DCD will refine suggested changes to the PCW Plan change**
- ❑ **Thursday, July 21, 6-9 pm at KCC**
 - DCD facilitates the second community meeting to review proposed changes to the PCW Community Plan, solicits public comment and again addresses questions regarding suggested changes
- ❑ **The CPRC and DCD will refine suggested changes to the PCW Plan change**
- ❑ **Thursday, September 8 7-9 pm – Tillamook County Courthouse**
 - DCD workshop with Planning Commission to review proposed changes to the PCW Plan
- ❑ **Thursday, October 13 7-9 pm Tillamook County Courthouse**
 - Planning Commission hearing on revisions to the PCW Plan

CPRC = Community Plan Review Committee

DCD = Department of Community Development

QUESTIONS?