

Pacific City-Woods Community Plan Review Meetings

Meeting Notes (most recent meeting first)

Notes from Meeting on June 6, 2011

Attendees: Larry Rouse, Mary Jones, Bud Miller, Gloria Scullin, Ilean Rouse, Brian Albert, Anne Price, Barbara Taylor.

PCW R-1:

Discussion of density in the R-1 zone and whether or not a planned development adds density. The answer is that the PD designation allows for flexibility but does not add density on its own, but if two-family dwellings were a part of the PD (two-family dwellings are a conditional use in the R-1 zone), then it would add some density although not double, as a larger lot is required for two-family dwellings. The concern raised is really about the capacity of water & sewer services if Planned Developments enable higher density than the PCJWSA has planned for. How many acres of land do we have in our inventory that allow for Planned Development? We need to do a buildable lands inventory before we know the answer to that question. When we have the inventory we can calculate the density if Outright Uses are utilized versus the density if a Conditional Use for Planned Development & two-family dwellings are utilized.

Larry Rouse will ask Tony when the master plan for PCJWSA was last done and/or updated and also if the master plan and any updates only planned for outright uses in our zones or if they planned for more density than the Outright Uses would allow. Eileen will also ask Tony to attend the next meeting as he would be able to answer these questions easily for the whole group.

PCWR-2:

Ditto concerns raised in the R-1 zoning discussion.

PCWR-3:

It was noted that R-3 zoning allows Hotel or Motel up to 100 units as a Conditional Use. There is concern about this and further discussion will be required on this topic as parcels like the Cape Kiwanda RV Park which is R-3 but is very suitable for future hotel/motel use but other R-3 land may not be. One solution would be to re-zone parcels that are suitable to Commercial and then we could strike the hotel/motel conditional use from the R-3 zone.

Next meeting: June 13th, 6pm to plan for the Buildable Lands Inventory project.

Notes from Meeting on May 23, 2011

Attendees: David Yamamoto, Ilean Rouse, Barbara Taylor, Mary Jones, Larry Rouse, Anne Price, Bud Miller, Gloria Scullin by telephone.

Anne discussed annexation to PCJWSA with Tony Owen and he said annexation cannot be denied if within the community growth boundary, but the person applying for annexation must pay for all costs for

connecting to their property. Still have a question though, which is whether or not the property to be annexed has to be adjacent to the current PCJWSA boundary. Tony is working on figuring out how the community growth boundary and the PCJWSA boundary can be the same at some point.

Gloria, Ilean and Mary went to Dept of Comm Development (Sara & Brad) to clarify what we can or cannot propose for changes to our ordinances (can they be more or less restrictive than the county). The answer is that we can be less restrictive or more restrictive as we wish as we are a unique community. They also helped us understand that to implement our vision (Community Plan), we have to change our ordinances in order to really make it happen. Brad also said that the stormwater run-off issue was going to be worked on as a county-wide ordinance, so perhaps we don't need to work on it. However, if we want this to happen in the near future, we should work on it ourselves.

David Yamamoto talked to Brad about chickens and whether or not they are "livestock". Article 1 of the Land Use Ordinance (definitions) states that chickens are defined as livestock if they are being raised for profit or consumption. The only problem would be if they are being kept as pets, but David seems satisfied at this point that we don't have to propose any changes at this time.

We need to figure out how to get the "dark sky" compliance definition into our ordinances. Eilean is trying to get a definition from PUD but she recalls that it was our CPAC who gave the "dark sky" info to the PUD, so perhaps we need to get this definition elsewhere. We have some language from LCDC regarding lighting at Airpark/Airport overlay areas which we want to add to our Airpark zone.

We hope Brian will report next meeting on the airport overlay requirements.

Next meeting will be June 6th at 6pm at the Rouse house. We will look at R-2 and R-3 zones.

Notes from meeting on May 9, 2011:

Attendees: David Yamamoto, Brian Albert, Ilean Rouse, Mary Jones, Barbara Taylor, Larry Rouse, Anne Price

Discussion on the Park Zone: We noted that the county zoning map does not show Mugg Park on it. Ilean will ask the County about this. Ilean also researched the Oceanside Park Zone and we found that the PCW zone is more detailed. We decided that we do not need to propose any changes to this zone except that we may want to add the "Dark Sky" and Stormwater runoff standards.

Discussion on Rural Residential (RR) Zone: No changes proposed at this point except that we may want to add the "Dark Sky" and Stormwater runoff standards.

Discussion on whether or not PCJWSA is required to provide water & sewer service to all properties in the Community Growth Boundary. If a property is within the Community Growth Boundary and is not within the PCJWSA Boundary, then they can apply for annexation. Anne will consult Tony at PCJWSA on this topic.

Discussion on Low Density Residential (R-1) Zone: David Yamamoto will inquire as to whether chickens are considered “livestock” so that we can decide whether or not we would like to add restrictions to residential zones about chickens.

Next meeting will be May 23rd, 6pm at the Rouse house. We will continue on with Residential zones.

Notes from meeting on April 25, 2011:

Attendees: Gloria Scullin, Ielean Rouse, Larry Rouse, Barbara Taylor, Mary Jones, Anne Price

Discussion about Lighting and the fact that we would like to see “Dark Sky” compliance eventually in Pacific City. Could we add this to the Standards section of each of the PC/Woods zones? Ielean will get the Dark Sky compliance definition from the PUD.

Discussion about Stormwater runoff/Erosion: We would also like to add some verbiage about stormwater goals to each zone. Gloria will send Robert Emanuel’s contact information to Mary who will contact him and see if he has some “Boilerplate” that we could use. We are interested in protecting our rivers and the ocean/beaches from being damaged by Stormwater runoff.

Next Meeting will be 5/9/11 at 6pm, as too many of the community members will be out of town on 5/2/11.

Notes from meeting on April 18, 2011:

Attendees: Gloria Scullin, Ielean Rouse, Larry Rouse, Brian Albert, Mary Jones

Discussion of conceptual ideas from survey: Keep small town atmosphere; uncrowded; not convert commercial to residential; not more rentals; slow responsible well-planned growth; more recreational things to do for families and youth. Protect beach, shorelands, river; review of emergency warning system. Underground utilities, stormwater, view vs. height. Preserve beauty & environment.

Revisited the term “Planned Development” and whether or not it is appropriate as a Conditional Use in the Airpark Zone. After discussion, all agreed that this simply gives flexibility in the future which is a good thing.

Robert Emanuel’s presentation for the CPAC about Stormwater run-off: We will discuss at a future meeting how we can address stormwater issues. We will develop a paragraph of what our goals are with regard to Stormwater run-off and add it to all applicable zones for PCW/Woods.

Airport Overlay Zone: The Arcade application was denied – is there anything in the denial that we should take note of for our zoning discussions? We think we can make recommendations for amendment to the overlay zone to address safety concerns. We need to resolve where the state and county regulations differ, specifically is the 125’ from centerline applicable to the entire runway or only in the approach area? Brian will make inquiry and bring more information to the next meeting.

For next meeting, which will be May 2, 2011, we will review the Park zone & Residential zones.

Notes from Community Plan Review Meeting, April 11, 2011:

Attendees: Brian Albert, Larry Rouse, Ielean Rouse, Bud Miller, Anne Price, Barb Taylor, Gloria Scullin, Mary Jones.

We began by looking at maps showing the PCJWSA boundary and the Community Growth Boundary. They are not at the same scale, so Anne Price will ask Doug Kellow to produce a new map at the correct scale to match up to the other.

Community Growth Boundary discussion:

Eileen has asked the county what process is Oceanside using to update their plan. They are using post-acknowledgement plan amendment "PAPA" process. We will be using the same process for amending the Pacific City existing plan. Eileen also asked some questions about the following:

Policy 2, 2.1: Community Growth Boundary expansion to include 33.20 acre parcel and 6.21 acre BLM property for future expansion of Sewer/Water facility. These two things have been done.

Policy 2, 2.3: If expansion is considered in the future, the first area to be considered should be the Brooten Mt Reserve. Question: What is the "Brooten Mt. Reserve"? Barb Taylor believes this was intended to be the Meyerstein property that is not zoned for development. Eileen has inquired of Doug Olson for a definition and he will go back through his old paperwork and see what he finds out about this.

Pacific City Existing Zoning Discussion:

Airpark PCW/AP: The committee did not see any changes needed. We do know; however, that the Airport Overlay Zone needs to be corrected to conform to the State Airport Overlay which is a different issue entirely, unrelated to the zoning we are working on.

PCW C-1: Discussion about apartments above commercial, with tenants unrelated to the business. The committee would like to see this kind of development allowed in C-1 without a conditional use permit. Item 2J would need revision.

Future meetings:

Meetings will be Mondays at 6:30pm, Rouse residence.