

Pacific City/Woods Community Planning Advisory Committee (PC/W CPAC)

Minutes of the PC/W CPAC Meeting on May 16, 2011, 6:30 pm
Kiwanda Community Center, 34600 Cape Kiwanda Drive
Pacific City, Oregon

FINAL VERSION -- 6/18/11

The Chair called the meeting to order at 6:30 pm.

1. **Self-introductions – Gloria Scullin - Chair**

There were ten people present at the meeting, including the following officers: Gloria Scullin – Chair; David Yamamoto- Chair-Elect; Sean Carlton, Treasurer; and Bud Miller - Secretary. Self-introductions were made by all attendees.

2. **Minutes of the PC/W CPAC meeting on April 16, 2011 – Bud Miller – Secretary –**
The minutes for this meeting have not been prepared yet and will be presented at the June PC/W CPAC Meeting.

3. **Treasurer’s Report – Sean Carlton – Treasurer -** Balance on hand is \$561.08. The Treasurer’s report was accepted by a unanimous vote by a show of hands.

4. **Committee Reports**

- a. **Community Plan Review – Ilean Rouse –** Work is progressing well with a series of meetings and suggestions from CPRC and CPAC members. Changes being discussed include requirements for including more about storm water runoff, the Airport Overlay zones, and Dark Skies, and clarification on definition of livestock in zoning requirements. CPRC members met with Tillamook County staff and clarified the limitations on what we can put in the PC/W zone requirements. While not true for the County itself, the “local area” zoning requirements (such as we have for the Pacific City-Woods area) can be either more or less restrictive than those of the County. Any changes The Committee suggests will be presented to the full CPAC membership for approval. Any proposed changes will also have to be accepted by the community through public meetings before the last step of approval by the Board of Commissioners is taken.
- b. **Lighting Committee – Ilean Rouse –** The Committee has been working with Tim Hirsch on his preparation of an article for the Pacific City Sun about the initiative by Tillamook PUD for the retrofitting of existing lighting structures in the County.
- c. **Website Committee – Gloria Scullin –** The site is up and running and she has been posting updates to it. Since it was made operational there have been 85 visits from 64 different individuals. So far she has been very careful about what is being posted to the website.
- d. **Land Use Committee – Gloria Scullin –** The Conditional Use Permit CU-11-06 by the University of Washington for construction of a 50-foot tower has been withdrawn for now. After several contacts by local residents, they apparently decided they are too busy to deal with this issue right now.

5. Old Business

- a. **Status of Greg Grinnell Development on Pacific Avenue – Gloria Scullin** – We had hoped to discuss this at the June CPAC meeting, but the process has been delayed because of issues such as compliance with the Riverfront Estuary Setback requirements.
- b. **CPAC Chair Meeting – David Yamamoto** – There was interest expressed in the presentation at the PC/W CPAC last month on storm water runoff from several other CPAC Chairs, and they will contact Dr. Robert Emanuel (OSU Extension Service). Butch Parker, DCD (Department of Community Development) Director discussed several items:
 - The County is working on ground rules for how the Planning Commission members can interact with the CPAC's.
 - They are concerned about the differences between the County/State/Federal/Local Plans, and would like to address them. Right now the lack of funds and staff is stopping any changes in County Ordinances to respond to these differences.
 - The DeJong proposal for a Planned Destination Resort near Oretown is not completely dead. Also, he is considering another project for a commercial development across US 101 from the proposed golf course.
 - The effort to complete work on finalizing the ADU (Auxiliary Housing Unit) Ordinance is continuing. The latest draft has changes which include a provision that all ADU's will be a conditional use for all Residential Zones, and that there can be no non-conforming structures. Because our CPAC was the only one that voiced concerns about the earlier draft, it has been requested that we host a meeting of all Tillamook County CPAC's and County staff here in Pacific City. The meeting is scheduled to be held on July 30 from 10:30 am to 12:30 pm at the Central Building.
 - The Short Term Rental Ordinance is up for a two-year review in July. The County is would like to get comments on how it is working and suggestions for changes. No formal notice asking for comments has been posted yet. One change under consideration is to require information on Tsunami evacuation procedures be posted in each structure
- c. **Planning Commission Meeting on May 12, 2011 – Gloria Scullin** – The meeting was five hours long, with the only topic being the appeal of the denial by the DCD on the request for an arcade (CU-10-13(a)) in Pacific City. The denial was overturned by the Planning Commission by a vote of 4 in favor and 2 against, with several stipulations that have to be addressed by the applicant. These concerned the need for a certified survey and site plan to be prepared and presented, and clarification on some questions about road access. It was noted that this decision can be appealed by any party with standing or by the DCD.

6. **New Business – Land Use Related**

- There was a discussion about whether to invite Bill Pollock to attend a meeting and lead a discussion on the need for repair of roads in South County. It was concluded that he was welcome to attend any meeting and bring up the topic.

7. **Next Meeting – Saturday, June 18, 2011 at 10:30 am, to be held at the Central Building, 33570 Brooten Road, Pacific City. Next to the Post Office.**

8. **For the Good of the Order – Community Issues and Announcements**

- There will be a Tsunami Drill at 10:00 am tomorrow, May 17 for Pacific City – Woods area and also for Neskowin. Everyone is encouraged to participate.
- There is a meeting scheduled at the Tillamook Library on Tsunami Preparedness from 6:30 to 8:30 pm on May 17 at the Tillamook Library.
- Public Forum on Offshore Energy Generation Projects. The meeting was held on Saturday, May. The Tillamook County Commissioners are supporting this initiative because of the economic benefits. A County-based group called TIDE (Tillamook Intergovernmental Development Entity) is taking the lead on getting projects established for our area and put out a Request for Proposals sometime in the past. Two proposals have been received and were discussed at this meeting.
 - One is from Aquamarine Power and is based on a system to generate electricity from wave action. It is called an “oyster shell” system, which is device painted orange and anchored to the sea floor. The device is an oversized (50 feet long) oil drum, and these are anchored in sets along the coast about one-quarter to one-half mile off the beach. This company has proposed four sites in Tillamook County off Rockaway, Cape Mears, Netarts Bay and Pacific City.
 - The other proposal is from Principal Power, which wants to establish floating windmill turbines off the coast between five and twelve miles from the beach depending on the type used. They are interested in the ocean off Tillamook County because of the high “wind force rating” and are proposing building a collection power hub at Barview as part of the project.

This effort to generate energy in areas off the coast of Oregon will require changes to the Oregon Territorial Sea Act that defines state control of all sea floors within three miles of the coastline. So far this effort has involved a number of stakeholder groups, but has neglected to include any input from local residents or property owners. The next Forum on this subject will take place on May 23, 2011 in Garibaldi at the City Hall from 9:00 am to 1:00 pm, sponsored by the Ocean Policy Advisory Council. One issue we have to address is if and how the CPAC can get involved in this project. While

these locations for development are outside our Community Growth Boundary, such a project will have significant impact on all of us living in these areas. We were reminded that in a PC/W CPAC meeting several years ago, it was suggested we might want to examine expanding our “area of influence” beyond the shoreline to include this or any offshore activity as within our realm of responsibility and comment.

- The next CPRC Meeting will be on May 23 at 6:00 pm at the Rouse residence on River View Road.

The Meeting was adjourned at 7:55 pm.

CPAC's provide local citizens an opportunity to interact with their neighbors on local land use 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 Gloria Scullin – CPAC Chair
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You may also visit the PC/W CPAC website at <http://www.pacificcitywoodscpac.org>