

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

Minutes of the PC/W CPAC Meeting on July 18, 2011, 6:30 pm
Kiwanda Community Center, 34600 Cape Kiwanda Drive
Pacific City, Oregon

FINAL VERSION -- 8/20/11

The Chair called the meeting to order at 6:38 pm.

1. Self-introductions – Gloria Scullin - Chair

There were twenty-two people present at the meeting, including the following officers: Gloria Scullin – Chair; David Yamamoto -- Chair-Elect; Sean Carlton -- Treasurer; Tom Donohue – Past-Chair, and Bud Miller – Secretary.

2. Guest Speaker – State Representative Deborah Boone – Discussion on Land-Use Issues Addressed in the Last Legislative Session

Rep. Boone gave a summary of this legislation that was considered in the session, and the outcome for each of them. The progress on passage of the Marine Reserves bill was described. The law was never voted on in the legislature, but there is discussion of implementing it with an Executive Order from the governor. In the meantime, some funding was budgeted for implementation, and some State agencies are suggesting that this can proceed without a new law or Executive Order. For more information, please see the attached copy (*MarineReservesPressRelease 7.18.11.doc*) of an excerpt from an email received shortly after the meeting, which includes a press release about this topic. Rep. Boone mentioned that in taking action this session, there was a general attitude to relax some requirements to help the economic recovery efforts. Comments from the audience saw some of this as a tendency to weaken the requirements in existing and/or new land-use laws and wondered if this trend will continue.

The presentation was followed by a question and answer period. Primary of these were about the current efforts by the State for revision of the Territorial Sea Plan, and the impact this may have on the counties and local communities. Specific mention was made of the decision by Clatsop County to extend their authority over activities that occur off shore from their lands and how this may affect future decision making about such uses. Rep. Boone commented that the legislature is looking at the situation, and that it is not clear what the final answer will be.

3. Minutes of the PC/W CPAC meeting on June 16, 2011 – Bud Miller – Secretary –

The minutes for this meeting were accepted by a unanimous vote by a show of hands from the member present.

4. **Treasurer's Report – Sean Carlton – Treasurer** - Balance on hand is \$551.08. There are currently an outstanding bill for \$33.00 for preparation of a map, and an undeposited donation of \$35.00, and once these are taken care of the new balance will be \$553.08. The Treasurer's report was accepted by a unanimous vote by a show of hands.
5. **Committee Reports**
 - a. **Land Use Committee – Tom Donohue – Gregg Grinnell and Kelly Edwards** presented an overview and status report on the plans the Grinnell Group has for "Nestucca Landing" on the southeast corner of Pacific Avenue and Sunset Drive. The basic plan includes construction of approximately 3500 sqft restaurant next to Pacific Ave near the river, and six, two-story townhouses (1400 to 1800 sqft) along Sunset Dr. The application for the development was submitted to Tillamook County some time ago. They stated there are a number of complicated land use issues involved because the property is on the Nestucca River, and it has been a lengthy process to work through all the requirements that exist. The two major items are interpretation of the location and affect of the "high water mark" along the river and the required fifty-foot setback; and the existing zone height restrictions of 24 feet for adjacent residential areas. In addition, since the parcel of about 0.58 acre is zoned as PCWC-1, some sort of land use modification will be necessary to build residential structures there.
In response to a question, Mr. Edwards pointed out that the present site drawing takes into account the setbacks from current ownership boundaries that would be necessary to accommodate the "round-about" proposed for the intersections by the County. Access for fisherman to the river's shoreline was also discussed at length. Mr. Grinnell made it clear they plan to allow unrestricted access for this use. Current drawings show a dock proposed extending out into the Nestucca River from the restaurant, and there were several questions about how this might affect access for fishing. Gregg commented that this is only a preliminary, concept draft, and no final decision had been made on whether to build a dock there or not. He is hoping to have all issues resolved soon, and currently plans to begin construction this year.
 - b. **Community Plan Review Committee – Ileean Rouse** – Work is proceeding slowly, with emphasis presently on preparing for an inventory of all tax lots within the Pacific City and Woods Community Growth Boundary. Gloria Scullin is the lead on the planning for this project, and is asking if anyone has a copy of the previous inventory questionnaire that was used for preparation of the existing Community Plan. The next meeting of the Committee will be on July 25 at the Rouses residence from 6:00 to 7:00 pm.
6. **Old Business**
 - a. **Nominations for Officers – Tom Donohue** – Several people have been contacted about their interest in running for the vacant positions in the election at the August 20 CPAC meeting. Sean Carlton has agreed to stand for election for Treasurer, and Bud Miller the same for Secretary. So far no one has been willing to run for the position of Chair-elect, and search is continuing.

- b. **All CPAC's Meeting – Gloria Scullin** – This meeting will be held on July 30, 2011 from 10:30 am to 12:30 pm at the Central Building in Pacific City. The PC/W CPAC will host the meeting and it is solely for a discussion of the Accessory Dwelling Unit Ordinance being proposed for Tillamook County unincorporated communities. The WHTF (Workforce Housing Task Force) will lead the meeting, reviewing the current draft of the Ordinance and answering any questions the attendees may have about it. The WHTF will meet on July 26 for their finalization of the draft, which has also been reviewed by the Department of Community Development and the State of Oregon LCDC. A copy of the Ordinance will be posted on the Tillamook County website after this meeting, and we will also try to get it sent out to the PC/W CPAC membership before the meeting on Saturday.
7. **New Business – Gloria Scullin** – There have been no notices received from the County on any new land use items. And no new information is available on the process they are going through to hire a new Director of the DCD. A CPAC member commented that it might be appropriate for a representative of the CPAC's to act as an observer in this process, and Ms Scullin said that she would bring this up at the next All CPAC Chairs Meeting.
8. **Next Meeting – Saturday, August 20, 2011 at 10:30 am, to be held at the Central Building, 33570 Brooten Road, Pacific City. (Next to the Post Office.)**
9. **For the Good of the Order – Community Issues and Announcements – Various** – Letters were recently received by a number of people in the community concerning the start up of a horse riding business at the old Turnaround Hotel location. While several good points are raised, there is insufficient information at this time for any discussion. Also, the letters are unsigned. It was tentatively decided that this topic would be covered at the next CPAC meeting.

The Meeting was adjourned at 8:07 pm.

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

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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