

**Pacific City/Woods Community Planning Advisory Committee  
LAND USE COMMITTEE**

**Minutes of the Meeting on March 27, 2010**

6:30 pm – Kiawanda Senior Community Center, 34600 Cape Kiwanda Drive  
Pacific City, Oregon

Committee Chair Rob Royster called the meeting to order at 10:00 am. It was attended by about twenty individuals, including the following members of the Land Use Committee: Robin Lampa, Tom Donohue, Gloria Scullin, Anne Price, Margie Stoughton, Barb Taylor, and Bud Miller. The discussion of the three topics on the agenda is detailed below.

1. **Hill Street Variance** - This Variance Request (V-10-01(a)) was published by the Tillamook County Department of Community Development on March 3, 2010. Written comments on this request to change setback requirements must be submitted by April 2 at 5:00 pm.

Ms Berger, one of the owners, gave short history of the property and stated that the intention is to replace the front porch that was part of the original construction in 1922. Attendees at the LUC meeting supported this request, and it was reported that the one written comment received by the County so far supports it as well. At the end of the discussion, the PC/W CPAC LUC adopted the following resolution:

*“The Land Use Committee recommends that the CPAC membership support the Variance Request V-10-01(a) as a means of restoring the historical appearance of the structure.”*

In order for the CPAC to formally support the request, a vote at a meeting of the membership will be necessary. To accomplish this before the deadline for submitting comments, the LUC adopted the following resolution:

*“The Land Use Committee recommends that an Emergency CPAC Meeting be scheduled for Tuesday, March 31, 2010 at 6:30 pm to discuss the Variance Request by the Bergers for 34195 Hill Street, Pacific City. The location will be finalized later.”* Before the end of the LUC Meeting, the location of the Emergency CPAC Meeting was announced to be at Kiawanda Senior Community Center, 34600 Cape Kiwanda Drive Pacific City, Oregon. A copy of the Variance Request documents was sent out to all CPAC members on March 25, 2010 via email.

2. **Proposed Accessory Housing Ordinance** – This draft Ordinance Section has been prepared as part of the ongoing effort to encourage construction of housing that is affordable for occupancy by members of the local workforce. It allows construction of a second structure or living area on lots within Tillamook County with a residence already present on them. While this is the second or third draft, it was stated that we are still at the stage for comments. However, it was also mentioned that the County would like to finalize this by May or June. A lengthy discussion involving most of the attendees of the LUC Meeting of the Ordinance Section took place. Because of the number of questions raised, it was decided that this issue should be brought to the full CPAC membership for action. Therefore the LUC approved the following resolution:

*“The Land Use Committee recommends that this Ordinance Section draft be reviewed at a full CPAC meeting before final changes are proposed.”*

Copies of the 1/20/10 Draft of Section 4.150 of the County Ordinance and of the accompanying draft Residential Zones Tillamook County Land Use Ordinance will be sent out with email of these notes. The following is a summary the items that were brought up during the meeting:

- a. There is general support for the idea of encouraging the option to allow for construction of accessory housing units, but there were also a number of concerns about exactly how and where it would be allowed, and about the potential negative effects on neighborhood appearance and current residents. This was discussed in most detail in terms of zoning and lot size. For example, some attendees felt it would be inappropriate to allow for such an option on lots as small as 5000 sqft, and others suggested that the requirement for a conditional use permit process be added to PCW-R2 zones even though duplexes are allowed without such a permit.
  - b. A major issue that arose concerned the impact of such a change in the ordinance on the availability of sewer and water hook-ups and also the requirements such organizations as the PCJWSA (Pacific City Joint Sewer and Sanitary Authority) have for planning and reporting. For example, a plan for future expansion of the system was recently completed at a cost estimated at about \$40,000, and this might have to be redone if the Ordinance Section was revised as in the draft. It was strongly suggested by several participants that the Workforce Housing Task Force members and representatives from the PCJWSA meet as soon as possible to address these issues.
  - c. A number of specific items were also commented on including the following:
    - 1) Part (1) [c] Whether to remove “Increase and” before “diversify.” Do we want to increase options, or diversify them?
    - 2) Part (1) [d] If the emphasis of this action is to increase opportunities for workforce housing, this part is contrary to that and should be deleted. This seems to allow for any renters and would probably mean a need to change the Community Plan.
    - 3) Part (1) [e] Confusion about what the intention is here.
    - 4) Part (5) [h] [1] Maybe too broad, allowing for rental to almost anyone, not just workers ((and/or caregivers?)).
    - 5) Part (5) [b] and Part (6) [a] seem to conflict as far as the maximum size allowed for an ADU (accessory dwelling unit). Is the limit one-half of existing structure, 800 sqft or 1250 sqft?
    - 6) Part (5) [g] says one off street parking space must be provided for an AHU. How does this work for one on commercial property?
3. **Road work on Ridge Road** – As an adjacent landowner, Tom Donohue received notice about March 15 from the Tillamook County Public Works Department (dated March 8, 2010) concerning the “Ridge Road Extension Ordinance 55 Concept Plan Submittal” and “Notice of a Public Hearing” regarding approval of this extension scheduled for March 31, 2010 at 11:00 am in the BOC Conference Room A. Tom contacted Commissioner Labhart to point out that the CPAC had not been notified of this action and to get more

information. Commissioner Labhart replied that since this action is under County Ordinance 55, it is not Land Use Action and therefore is not germane to go before the CPAC. Dave Schrom, Tillamook County Engineering Project Supervisor also sent an email to Tom Donohue with copies of the documents detailing the planned action. Copies of the pertinent documents will be sent out with email of these notes.

Landowners in the area of the proposed road extension were present at the LUC meeting and a number of issues were discussed. This proposed extension is meant to allow access to property owners beyond the current terminus of Ridge Road. When it was proposed several years ago, the fire marshal shared her concerns about access for fire equipment, and the PCJWSA also submitted a response to the proposal. This has now expired and they need to be consulted directly about the new proposal. The new version will affect more land and properties, and there are concerns about possible negative impacts on an existing “nature path” and beaver pond in the area and on the ecology of and access to the area north of Cape Kiwanda. Since this is judged to be outside the purview of the CPAC, everyone with concerns were encouraged to attend the hearing or submit comments by 5:00 pm, March 30.

Members of the LUC and other attendees agreed that this situation is an example of Tillamook County choosing not to include its citizenry in matters that may affect them. Even if the CPAC groups do not have any direct involvement in such actions, keeping them informed of land use and resource related decision making would be a useful way to let others in the local area and community know what is going on. Attendees at the recent meeting of the Tillamook County CPAC Chairs and County staff also voiced the same concern about the inadequate flow of information. One example of this is the interest of some that CPAC’s receive copies of all geologic hazard reports when they are accepted. It was suggested that this happening more often now because of reductions in funding and staffing. Nevertheless, there was a consensus that the County Commissioners and staff should be encouraged to make more effort to utilize the CPAC’s as a means of communicating with local residents and landowners. This would be a topic of further discussion at a future PC/Woods CPAC meeting.

At the end of the meeting CPAC Chair Tom Donohue mentioned that the County’s “Limited Use Overlay Ordinance” has come back up for consideration. It will be on the agenda of the next PC/Woods CPAC Meeting, with a comment deadline probably in July.

The Land Use Committee Meeting was adjourned at 11:58 am.

*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 actions. This is public meeting and public comment may be presented.*

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