

MINUTES
Pacific City-Woods Citizen Advisory Committee (CAC) Meeting
Kiawanda Community Center, 34600 Kiwanda Drive, Pacific City
Monday, November 21, 2016 6:30PM

APPROVED 2016-12-17

The Pacific City-Woods CAC's mission is to provide a forum for citizen involvement in matters of importance to their community and to preserve and enhance the quality of life in and livability of our community.

1. Self-introductions - Please remember to sign in.
2. Presentation of Proposed Multi Use Development –
Ralph Tahran, Architect on behalf of Owner, Faye M. Jenson LLC
Tax Lots #4S1124DD07900, 6000, 6600, 6800, 5600, 5700, 5800, 7000, 7100, 7200, and 7600
(See map attached to email)

Mr. Tahran indicated the following in his initial remarks:

- a. A pre-application meeting has been held with Sarah Absher (Department of Community Development) to discuss density calculations vis-à-vis their development ideas, as well as Conditional Use, Planned Development Overlay and Subdivision application criteria and procedures.
- b. The overview of the plan was presented: 4000 sq. ft retail with townhouses above; a 2000sq. ft. non-denominational chapel (for profit); 30 unit “boutique hotel”; and a mix of 3- and 4-plexes, residential, 56 housing units total.
- c. The architects reviewed the Cape Kiwanda Master Plan and highlighted the proposed mixed use pathway as a good fit with their proposal-space has been allowed for that pathway;
- d. A beach and dune study will be required as well as a geo-technical study.

Audience questions were numerous, generally focusing on the following issues [comment by Mr. Tahran and audience comments in brackets.]: Dune sand shifting, removal and revegetation? [There are high maintenance issues regarding dunes – rules for this development will be the same as for anyone else with beach property.]; County property lines are drawn on conceptual design presented; Will this be a gated community? [No determination but probably not.]; Concern by Kiwanda Shores homeowners regarding Fire truck access – as it is rumored not to be possible in Four Sisters...question - have you addressed that issue? [Fire Dept. will address that issue per usual procedures; Fire Dept. rules have been considered in the design.]; Concern about traffic patterns at Pacific Avenue/Cape Kiwanda Drive/Sunset making the traffic patterns worse [Cape Kiwanda Master Plan and Pacific City Woods Transportation Plan have been considered in the design.] Concern expressed about water/sewer resources...are they sufficient? [Letters of water/sewer availability will be requested as a part of the normal permitting process.]; Concern was expressed about proximity of chapel to cannabis store [Cannabis store will be there first and this cannot be retroactively evaluated.]; Are we in danger of over building meeting room space with addition on KCC? [Discussion but no conclusive answer.]; Would there be any opportunity for public restroom facilities? [Possibly.]; Parking? [147 parking spaces in preliminary design not counting the public parking spaces on Pacific Avenue. Residences would have garages - 2 car garages in many units; each unit has at least 2 parking spots per residence – as presented parking is adequate to meet county requirements; public parking provided in design on Pacific Avenue.]; Will these residences be available for vacation rentals? [Depends on county short term rental ordinance – probably so.]; Question about ingress and egress to development? [Two places of access shown in design.]; What

would be your expected timeline if all goes well? [Probably at least a couple months of studies and surveys before formal application, the rest of the timeline depends on county processes.]; Intent to build all at once or 2-3 phases? [No determination of that yet. Considering all the steps in the process it will probably be 1-1 ½ years before any buildings hit the ground.]

3. Minutes of the September 19, 2016 Meeting (attached to email) – Anne Price, Secretary

Minutes approved as presented.

4. Treasurer's Report - David Yamamoto, Vice-Chair/Treasurer

Balance of \$131.06 as of 09/30/16

Balance \$127.56 as of 10/31/16

Treasurer's Report approved.

5. 10-20-30 Plan (description attached to email) – Sean Carlton, Chair

Sean described his thought process in presenting the 20-30-40 Plan; Concern expressed is that we need to address our concerns for the whole community, not just about the Cape Kiwanda area; what do we want our community to look like going forward?; Timing is good to look at this now.; Do we have a lobbyist or anything? [CAC is basically a “lobbyist” for the area.];

Dennis Thoreson Comment - Don't like to “pop bubbles” but this town is never going to grow beyond its boundaries, needs parking, limited expansion is the reality of our situation;

Anne Price - we have a community advisory committee (CAC) to advocate for our area but it comes with responsibility to educate ourselves and participate in our county government processes;

David Yamamoto - county government has no resources to make the dreams come true...the county budget is in dire straits; TLT funds can provide seed money for grant dollars to accomplish some of our ideas; TLT process is sponsoring a series of meetings to determine the priorities;

David Yamamoto - personally supports the multi-use pathway from the Cape through downtown;

Ilean - Ditto to David, working with county and accomplishing some of our goals, a year ago DCD submitted a TGM grant application which failed but can be refiled;

Wil Lampa– 1975 State Parks did a plan but we need to carve off an idea and seek seed money to achieve; Doug – Chair of County Budget Committee, outline of budget organization, frustration over funding for essential improvements given budget status;

Bud Miller – Review the CAC survey would be helpful, no change was an answer there, what does this group want as a priority, how many in the group have ridden a bike or walked from Chester's to Cape? Safely?;

Dennis Thoreson - Roads flood – and improvements are difficult because his perception is that no one is concerned about helping roads that flood; In Hillsboro developers are heavily involved in providing public improvements...why not here? If the project presented is not held to their fair share of public improvements that is a disservice to the community; [CAC does not have control over that because these are county zoning rules.];

Ilean Rouse – concept drawings have been presented and the CAC can now respond to the preliminary design to the DCD and suggest that the developers be required to provide improvements to provide for accommodation of the increased traffic and use of the area; Involve the Biking “special interest group” participant/local homeowner knows of funds that have been found;

Andy Long – set backs will address the intersection at the end of the Beachy Bridge;

Dennis Thoreson – clarify which round-a-bout is involved;

Gail Boyle – question about PC contribution to TLT (about 1/3) – some funds are coming back to us – Visit Tillamook County is promoting PC, couldn't we make a case that more of it should come back to this community; What about using TLT funds for ESPD? [Not possible by state statute.];

Larry Rouse – discussed size of our county and lack of influence on state law, incorporation would give us some advantage in some respects but would also cost tax dollars, we can't charge developers arbitrarily for improvement, and even if we incorporate we can't pass laws that are not consistent with county, state and federal laws.

6. Old Business

a. Transient Lodging Tax Update

Doug Olson – Update TLT \$3 Million so far– about \$1 Million to south county; when it started 3 years ago...one committee for promotional \$50K approved by EDC; All promotional monies are for off season; Facilities side is separate committee now; monies are available for most projects so far, county wide. 30% dedicated to roads and 70% to tourism - 45/55 Promotional/Facilities (50/50 after 5 years); further discussion of state law regarding split of use of TLT \$\$;

b. Cape Kiwanda Master Plan Update- Sean Carlton - Accepted by the County.

c. Cape Kiwanda Safety Task Force Update – Anne Price & Andy Long - Draft has had final review by the steering committee and was submitted to Oregon State Parks Director Lisa Sumption.

d. Territorial Sea Plan Update – David Yamamoto - Oral arguments before Oregon Court of Appeals; 15 minutes per side; pointed questions were asked; line of questioning showed that judges were seriously concerned about the process the state used. Stay tuned for further developments.

e. County Parks Advisory Committee Update –Larry Rouse - Recently completed upgrade to Barview bathrooms results in better treatment by tourists; Parks is making financial decisions - How many people want to charge for parking at the Cape? Most people present raised their hands;

f. Roads Advisory Committee Update - Anne Price - Risk Management Workshop – problem in accomplishing goals is related to money...not expertise.

g. Nestucca Valley Community Alliance Update – Doug Olson – NVCA is about to start construction on the parking lot.

h. Enhanced Sheriff's Patrol District Update – Andy Long - County has approved inclusion of ballot measure on May 17, 2017 election; rate for ballot measure will be \$.58/\$1000; budget to provide 2 officers and supplies; \$\$ will be loaned from County General Fund to get started with repayment from tax proceeds when they become available; takes about a year to get someone hired, trained, etc.; hours would be split equitably between the two communities per property values; hours of employment shifts will vary during the years; voters on this ballot measure will be registered voters within PCJWSA and Neskowin Water District; question about what would happen if PC incorporated – answer is we don't know; disposition of local citations – fines go first to justice court, from there a very small % go to Sheriff's budget and most of it goes to the state then the county gets some of the funds back and some goes to support the police academy; state forest dollars pay for 3 deputies on our force now and if that goes away the patrolmen will go away; David wants to verify that if the ESPD is approved the officers will be required to live within the district or within a few miles. Yes that will be required but cost of housing in the areas is a complicating factor.

7. New Business –

We are going to have a vacancy on the Board – Vice Chair/Treasurer is leaving. Please let us know if you are interested in serving in that capacity.

8. Committee Reports

a. Lighting Committee – Incorporated into Community Plan Review process.

b. Land Use Committee – Need to reconstitute the Committee

c. Community Plan Review Committee – Ielean Rouse - DCD is determined to help us accomplish the update of our community plan. Volunteers for committee are welcome; familiarity with Community Plan is essential. Bud expressed concern that there may not be sufficient review by community. Public hearings are part of the process so people need to stay tuned to that if they are concerned about the community plan.

8. For the Good of the Order - Sitka Sedge State Natural Area Plan – read the plan as submitted for rule making and “weigh in” online to State Parks at beltzplan.com if you have comments. The current written comment period will end at 5:00 PM on December 31, 2016.
9. Adjourn

ANNOUNCEMENTS –

Next CAC Meeting: General Membership Meeting
Saturday, December 17, 2016, 10:30am
Central Building – (Post Office/Pacific Coast Bible Church)
35220 Brooten Road, Pacific City