

## **Minutes of the Pacific City-Woods CPAC meeting January 15, 2007**

**Meeting held at Kiawanda Community Center in Pacific City at 6:30 p.m.  
Approximately 22 members and Lisa Phipps of the Tillamook Planning Department  
in attendance.**

The meeting was called to order by Anne Price. Anne asked for a moment of silence for Martin Luther King Jr., in honor of his holiday, along with Sharon Yeiter, longtime resident of the area who recently passed away.

After the silence, Anne asked for approval of the minutes of the December, 16 meeting. Lisa Phipps noted that in the sixth paragraph, it should include "tentative" for the date of the Seawatch hearing. With that change the minutes were adopted with a motion by Barbara Taylor, a second by Joani Moore, and a unanimous vote. The treasurer, Donna Schuller, gave the report that there had been no income or expenses to report, leaving the balance at \$219.79. Larry Rouse moved that the report be adopted, Joani Moore seconded and the vote was unanimous.

In the discussion of the proposed change to the bylaws made in the December meeting, it was determined that a full 30 days had not passed since the notice had been sent out. It was also noted that the notice of the change hadn't been sent to those members without e-mail. The notices are to go out on December 17, so the change may be voted on at the February 17 meeting.

The only committee to give a report was the Community Lighting Committee. Carolyn McVicker gave the report (copy attached). Carolyn then said that the next meeting would focus on gathering information from the community. Lisa Phipps said that four of the five CPAC's of Tillamook County are looking at the lighting issue and that from the county perspective this may be easier to set up and enforce in a wide area vs. small pockets. Larry Rouse mentioned that with the limited funds this CPAC has, it would be a help to have others involved. Beverly Fisher, Chair of the Community Lighting Committee said that she is still checking on grants and other possible funding ideas. Carolyn asked if the committee should continue with the plan to get more information. A non binding straw vote to see if those present would like to see the gathering of information continue was a unanimous yes. It was mentioned that the committee meetings are subject to the public meeting laws, and notices will be sent and posted when the dates become available. Beverly said that the committee is now at 3 members, and as the bylaws require there to be 5 members of any committee, 2 more are needed. Ielean Rouse and Bob Taylor volunteered. Larry Rouse moved to appointment them to the committee, seconded by Donna Schuller and unanimously approved by the rest of the executive board. Nick Gelbard said that the nominating committee had not met yet, and is short 2 members. Richard Berger and Kathy Shellito are appointed by a unanimous vote of the board. Volunteers are needed to fill out the committee and are being sought. Anne Price reported that the Land Use Committee has the required number of members appointed, but has not met yet. Upcoming issues will require a meeting of the committee

in early February. As soon as a date is set, notice will go out to the public of when and where the meeting will be.

Nick Gelbard mentioned the idea of infrastructure input, either in the form of a committee or as part of the regular meetings. Anne said that the idea is to bring in a member of each organization one at a time during regular meetings to discuss their organization and answer questions. Tillamook County Public Works director will be at the February meeting, and that others being invited to meetings include PCJWSA, Parks department, Fire department, PUD and the library.

Lisa Phipps spoke on land use actions in the areas. She noted that Seawatch will be giving a presentation during this meeting. She explained that the planning department is working to get the information to area CPAC's and that there is an upcoming hearing on the proposed subdivision of 6 more or less town homes at the triangle piece of property across from the community center. The proposed Cape Town homes Subdivision Planning Commission Hearing will be held on February 8<sup>th</sup> at 7p.m. at the Tillamook County Courthouse. Lisa also said that they have hired a new planner who is expected to begin Jan. 16, which should help. She noted that there are still many geo hazard reports in the office. The Geo hazard reports are general for slide or other hazard issues, and have been taking up to 15 weeks to process. The process includes hiring a consultant and submitting a list which is generally 10-30 points that must be met before a permit can be considered. She also noted that the office has a number of measure 37 claims in the preliminary stages. Lisa mentioned that while there is not application or formal notice yet, there was a fax that came into the office of a fairly serious idea for a subdivision of about 170 homes just up the hill from Seawatch. She said that she will give word to the CPAC as soon as anything more comes into her office about this.

Stephanie Sarostka Welch and Mary Jones presented the plans for phase 2 & 3 of Seawatch. Phase 2 would be 8 single homes and 15 town homes in the southwest portion of Seawatch. Phase 3 would be 12 town homes. They mentioned that the town homes would be maintained by the homeowners association. All owners of Seawatch would pay into the homeowners association, but those with town homes would pay an additional amount for the maintenance. Mary said that the construction of the Community Building for Seawatch is planned to start in the spring. Stephanie and Mary said that there is still 2 more phases to be worked on, and that the entire development is 90 lots on 35 acres. Lisa pointed out that town homes uses more green area, some due to geo hazards, allowing for a higher density. Carolyn Gogas asked about the issue of a second access for emergency vehicles to the area. Mary said that they did improve Salida way, and built a second access road which is gated but allows for emergency personnel. Carolyn Niemeyer asked if the people thinking of the new development would plan to use Fisher Road. Lisa said that in phase 1 of Seawatch a lot was set aside to help with possible road issues, but whatever would be done with the property above Seawatch would have to be handled by those developers. Seawatch would not be responsible for their access. It was noted that the lot was to be kept available for 3 years to access the road issue, and that one year has passed. Larry Rouse spoke as a member of the PC Heights Neighborhood Association, and said that the improvements to the bottom of Fisher Road have helped, but more could be done. Mary said that private owners would have to agree to more, and that she

believes that the County Roads Department has been in contact with them. It was noted that this is a question for the Director at the February meeting. Larry also mentioned that the improvements to Salida have been extensive, making the intersection much safer. Lisa Phipps said that the hearing for the Seawatch phase 2 is scheduled for 7 p.m. on Feb. 22 at the County Courthouse.

Doug Olson spoke for the good of the order to tell about upcoming meetings. On Tuesday, Jan. 16 Tillamook County Sheriff Todd Anderson would be speaking at the breakfast meeting for the Chamber regarding the idea of enhanced sheriff for our area. It was also noted that he will be at the Chamber meeting on Tuesday, Feb. 6 at noon at the Pelican Pub. The PCJWSA has put the bond issue back on the ballot for May, and will be holding a public meeting on Tuesday, Jan. 23 at 6 p.m. at the Kiawanda Community Center. The regular PCJWSA Board of Directors meeting will be Wednesday, Jan. 17 at 5 p.m. in the administration building.

Carolyn McVicker mentioned the slide on the road north of the Inn @ Cape Kiwanda which took out the public access area. It was suggested that she speak with the parks department for more information on possible solutions.

Ilean Rouse said that we are up to 168 members. Mary Jones asked that Larry Rouse speak at each Pacific City Nestucca Valley Chamber of Commerce meeting as he did at the January one, to give updates on the CPAC. Larry agreed. It was noted that the Tillamook County Commissioners were having their South County meeting at 6:30 p.m. on Wednesday, Jan. 17 at the community center. Everyone was encouraged to attend, and Ilean Rouse noted that the attendance at these meetings had been seriously low.

At 7:40 p.m. Margie Stoughton made a motion that the meeting adjourns, Barbara Taylor made a second, and the vote was unanimous.