

## DRAFT

### Minutes of the Pacific City-Woods CPAC meeting June 16, 2007 Meeting held at Pacific City Bible Church in Pacific City at 10:30 a.m.

Approximately 29 members, Lisa Phipps of the Tillamook County Planning department and guest speakers Roberta Tryon of Windermere Real Estate for Greg Grinnell and the Grinnell Group and Axel Sifford Coordinator of the Nestucca-Neskowin Watershed Council in attendance.

The meeting was called to order at 10:30 a.m. by Anne Price. Guest Speaker Roberta Tryon was introduced. She said that she was representing the Grinnell Group, a conglomerate of 3 individuals with interests in the CPAC area. She said that Greg Grinnell had planned to attend but was called away for an emergency situation. Tryon presented Nestucca Landing to be built on the South East corner of Pacific and Sunset just west of the Beachy Bridge. She said that when the property became available, she told Grinnell that the area is at one of the two best fishing holes in the area and that the public situation should be taken into consideration. Grinnell agreed and all plans are to incorporate the public fishing access. The plan calls for 13 retail units at the ground level, 13 condos on the second floor, a parking area at the flood zone facing the river and a boardwalk along with fishing access. She was asked the number of tax lots that are in that area, and she said that she believed there are 3 tax lots involved. She presented a conceptual drawing and pointed out that Grinnell wanted to present the idea to the CPAC first before putting up any signs or finalizing the plans. The signs will state that reservations for both the retail and condo sites are available. The plan is for the engineers to develop the plan over the summer and submit for permits and to begin work in early 2008, with the construction finishing in early 2009. She was asked about zoning, and stated that no variances should be required. Another audience member asked about the rationale for a parking lot next to the river. She stated that with possible flooding that would be the best use, and that car access may be from Sunset to ease egress. It was noted that the zoning overlay regarding rivers and bays puts a height restriction of 24' on the South side of Beachy Bridge, and a restriction of 35' to the north. The project would be on the South side. Garages would be on the back, or Sunset side, and the parking area on the East side should be adequate for retail deliveries. Tryon said that the name, "Nestucca Landing" came from research of the area which had a ferry and was called Nestucca Bay Landing. The issue of lighting and the possible reflection off the river was voiced by many as a concern. Tryon asked how to obtain information on how to best design lighting and was given some by members of the Community Lighting Committee. It was noted by Larry Rouse that this is new ground having retail establishments on the river front in the area, and that this could be the start of a trend. Other concerns voiced included fish access and fishing access, both of which should not be restricted at all according to Tryon. The land is not very sloped, and alternatives to impervious pavement will be looked at to aide in runoff. The condos would be privately owned. Tony Owens of the Pacific City Joint Water and Sanitary Authority was in attendance and said that the hookups could take 6 months to review. He stated that, as presented, the project probably would require one water and one sewer hook-up for each condo and each retail establishment and the restaurant. Anne Price invited Greg Grinnell to the next meeting to be held on July 16 at 6:30 p.m. at the Kiawanda Community Center. In closing Tryon said that the Grinnell Group is conscious of the concerns of this area and have purchased land in the area but plan to build

slowly watching the growth of Pacific City. She said that they have taken many old buildings and areas of Portland and restored them.

The next guest to speak was Alex Sifford, Coordinator of the Nestucca-Neskowin Watershed Council. He mentioned the KELP (Kiawanda Environmental Learning Program) going on at the Cape. He said that they are a non-regulatory council that works to help the watershed with projects such as the bay clean up that last spring collected 3,000 pounds of debris, streamside planting, fish friendly culverts and educating the public on non-native plants. They receive money from grants and help from the Fish and Wildlife Department and Americore. A success was the Sandlake clean up, that so far is staying clean. The question came from the audience about mowing or spraying to control plant growth yet allow for runoff filtration. Sifford said that they advocate mowing, but are only in an advisory capacity. He mentioned to Owens that they could help in preparing the area around Horn Creek where the new reservoir will be. He also talked about the invasive plants such as ivy, gorse, Scot broom and knotweed, and the hope to at least keep them in check if they can't be eradicated. He noted that the Nestucca Valley Elementary School will be finishing up on a new nursery for the council to use. An audience member mentioned the streamside assistance they offer which is free and involves the council clearing all invasive plants then replanting native trees to help the watershed.

Anne Price asked if the group was ready to approve the minutes of the 5-21-07 meeting. It was noted that some members didn't receive their copies of the minutes. Extras were passed out and the approval of minutes postponed until later when they could be read.

Donna Schuller gave the treasurer's report. She said the CPAC has a balance of \$156.68. Schuller said that there had been no additions or deductions. Margie Stoughton made a motion to accept the report, Barb Taylor seconded the motion and it passed unanimously.

## **Committee Reports:**

### Chair Report

Anne Price reported on the CPAC Chairs meeting with the Planning Commission on May 24 regarding Goal 1. She said that she and 3 other CPAC Chairs attended, along with Larry and Ilean Rouse from the PC/Woods CPAC, to describe the process taken to develop a CPAC and how it's working now. The Planning Commission was impressed and Lisa Phipps said that they are very pleased to be able to connect with the communities throughout the process. Price noted that it was explained to the Planning Commission that timing is a true challenge and the issue is to cut down on emergency meetings. Anne Price then reported on the most recent meeting of the CPAC Chairs, on June 15. A big news item was that the transportation review by ODOT regarding highways 131 and 101 in Cloverdale brought up the lighting issue for both residential and commercial properties along those stretches. The Deschutes County lighting language, if adopted, would apply to those areas and could become a broad application throughout Tillamook County. Price said that many of the concerns that the Community Lighting Committee found were addressed in the plan.

Anne Price noted that one of the important parts of the community plan as noted in the surveys sent out was affordable housing. Anne announced that CPAC member Joanie Moore wanted the CPAC to know that a meeting to address this issue, with Habitat for Humanity will be held at 7 p.m. on Tuesday, June 19 at Kiawanda Community Center.

The Nominating Committee has had a hard time getting volunteers. Kathy Shellito, Nick Gelbard, Richard Berger and Anne Price are the current members. The Annual Meeting in August will include elections of officers for the positions of Secretary, Treasurer and

Chair-elect. Nominations should be sent to [naglebard@orcoast.com](mailto:naglebard@orcoast.com) or given to any of the committee members. Price noted that it took years to get started and now the CPAC needs to keep the momentum, and also mentioned that leasers/renters or those who work but don't own property in the area are not being fully represented. She asked that anyone who knows people in this group please encourage them to be a part of the CPAC.

The Community Lighting Committee gave a brief summary of the survey that went out. Carolyn McVicker said that they received 40 responses, most including detailed comments. This represents 20% of the total sent out. She said that 50-75% noted some irritation or a need for restrictions, and there were a total of 5 pages of notes or comments. The next project for the committee is to work on the language for possible guidelines, to be presented in September. They are working on a meeting for the community to bring in the Dark Sky speakers and to gather additional information and discussion from the public while providing education on the issue and possible solutions. They hope to propose the meeting for February 2008. A copy of the findings in the surveys will be e-mailed to the general membership later in June.

The Land Use Committee had no issues or meetings since the last CPAC meeting in May.

Anne Price brought up the possibility of reviewing and updating the Community Plan. She noted that the original plan spanned years and was a huge effort with the vision statement the basis for all the CPAC discussions. The findings section could undergo a review to update the factual information, and the community policy section while complicated could also be reviewed. Any discussion must use the zoning regulations. A member asked if the community plan is a factor to developers. Mary Jones answered that it is, in that it shows what the interest of the community is while zoning is only the building regulations. Lisa Phipps said that the ordinances were implemented from the plan, although some aspects of the plan are too vague. She said that conditional use and variances, along with possible zone changes, are all impacted by the community plan. The plan was adopted in 1999 with an expected 10 year life-intended to be a 10 year vision of the future. Tony Owens said that the PCJWSA uses the plan often. Discussion continued, with comments including that it may be time to review and update the plan as many people are more educated on land use issues and there have been changes to the community. A new survey put out by Oceanside was looked at as a good set of questions to consider. Price proposed a committee to review the Community Plan. Nick Gelbard moved to form this committee, Joanie Moore seconded and the vote was unanimously in favor. Volunteers for the committee were Anne Price, Leonard Rydell, Mary Jones, Doug Olson and Ilean Rouse. Others interested are asked to contact Anne Price.

Lisa Phipps spoke on upcoming Land Use issues. She said that the Brooten Town homes draft is completed and it has been recommended for approval with conditions. She noted that along with the CPAC comments there were public comments, and that the draft will be sent to all commenting parties. Other items include an accessory structure without a primary building, a deck on the Little Nestucca River, a rip rap setback to 23' on the Nestucca River, geo hazard reports at Pacific City Sunset Development, a variance on PC Heights for a front yard setback. She said that regarding the Grinnell proposal the 24' height restriction will be enforced. The items brewing include the Meyerstein property, a new conditional use request on a Measure 37 claim called Seabreeze at the Foltz property. The Foltz property involves a proposal to log part of the area, and the Measure 37 may apply.

For the Good of the Order, Margie Stoughton told of the 10th Anniversary celebration to be held at Kiawanda Community Center later that day. She said that the plans for the buildings addition will be on display, and that the center is still working to raise money for the addition. She also said that the new historic displays were made possible with a grant from US Bank.

The minutes were re-addressed. Barbara Taylor made a motion to accept the minutes with the question mark on page 2, paragraph 4 deleted. Joanie Moore seconded the motion. The minutes were accepted unanimously with one abstaining.

Larry Rouse made a motion to adjourn at 12:27 p.m., Margie Stoughton seconded and it passed unanimously.

Submitted by  
Cathy Rogers  
Pacific City/Woods CPAC Secretary