

# TILLAMOOK COUNTY PLANNING COMMISSION

## MINUTES

August 2, 2001

### I. CALL TO ORDER:

Chairperson Don LaFrance called the meeting to order at 7:00 p.m. Other members present were Kurt Heckerth, Gale Ousele, Joan Marti, Roger Tracey, and Scott Hill. Staff present were Vic Affolter, Lynne Krueger, and George Plummer. Member absent was Reet Vega.

### II. APPROVAL OF MINUTES:

Approval of minutes was postponed until the next meeting.

### III. OLD BUSINESS:

None.

### IV. NEW BUSINESS:

**A. CU-01-21:** A Conditional Use request to allow the development of a recreation camp in three phases for a total of 100 people, staff and visitors, on a contiguous parcel of thirteen and one-half acres on Rural Residential (RR) zoned property accessed from the Little Nestucca River Highway located near its junction with Highway 101. The property is designated as Tax lots 1502, 1503, 1504, 1505 of Section 5, township 5 South, Range 10 West of the Willamette meridian, and Tax Lot 590 of Section 4 of Township 5 South Range 10 West of the Willamette Meridian, Tillamook County, Oregon. Gerald and Christi Corradi, applicants and Martin Lewis, Lincoln Trust, property owner. (Lynne Krueger)

Don read the oral statement regarding quasi-judicial public hearing procedures.

There was no challenge to the Tillamook County Planning Commission to hear this matter. There were no conflicts of interest declared by any member of the Commission. There was no ex parte contact declared by any member of the Commission.

Applicable criteria were given to members of the audience. Lynne submitted copies to the members, of letters she had received since the

packets had been sent out. She also submitted a zoning and assessors map to the members.

She said a correction needed to be made to the DPO Letter; tax lot number 1402 was not involved.

Lynne stated that the Corradi's proposal is to develop the camp for a variety of uses. The camp would contain no more than 100 individuals. This would include staff and guests. It would be a camp facility not a campground. The placement of RV's and the development of a RV park would not be allowed without going through the conditional use process for that use.

The contiguous ownership involved is approximately 13.5 acres, consisting of four parcels off of Little Nestucca River Road. Using the zoning map, Lynne pointed out the locations of the four parcels involved in the 13.5 acres: tax lots 1502, 1503, 1504, and 1505. Tax lot 590 is also included because it is an easement off of Little Nestucca River Road.

The property was divided by partition plat in 1992 and in 1994. Lynne added that the property does meet the 10-acre requirement.

The area is predominantly forest and farm zone with rural residential. Lynne went on to point out surrounding areas on the map that were labeled as farmland and wetland. She also pointed out specific areas owned by US Fish & Wildlife (Tax lots 1500 and 1509).

Lynne said the proposal would be in stages and allow for the development of a lodge, a dining hall, and cabins for a maximum of 50 people. Over time, the development will eventually expand to include the 100 people. They are proposing that most of the development be on the western edge. The east edge is sloped and forested.

The project has three developed wells and four approved septic areas.

Lynne was unable to discuss the proposal with Craig Dean from ODOT until that day. She said that Mr. Dean would be calling her back within the next day or two with information regarding the highway.

Lynne then asked the board if they had any questions. Don requested an aerial view of the parcel. Lynne explained why the photos were very dark.

Roger asked Lynne where the three wells were located on the parcel. Lynne stated that the location of the wells was on a map in the information

packet that was given out to them earlier and indicated on the map where they were located.

Joan asked where the location of Irish Road was in regards to this parcel. George stated that Irish Road was further south on Little Nestucca River Road.

Roger questioned the conditions of approval, specifically the 24 month time limit to meet all conditions of the conditional use. Staff stated that all conditions of the approval must be met within the 24 month time limit before operation of the camp could begin. George also stated that the planning commission could include a condition of approval stating that prior to operation, all conditions need to be met.

Gale requested that Lynne clarify the differences between a recreational camp facility and a recreational campground. Lynne said that a recreational campground is defined by the state as a camp which is less developed, with smaller sites and allows tents. Recreational vehicle parks that are fully equipped with accommodations like cable/television hookups, water hookups, etc.

Roger asked if a standard maximum density is allowed regarding the amount of people per acre of land. Lynne stated that there is no zone density requirement in this particular zone. Roger went on to ask if a change in acreage would effect the standard maximum density of amount of people per acre, thus changing the standard. Lynne said they would have to go through the conditional use process again. This proposal is based on the 13.5 acres.

At this point, there were no other questions from the planning commission members. Don opened the discussion to the audience presentations.

Mr. Jay Lazerwitz, architect for the Corradi's, was first to speak. Mr. Lazerwitz presented a site plan and photos that illustrated certain developmental areas to the board. He pointed out the four parcels in the application on the site plan. He showed where the access to the parcel came off of Little Nestucca River Road. Mr. Lazerwitz then referred to the photographs. Photo "A" was a picture taken of the northern direction of the parcel that showed the future main lodge site. Photo "B" showed the southern area of the parcel where the cabins would be built. Photograph "C" was a picture of the parcel depicting the density of the trees along the property lines that would serve as a noise barrier to the neighboring areas.

Mr. Lazerwitz reiterated what Lynne had already said, that the park was a recreational camp. He then read the Corradi's mission statement, which focused on having a positive experience in a natural environment while learning to understand the natural environment; including camping skills, gardening, exercise, and additionally involving arts and crafts. He noted that the facility is available by prior reservation only.

Phase one consists of a 4500 square foot lodge, a dining hall equipped with a commercial kitchen to serve fifty people at one time, and caretaker quarters. Mr. Lazerwitz expressed that it was important to have quarters for a caretaker there so that rules in the contracts for guests are followed and there are no problems. There will be an arts and craft building approximately 1000-1200 square feet. In addition, a cluster of cabins to house approximately 50 people will also be constructed. Future construction would be additional cabin spaces for a total of 90 persons and additional restroom facilities as well as staff housing to serve a total of 5 people.

Mr. Lazerwitz went on to state that visibility from Little Nestucca River Road would be minimal because of 100 foot setbacks to the north and northwest and drop-offs on the west, east, and south sides of the parcel. From the north the only visibility off of Little Nestucca River Road would be a portion of the main lodge. There are no plans to build the structures too close to the boundaries of the property. Mr. Lazerwitz also indicated that there were no plans to take down any of the trees in the area.

The total square footage of construction throughout the first and second phases would be approximately 13,000 square feet.

Don raised the issue of the access road having a separate tax lot number and asked if ownership of this lot would be required. Mr. Lazerwitz confirmed that the lot was part of the entire package. Don then went on to ask if any other landowners in the area used that road. Mr. Lazerwitz stated that currently no other landowner used that road. Due to an easement that Mr. Lazerwitz pointed out on the map, only one other property owner had access to the road.

Joan asked for clarification regarding whether phase one and two would be a total of 13,000 square feet or did that also include phase three to total 13,000 square feet. Mr. Lazerwitz confirmed that the total project in all three phases would be approximately 13,000 square feet.

Roger stated that he was concerned about surrounding neighbors being subjected to late night unnecessary noise and wanted to confirm that

there would be staff on site at all times to see that the rules are enforced and that (as previously mentioned) a 10:00 curfew would be applied.

Mr. Lazerwitz did not answer Roger's question, stating Christi Corradi would address that issue.

Next to speak was Andreas von Foerster, architect for the Corradis'. Mr. Foerster wanted to re-emphasize that the scale of the buildings is completely residential; with the largest building being 4500 square feet.

Mr. von Foerster went on to address the issue of traffic use and safety. He received information from the Institute of Transportation Engineers regarding the traffic generation by households. For a four person household, two people would generate 8-12 trips per day. The maximum traffic that is anticipated at this project would be forty trips per day. This could be four residences generating 8-12 trips per day or one recreational camp generating forty trips per day. Accessing and exiting from Little Nestucca River Road is a legitimate issue.

Mr. von Foerster met with Craig Dean from ODOT at the site that day. The sight line to the west is not a problem, however to the east there is a curve 250-300 feet away that, because of such tall and dense vegetation in that particular spot, restricts the sight line. Mr. von Foerster stated that Mr. Dean from ODOT had already contacted Tillamook County to see if they could mow that back. This could determine whether or not the vegetation was responsible for the restricted sight line or whether ODOT would need to do some additional grading to cut the shoulder of the road back to improve the sight line.

Mr. von Foerster asked if the board had any questions. Don asked if the road through there was a state highway and if so why would Tillamook County be mowing it back? Mr. von Foerster stated that it was a state highway and that Mr. Dean said he would contact the county to do the mowing.

Next to speak was Christi Corradi. Mrs. Corradi referred to the blue packets containing information regarding the operational aspects of the program that had been given to the planning commission members. The first page was her and her husband's resume, the second page was a survey of camps in this area. Mrs. Corradi said she had spoken to some of the recreational camp facilities in this area and they had stated that an additional facility would greatly serve them because they (other camp facilities) are having to turn away a lot of clientele. Other organizations that serve the disabled population had told Mrs. Corradi they would like to see additional facilities for the disabled population (per

Mrs. Corradi). Mrs. Corradi noted their facility would be designed for the disabled population.

Mrs. Corradi next discussed the financing for the project. She said they do have a loan from the SBA (Small Business Association), however the SBA will not start funding the project without a conditional use approval.

Mrs. Corradi then addressed insurance and liability issues, stating the camp would have all of the required insurance coverage along with a liquor liability policy that would be for weddings or other group gatherings. The group involved would have to sign a contract and would be responsible for the behavior of their groups and the consumption of liquor. The group will provide paid security (one per fifty persons in attendance) and members of the group will be designated liquor monitors (one in twenty persons). Also, there would be on site staff at Camp Nestucca at all times. From there, Mrs. Corradi explained what the OLCC requirements would be of Camp Nestucca.

Mrs. Corradi briefly spoke about the remaining portions of the packet. Operation of the camp was the topic of the next handout. She emphasized that children would be traveling in groups with a counselor or supervisor. The following handout was a sample of a use agreement for the camp. This handout is a template used by camp organizations, focusing on having a healthy and safe environment. Handout E regarded rules and regulations for the camp. The remaining pages (handout F) were a general overview of the American Camping Association.

From there, Mrs. Corradi discussed hours of operation and noted that quiet hours would be from 10:00 p.m. to 7:00 a.m.

Following Mrs. Corradi's presentation, the noise factor was raised again because of concern for surrounding neighbors.

Don then called for Public Testimony.

Crystal Cocuzza was first to speak. She requested clarification between a residential kitchen and a commercial kitchen. Her question was that if the facility had a commercial kitchen, would the facility also be classified as a restaurant? Lynne stated no. Her other concern was in relation to the conditional use. If a sale of property occurred, Mrs. Cocuzza wanted to know if the new owners could change the facility into a trailer park or RV park. She expressed her concerns as to what would happen to the area if a conditional use was approved and Camp Nestucca "doesn't make it" and concern for a possible increased noise level since she lived right next to the proposed area.

Martin Anderson was next to speak. His first concern was regarding the noise level, saying the trees do not buffer the noise. He also stated that the scales of the buildings are residential, yet they are not used for residential purposes. Mr. Anderson was also concerned about the area becoming over-populated, creating dangerous traffic situations and other problems.

Frank King spoke after Mr. Anderson. Mr. King stated that this property has always been forest zone and he saw no reason to rezone the area. He said that he was concerned about the increase in traffic along Little Nestucca River Road. Mr. King named other camps in the area and questioned whether rezoning this area for another camp was necessary.

Dr. Vinjamuri spoke next. Dr. Vinjamuri said that he moved to this area because it was zoned rural-residential and because of the quietness of the area. He was concerned about the camp being a commercial enterprise. Secondly, Dr. Vinjamuri submitted pictures of the highway to the board. When leaving his driveway, he stated that he has to listen for cars because he cannot see them. He is worried about the safety of himself, his family, and his children. He is also concerned about his property. He said that people coming from the east and turning onto the road to the camp would have to go onto his property to make the sharp turn.

Joanne Vinjamuri was next to speak. Her first concern was regarding the increase in noise that could occur. She said that there is an echo through the valley. Mrs. Vinjamuri is also worried about the traffic in the area. She submitted a petition and stated that not many people in the area knew much about this issue. Mrs. Vinjamuri said that the biggest concern in the area for most people was lack of information; people in the area wanted more information before making an opinion. Her next point was that this area had always been farm zone. She did not think it was right that 100 people on 13 acres would be allowed but families were not allowed to build new homes on farmland that was owned by their families for generations until the parents are deceased. Mrs. Vinjamuri's final concern was regarding safety, particularly about teenagers slipping out of the campground at night and the fact that there is one sheriff for south county.

Lalonnie Hurliman had a question regarding the easement usage toward the river. She wanted to know if there would be a change in the easement to make the easement handicap accessible and inquired if the change in the easement would alter their present view of the easement to the river from her property. She went on to say that if this conditional use was approved, she would feel very frustrated since her and her husband

are unable to build a home on their family's farm. Mrs. Hurliman's final point of concern was regarding the staff that would be hired to work at the camp. She wanted to know if all staff would have criminal background checks. Lastly, Mrs. Hurliman also stated that she did not want to see any of the trees removed from the area and was questioning whether or not this could happen to accommodate room for people to park at the camp.

Jim Watson stated he felt the community knew very little information about the proposed camp; the size, amount and number of people per cabin. He said this could affect the amount of septic and traffic in the area. He feels this project is a very dense use of rural property and that this conditional use would be like for a motel, where people come in for a day or two and then leave. These people are not familiar with area or the road and expressed his concern for the increase of traffic, especially with recreational vehicles. Mr. Watson said he felt an approach should not be considered until ODOT's report has been received. He said that the traffic problems raised safety issues for all in the area. He wanted to know how many parking stalls would be necessary and what the setback requirements would be. He addressed the issue of this program being reservation only, but being purely commercial when allowing weddings and other group events to use the camp to generate enough revenue to keep the camp in operation. Mr. Watson next expressed his concern about parties being held at the camp and alcohol being involved. He is worried about people drinking and driving, especially with the current driving concerns of the road. He also said that the increase in noise would be an issue.

Roy Weber said he is in full support of the recreational camp. He wanted to point out that this camp is for kids. He also noted that this is a conditional use not a zone change, and a recreational park not a RV park. He felt that people have been misinformed. Mr. Weber felt the traffic was an ODOT issue, not a planning issue. He asked what makes more noise, a tractor or kids? He said that the camp could occupy 100 persons, but that not all of these people would be in a car. Mr. Weber stated that he felt this was a very organized piece of work.

Lori Weber, real estate agent, spoke next. She said she was very impressed with the Corradis' concerns for the safety of the surrounding neighbors. She also emphasized that this is a recreational camp is for kids. She stated that the Corradis' were exploring possibilities for carpool. She went on to say that the east side could not be developed because of the easement and that this area was heavily forested, protecting the neighbors from noise. She said that the trees also created

privacy from the road and protected the camp from noise off of Little Nestucca River Road.

Shelly Moore stated that she was notified by telephone about the application for the Corradis' recreational camp. She felt that the building of another recreational camp was redundant and that this camp could have a magnitude of effects on the community. She wanted to know who would be responsible for the upkeep of the access to the river.

Martin Anderson made one final comment about the traffic issue. He said that unless you live there, you do not realize the severity of the traffic and that the traffic can cause the area to be a very dangerous place.

This concluded public testimony.

Gerald Corradi's rebuttal was done at this time. He stated that he was also concerned about the road and wanted to improve the easement/entry. He said that there would be approximately 31 parking spaces. For programs being done by the camp, vans would be used for programs that were all weekend or longer. Since the programs would be at the camp, there would only be an increase in traffic during the first and last day of the duration of the program. For other parties, Mr. Corradi stated that the camp would try to work out a transportation solution for the members of that program. Mr. Corradi emphasized that this was not a RV park and that he had no intention of turning this program into a RV park. He wants to run programs for youth and disabled persons.

The camp would only fully operate 160 days out of the year (summer). For the duration of the year, the camp will be open only on weekends, weather permitting. He then went on to state qualifications he and his wife had of experience in operating camp programs. Mr. Corradi said that other groups wishing to use the park would be by reservation only and a rental agreement would have to be signed prior to using the facilities. He went on to list the criteria of the rental agreement.

Don asked if the board had any questions.

Joan wanted to clarify that the cabins did not have restroom facilities in them, the restrooms were separate facilities.

Mr. Corradi said central bath and shower facilities would be built for now and were okay for handicap persons as long as the facilities were handicap accessible.

Roger stated his concern about using the camp facility for a wedding reception, stating that it was a commercial use of the facility, and requested further discussion on this issue.

Mr. Corradi emphasized that alcohol would not be allowed at the camp for any groups unless it was a special event, like a wedding. Also, the group would have to adhere to the rules of the camp and sign a contract agreement. He then went on to say that he did agree with Roger that the use of the camp facility for a wedding was a commercial use. Mr. Corradi wanted to remind members of the board that the primary use of the camp would be for kids and retreat type activities.

Scott Hill had made some calculations that he wanted to confirm with Mr. Corradi. Out of 52 weeks of the year, the camp would be in operation 9 weeks (summer time). He said those figures show the camp being in operation 18% of the time. Scott questioned the remaining 43 weeks and added that out of those 160-165 operational days during the year, with the camp actually operating at 5-6 days per week meant that the camp would only be in full operation 45 days out of the total 160 days of the year. Another large concern of Scott's was that if there was an event where alcohol was being served, the group was causing problems and was asked to leave, what would happen now that there are 100 people driving on the road?

Mr. Corradi repeated the criteria that would be mandatory for events where alcohol would be served.

Christie Corradi repeated that the purpose of this camp was not to enjoy alcohol but to enjoy the environment.

Roger asked that if the more commercial uses (wedding receptions and reunions) were not permitted, only retreat type camps, how seriously would that effect the usability of the camp? Christie Corradi said that they had not done that type of study.

Mrs. Corradi then addressed the question of whether criminal background checks would be mandatory for all staff. She stated that the American Camping Association does require all staff to have criminal background checks. When referring to large groups leasing the camp, Mrs. Corradi stated that they (Camp Nestucca) cannot enforce this requirement unless people from that large group wish to be accredited.

Joan asked which staff of Camp Nestucca stays when large groups come in with their own staff. Mrs. Corradi explained that the other group brings in their own counselors and that the staff from Camp Nestucca would be the "host".

Don asked if anyone had any questions. There was a five minute recess.

The meeting reconvened at 9:55.

Lynne wanted to clarify that this was a rural residential zone, not a farm zone. The property is surrounded by farm zone.

Scott asked Lynne how much of the 13.5 acres was going to be developed. Lynne said she did not have specific numbers, but that the architect may. Mr. Lazerwitz stated he was in discussion with the D.E.Q. on some of the developmental aspects at that time.

Scott asked how much was cleared. Mr. Lazerwitz stated that approximately one-third of the area had been cleared. Mr. von Foerster said that about one-half had been cleared.

Roger had a concern about what would happen to the conditional use permit if the camp was unsuccessful. Lynne stated that by limiting the permit to just the Corradis was not feasible. She gave two options. The first was to put a time limit on the conditional use. The second was to set forth requirements, which certain elements of what they supply are required and cannot be changed. George stated that if another party who wanted to turn it into a RV park purchased the camp, they would have to start over and reapply for a conditional use. Lynne added that the conditional use could not be amended to a RV park.

Scott wanted to know how many square feet were in an acre. Lynne stated there were 43,560 square feet per acre. Scott asked what the size was of a typical parking space. Lynne stated 8x20. Based on this information, Scott wanted to know what percentage of parking spaces would be handicap parking spaces if there were 31 parking spaces total? Lynne said 1 in 25, but for this situation the ratio would be 1 in 6 since it is a smaller development.

Don asked staff if they had any concerns about highway access. Lynne said that when she had spoken to Craig Dean from ODOT he had not indicated any serious issues regarding the access. Lynne restated she was supposed to have more information from ODOT either the next day or Monday. Lynne told the board that they could ask for a continuance so that additional information could be received from ODOT. More discussion followed regarding ODOT requirements for access roads.

There were no further questions. Testimony was closed at this time and discussion began.

Kurt stated his concern about the conditional use regarding a resale of the property. He wondered if part of the criteria for the conditional use could be that only educational programs could be held there. Lynne said elements of the conditional use could be controlled.

Roger re-expressed his concerns about alcohol-related events and the issue of the camp being used for commercial purposes.

Gale asked if it would be possible to restrict alcohol as one of the conditions? She added she questions the nature of the use of the camp.

Lynne said the restriction of alcohol could be a possibility as one of the conditions of approval.

Further discussion followed regarding the concern of alcohol at the camp and excessive noise problems for the adjacent properties. Don suggested requiring setbacks on the property to help minimize the noise issue. Staff offered some suggestions.

Don asked staff if the applicants could request a continuance. He felt there were issues that needed more information regarding ODOT and the use of alcohol and the applicants were not prepared to respond to the boards' questions. Staff said a continuance was possible and the next meeting was on September 13<sup>th</sup>.

Lori Weber stated that a continuance was not possible because they would have to re-negotiate the time of closure for the sale.

After additional dialogue regarding the issue of alcohol, Don closed the hearing to all testimony.

Scott made a motion to deny the application for CU-01-21 based on the staff report and testimony.

The motion was seconded by Kurt and carried 2-4.

### **Department of Community Development Work Plan (Vic Affolter)**

A draft of the Community Development Work Program was given to members of the Planning Commission.

The first item addressed was Public Information. Vic said the department was currently looking at all handouts and evaluating how to upgrade them. The second item was about a permit tracking system that would be implemented in three phases.

On the Buildable Lands Inventory, Vic said staff was about one week away from having the report completed. The report would have county-wide information on rural areas and incorporated communities. This study was taken on every parcel in the county and included the size of the parcel, zoning, if the parcel is currently developed, whether or not the parcel can be divided and if it can, how many additional homes may be added on the property. Vic said these are all areas of interest that will be addressed in the Buildable Lands Inventory.

The Goal 16 Amendment, article four was discussed. The objective of this amendment is to permit consideration of flood reduction benefits when evaluating dredging proposals within estuarine areas.

The Riparian Protection Program was next. There was discussion about the current events at the RAC meetings. Vic focused on the issue of implementing the Safe Harbor Approach.

Vic briefly discussed items 6 and 7: Community Planning and Pacific City Commercial/Industrial Zoning Issue Resolution.

For the Netarts Littoral Cell Plan, Vic said that Lisa should give the report. He commented on how hard the people in that area had been working. Lisa said that the closing date for the project was March 2002.

Vic said that for the Transportation Plan (9), their consultant is not delivering in a timely fashion so there was not much to report at that time.

The tenth item involved reviewing current road standards to identify concerns and needed changes in Tillamook County. Don made a comment about the condition of Trask River Road.

For item number 11, Farm/Forest Ordinance Codification, Vic said the objective is to incorporate state regulations into our farm and forest resource zones.

Vic stated that the objective for item number 12, Cell Tower and Cable Ordinance, was to explore and upgrade how our land use ordinances address cell tower and cable facilities. There was a short discussion in regards to cell towers and the significant impacts they have on nearby property owners.

In discussion of the Tillamook Urban Growth Management Agreement Vic said that it was somewhat technical, but the staff needed to finish the work with the City of Tillamook on the Urban Growth Management Agreement (UGMA) and the Urban Services Agreement. Staff also needs to evaluate the UGMA of other cities in Tillamook County (item 13).

Vic briefly described the objectives for items 15-20. On item number 18, Vic did note that on August 21 at 1:30 p.m. in the commissioner's meeting room, FEMA was awarding Tillamook County with a plaque and recognition of various accomplishments regarding flood management.

On item 21, Pacific City Airport, George stated that he was waiting for information from the FAA and would be calling them next week.

For the Comprehensive Plan Edit, Vic referred to the text on that section of the draft.

Measure 56 Notice, item 23, is one combined notice regarding all Measure 56 ordinance amendments that is given out once a year. Vic said that the mailing would go out shortly after the first of the year.

Item 24, Building Inspection Services for Cities, is an in-house and technical process. Vic said that building inspection services are provided for the 6 out of 7 cities. He said this is a complicated process and sometimes there is a communication issue.

A short discussion followed the final item; Tillamook City East Sewering/Annexation, regarding the UGB areas receiving sewer services without annexation. Vic said that staff is going to keep working with the city on this issue. Don questioned if there would be capacity concerns with the plant because of the annexation. Vic said that the plant did have some capacity concerns.

This concluded the Community Development Work Program presentation.

**V. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY.**

Roger made a motion for chair to sign appropriate orders if necessary. The motion was seconded and carried 6-0.

## **VI. DISCUSSION ITEMS:**

### **ADMINISTRATIVE DECISIONS:**

AP-CU-00-14, AR-01-06, AR-01-07, AR-01-08, CU-01-07(a), CU-01-12(a), CU-01-13(a), CU-01-17(a), DP-01-08, DP-01-10, DP-01-10, DP-01-11, DP-01-12, EX-01-01, GH-01-01, GH-01-14, GH-01-15, GH-01-18.

Regarding DP-01-10, Gale had a question about the letter received from the ODFW on their timeline. Florence Davis said that the date had been extended to the middle of July.

On AR-01-06 Joan requested clarification of including farm gross statements as an exhibit and wanted to know why this information was included in one application and not in the other. She asked George if this information is part of state requirements. George stated that this information is only to be received by the applicant and the Planning Commission. A short discussion followed regarding alternative options to obtain this information while maintaining confidentiality of this documentation. Joan stated that she would like to see a more consistent "structure" for this information.

Kurt commented on GH01-01. He wanted to comment on the fact that the applicants had removed trees and changed the site of their property before their application GH-01-01 had been submitted.

## **VII. PLANNING DIRECTOR'S REPORT**

Vic briefly emphasized main points of the work program and then concluded with an article he had recently read in the Bay City Slug. The article focused on the North Coast Times Eagle (a newspaper in production in Wheeler in the early 1970's) that had followed events happening with the Tillamook County Planning Commission thirty years ago.

## **VIII. ADJOURNMENT**

There being no further business, Don adjourned the meeting at 10:40 p.m.

Don LaFrance, Chair

Vic Affolter, Director

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Sarah Miller, Recording Secretary

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Date