

## TILLAMOOK COUNTY PLANNING COMMISSION

### MINUTES

September 13, 2001

#### I. CALL TO ORDER:

Chairperson Don LaFrance called the meeting to order at 7:03 p.m. Other members present were Kurt Heckerth, Gale Ousele, Joan Marti, and Scott Hill. Staff present were Nadine Smith and Lynne Krueger.

#### II. APPROVAL OF MINUTES:

Gale made a motion to approve the minutes of August 15, 2001. The motion was seconded and carried.

#### III. OLD BUSINESS:

There was nothing under old business to discuss.

#### IV. NEW BUSINESS:

The request is a quasi-judicial action to adopt a Zoning Map change to rezone 1.2 acres currently zoned Rural Residential (RR) and Neighborhood Commercial (C-1) to Low Density Urban Residential (R-1) Zone. The request area is designated as Tax Lots 201 and 202, in Section 17CD, Township 1 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. Current zone is Rural Residential (RR) and Neighborhood Commercial (C-1) and Low Density Urban Residential (R-1) Zone. Applicant: Andy Stricker, Owner Thaddeus Fair, Nadine Smith.

Don read the oral statement regarding legislative public hearing procedures.

Nadine distributed copies of the geo-hazard report for the specified area as she began her presentation. She asked Don if the report could be submitted as Exhibit 4.

Nadine pointed out where the 1.2 acres are located on the map. She said that the parcel consists of three zones: R1, C1, and RR. The applicant has requested, she continued, to make the entire parcel rezoned R-1.

Looking at the request, staff was able to conclude that the parcel is located within a community growth area and is slated for further development.

Nadine then discussed the history of the parcel. Before the entire area was rezoned in 1982, the area appeared to be zoned R-1. The standards of the R-1 zone at that time are the same as what exists now for R-1 planning. It does not appear to be appropriate to maintain the site as rural residential because the purpose of the RR zone is to provide a buffer between farm-forest and higher densities. Staff feels this is an appropriate rezone and recommends the change.

Gale had a question regarding the geohazard report and the specified number of units that are proposed to be located on the site.

Nadine said this report is for the specified rezoning request, not a particular number of units. The site plan that was also submitted showing a particular type of development that may occur on this site, Nadine continued, would be required to have a conditional use permit, a major partition, etc. This is a first step in preparing the land so that the area can accept a greater density.

Don asked if there were any points in the geo-hazard report that Nadine would like to bring to attention.

On number nine, Nadine said, when development is proposed, foundations would be required to be located in a particular area.

Scott noted it appears the tax lots go one way and zoning goes the other. He concluded that each of the two tax lots have both areas of zoning.

Nadine said that was correct. If the proposal is approved the area would all have the same zoning.

Gale asked if the rezoning would include the small commercial strip.

Nadine said yes since the commercially zoned section of the parcel is too small for development in an area that is zoned commercial. Nadine also felt that it would be "cleaner" to have all one zone for the tax lot.

There was further discussion of the different zoning areas on the map.

Kurt asked how wide the commercial strip was.

Nadine said it was approximately 30 feet wide.

Don asked if there were any further questions.

Andy Stricker introduced himself as the applicant on behalf of Thad and Virginia Fair. Mr. Stricker asked if the planning commission members had any questions.

Regarding the technical aspects of the property, Mr. Stricker said, part of what they did was to come up with a group of plans to show the feasibility of what the Fairs plan to do. Appropriate to the property. The geohazard report was prepared to show that the property could be developed and that what the Fairs planned to do was appropriate for the site.

There were no questions from the members. Don asked if there was any public testimony.

Bill Katesend, attorney for the Fairs, stated that what the Fairs are trying to do is “clean up” the area and the rezoning is the first step. The rezoning, he added, will make everything easier later on.

Kurt asked if there was anything on the property.

Mr. Stricker said there was no development on the property at this time. There is an existing road approach permit that will be corrected for access. The permit was just approved by ODOT.

Don asked how steep the grade is.

Mr. Stricker said it is about 20%.

Don asked if that particular roadway was the only access.

Mr. Stricker said yes, and that there is really no other possibility.

There were no other questions from the board. Public testimony was closed.

Don asked if there were any further questions for staff?

Scott said the information was pretty straightforward.

Don said the chair was ready to entertain the motion.

Scott made a motion to recommend to the Board of Commissioners to approve ZC-01-02.

The motion was seconded by Kurt and carried unanimously.

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

Scott made a motion and Gale seconded it.

**VI. DISCUSSION ITEMS:**

**ADMINISTRATIVE DECISIONS:** AR-01-09, AR-01-10, CU-01-14(a), CU-01-18(a), GH-01-17, GH-01-19, GH-01-20, GH-01-21, GH-01-22, GH-01-23, GH-01-24, GH-01-25, V-01-05(a).

For CU-01-14(a), Gale wanted to know if the health hardship certificate was the standard for Tillamook County. She wondered if a form could be designed to not reveal so much information about the applicant's health.

Don said the health and financial information section of the form have both been previously discussed.

Lynne said the forms could be identified but not available for public files.

**VII. COMMUNITY DEVELOPMENT REPORT**

Nadine told the planning commission members the Board of Commissioners last Wednesday had appointed her planning manager. She went on to say that Florence Davis, a coastal resource planner, had recently resigned and there were three job openings for planners in the department. Nadine said there will be two associate planners and a senior planner.

Don asked Nadine if she would be filling the vacant coastal resource planner position.

Nadine said she felt there was not enough full time work for another full time coastal resource planner. She continued to say there will be a senior planner as well as Lisa Phipps, the coastal resource planner.

There was a brief discussion about how the new management structure for the planning department will work and what the responsibilities of the new associate planners and senior planner will entail.

Nadine also told the planning commission that Reet Vega had sent a letter of resignation. She has become a member of the city council in Manzanita.

Nadine said the County Commissioners would be appointing a new member to the Planning Commission.

Don asked what the process would entail.

Lynne said the applicant would have an interview with the Board of Commissioners. Nadine would be the representative for Community Development.

Don inquired if Planning Commission members had ever sat in on the interviews in the past.

Scott said he thought only the Board of Commissioners are allowed in the interview.

Lynne said that it could be just the Commissioners are allowed in the interviews.

Nadine asked if there were any additional questions for staff.

Scott commented that he thought this could be the shortest planning commission meeting ever.

Gale had one small comment. When she first resided on the Planning Commission, she said that she had received some background information at a Commissioner meeting. She said the information she had received was extremely helpful.

Don inquired about implementing a workshop for new planning commission members that could include the processes of how to make a motion and discuss what it is that the planning commission members look for when hearing a presentation.

After a brief discussion about conducting a workshop for new members, Don asked if there were any other items to discuss.

### **VIII. ADJOURNMENT**

There being no further business, Don adjourned the meeting at 7:32 p.m.

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Don LaFrance, Chair

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Nadine Smith, Planning Manager

Sarah S. Miller, Recording Secretary      Date