

# TILLAMOOK COUNTY PLANNING COMMISSION

## MINUTES

APRIL 10, 2003

### I. CALL TO ORDER:

The meeting was called to order at 7:00 p.m. by Chairperson Kurt Heckeroth. Other members present were Gale Ousele, Merianne Hoffman, Joan Marti, Bruce Lovelin, and Scott Hill. Staff present were Director, Bill Campbell and Lynne Krueger. Member absent was Charlie Swan.

### II. APPROVAL OF MINUTES: January 9, 2003 and February 13, 2003.

Regarding January 9, 2003, page 2, paragraph 3, line 6, the word "development" should be "develop". Page 7, paragraph 2, line 5, the word "feet" should be "fit".

Bruce made a motion to approve the minutes of January 9, 2003 as corrected and Scott seconded it. The motion was carried unanimously.

Bruce made a motion to approve the minutes of February 13, 2003 as presented and Gale seconded it. The motion was carried unanimously.

### III. OLD BUSINESS:

None.

### IV. NEW BUSINESS:

**OA-02-23:** Modifying language establishing zones in Article II of the Land Use Ordinance for consistency with Article III of the Land Use Ordinance.

A copy of the Text Amendment Procedure criteria was given to the members.

Lynne explained that when the other Ordinance Amendments were done, staff failed to address and change Article II that lists all the Ordinances. The members were given a list of the new zonings in the staff report. These new zones replaced the old zones.

Lynne said these changes will bring the Ordinance into compliance with the approved Periodic Review Tasks and the new zone names from last December.

Lynne stated that staff recommends the Planning Commission recommend approval to the Board of Commissioners.

There was no discussion.

Scott made a motion to recommend to the Board of County Commissioners, approval of Ordinance Amendment OA-02-23 as proposed.

The motion was seconded by Merrienne and passed unanimously.

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

Joan made a motion to authorize chair to sign appropriate orders, if necessary. The motion was seconded by Bruce and passed unanimously.

**DISCUSSION ITEMS:**

**ADMINISTRATIVE DECISIONS:** Director's Decision, Letter to Neskowin Regional Sanitary Authority, AR-03-02, AR-03-03, AR-03-04, CU-03-01(a), CU-03-03(a), CU-03-04(a), CU-03-05(a), DP-02-10, DP-02-20, DP-03-01, DP-03-02, DP-03-04, ET-03-01, EX-03-01, GH-02-21, and GH-03-02 were mailed to the members on March 6, 2003. Included for this month are EX-03-02, GH-03-03, GH-03-04, and GH-03-05.

There was no discussion regarding the Administrative Decisions.

VI. **DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT**

Bill Campbell began by telling the members that the Periodic Review work was completed the end of December, 2002 and the 17 Ordinances were adopted and delivered to DLCD. He added that two tasks remained and one was Task 13, regarding an exception for dredging for the purpose of alleviating flooding.

Bill went on to say that after reviewing the submittal, LCDC wanted to know if the county would want to drop Task 13 from the Periodic Review Task. He

said he did some research of Goal 16 of the Comprehensive Plan and found that in Section 6.12 there was specific provisions for dredging of river channels and river mouths for the purpose of alleviating flooding. Therefore, Bill said, that after discussion with the Board and Dale Jordan and Doug White of DLCD, it was determined that an exception for dredging was not necessary since it had been a part of the Comprehensive Plan since 1984.

Bill continued by saying staff is working with a group to prepare a dredging application for the Kilchis River as well as working with the Port of Garibaldi, also dealing with dredging.

Bill announced that Sarah Absher had left the Department for a job in the Assessor's office. Interviews for the vacant position will be conducted within the next couple weeks.

Bill stated that the Department had presented its budget to the Budget Committee today. Copies of the budget submittal will be made and sent to the Commission members.

One item in the budget is a procedure called "process mapping" on which Bill and staff have been working. Bill explained that this identifies the process the public has to go through when working with the Department regarding applications for various requests. Bill outlined the steps for the benefit of the members and added that this mapping was done for Building, On-Site Sanitation, and Land Use Planning.

Referring to the Riparian Ordinance, Bill said it was a staff priority and was the last of the Periodic Review Tasks. He noted that the last recommendation of the Riparian Ordinance Committee, before adjourning in February, was to do an inventory process. Bill said this was being done by obtaining information from state agencies, the Watershed Councils and any other agency that may have important riparian data. A group of county citizens will act as a sounding board to staff recommendations and the final analysis will be presented to the Planning Commission for recommendation to the Board. The Planning Commission members will also be given periodic updates.

Bill said that in reviewing the Comprehensive Plan, it seems that the narratives are the only changes that need to be done. A copy of Bill's Review and Update Proposal of the Comprehensive Plan was given to the members for their review, and he outlined it for the benefit of the members.

Regarding the Transportation System Plan, Bill said it was on track and he announced meeting dates and times of April 15 and three public open-houses on April 30, 6:30 to 8:30 p.m. for central county. Dates and times for

North and South county will be determined at a later time. Bill noted that portions of this issue might be brought before the Commission after June of this year.

Bill also discussed Industrial lands; pre-disaster mitigation planning; Netarts Littoral Cell, which Lisa Phipps is handling; Farm and Forest Zoning Ordinance changes; and the County Geologic Hazard Ordinance. Regarding the Industrial Lands, Bill said there will be an interesting regional partnership forum at the Jennings McCall Center in Forest Grove on May 2 if any of the members are interested in attending. Referring to pre-disaster mitigation planning, Bill said it would be going through the budget process and may be handled by the Sheriff's office.

Kurt stated he was pleased the members will be getting periodic information on the Riparian Ordinance. There was a discussion regarding Goal 5 which deals with riparian areas. Bill noted that the focus group he had mentioned earlier would be going through the material for suggestions or changes before it goes to the Planning Commission.

Referring to the number of Administrative Decisions listed, Bruce asked if this amount is normal. Lynne answered that this is the time of year that such requests are submitted and this is not an unusual amount. At this time, Bill outlined the process an applicant must go through in order to obtain permits. He added that future applications include the wind generator, Tierra del Mar Golf Course and the Port of Tillamook Bay plan.

A discussion followed regarding the permit mapping process, which included the general attitude of the public toward the process and the results. It was noted how important the process would be for each division of the Department. At Bruce's suggestion, copies of the mapping process will be E-mailed to the members.

Lynne gave a list of items that will be before the Commission in May. They include a Conditional Use Request from Mr. Birdsong pertaining to the closed Care Center, a master plan of a tentative Subdivision, and geologic hazard report for the planned development in Pacific City.

There was a short discussion regarding the LUBA decision for the Hathaway property. Lynne said Mr. Hathaway would not be submitting any further requests to the Board, however he has until June 29 to submit an application for building a 24-foot high residence.

Bruce asked the status of the Netarts sign. Lynne answered that there had been nothing received from LUBA as of this date. Bill added that the Cham appeal is in limbo and staff has not received information on this item as well.

He noted that the appeal was continued to a date to be set, but the record remains open.

Bill had mentioned earlier in the meeting that the Port of Tillamook Bay wanted to develop 100 buildable lots at the Port. Bill explained that the sale of the lots would help pay for the conference center that is also planned. He said there might have to be some re-zoning because it will be an exception to Goal 14. Discussion followed regarding the availability of water to the Port as well as the number of buildable lots in Tillamook County and the number of approved building permits issued by the Department.

It was noted that building permit applications have gone up, but the on-site sanitation applications have dropped.

## **VII. ADJOURNMENT**

There being no further business, Kurt adjourned the meeting at 8:35 p.m.

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Kurt Heckerth, Chair

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Barbara Legoo, Acting Recording Secretary

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Date