

TILLAMOOK COUNTY PLANNING COMMISSION

MINUTES

JUNE 12, 2003

I. CALL TO ORDER:

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

II. APPROVAL OF MINUTES: May 8, 2003.

Page 1, paragraph 4, line 2, the word "biases" should be "bias". Page 9, paragraph 1, line 10, the word "of" should be between "couple" and "work". Same paragraph, line 11, the word "that" should be between "predicted" and "these".

A motion was made to approve the minutes of May 8, 2003 as corrected. The motion was seconded and it carried unanimously.

III. OLD BUSINESS:

None.

IV. NEW BUSINESS:

ET-03-02: Extension of Time request for Valley View Heights Subdivision Phases 2 and 3. Located on Hughey Lane, designated as Tax Lots 1100 and 1200 of Section 26 and Tax Lot 400 of Section 26CB, and Tax Lot 1901 of Section 27, Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County, Oregon. The property is zoned Rural Residential (RR). Applicant and property owner: Ed and Wilma Myers, 8455 Hughey Lane, Tillamook, OR 97141.

Kurt read the oral statement regarding Quasi-Judicial public hearing procedures.

There was no challenge to the jurisdiction of the Tillamook County Planning Commission to hear this matter. There was no personal bias or conflict of

interest declared by any member of the Commission. There was no exparte contact declared by any member of the Commission.

Lynne began by saying the only criteria that applies regarding this Extension of Time is whether or not there has been a sufficient amount of work, exceeding 50 percent, on these subdivisions. She went on to say that the Land Division Ordinance does require the last Extension of Time go before the Planning Commission. Since this is the 36th month, it has to come before the Commission.

Lynne indicated there has not been any change in the area, however, there are certain economic and weather issues that have delayed the applicant from completing the subdivisions as planned. She added that the applicant plans to complete both subdivisions within the next year and that over 50 percent of the work has been done as per the criteria.

Lynne noted that if the applicant does not complete the subdivision within the extended time, they will have to re-apply at additional cost.

Ed Myers, 8455 Hughey Lane, Tillamook, explained that cost, weather and time have gotten the better of the situation, and he has not been able to complete the subdivisions as he had planned. He added that he just needs more time and the end result will be very nice subdivisions.

Bruce asked Mr. Myers how many lots have been sold and was told six lots in Phase I, as of this date. In answer to Bruce's second question, Mr. Myers said the first phase is all done except for some black topping. There are nine lots in the first phase of the plan with 32 lots left in II and III.

Lynne mentioned that the first phase lots were all on flat ground, but the second and third phases are on a hillside, which makes work a little more tricky.

Charlie asked when Mr. Myers thought the project would be finished. Mr. Myers answered that he hoped to have all utilities underground by fall. He added that the subdivisions are taking more time and money than he expected. Mr. Myers suggested the members visit the site in order to get an idea of how nice the subdivision will be.

There were no more questions from the members.

Lynne again said she had visited the site a few days before and a majority of the plans have been completed.

Again the question arose as what the consequences would be if the subdivision was not completed within the time allotted. Lynne said Mr. Myers would have to bond with Public Works or go through the subdivision process again with a completely new application. She then explained that the “bonding” with Public Works would mean that the applicant would put up funding to guarantee the completion of the work.

Bruce asked Lynne to explain why the time extension request could not be done administratively. She said the Land Division Ordinance requires that after 36 months from approval, if the project is not completed, an Extension of Time is required to be requested by the applicant. The request must go before the Planning Commission so it can be determined if there has been significant changes in the area or to the subdivisions. Lynne added that neither is applicable at this point.

There was no more testimony from the audience.

Kurt closed the hearing to public testimony.

Merrienne said she believed the applicant was trying to get things done as best he could.

Charlie made a motion to approve the Extension of Time Request ET-03-02 Valley View Heights Subdivision Phases 2 and 3, based on the staff report, testimony of staff and the applicant, and that the applicant must meet the conditions of the tentative plat.

The motion was seconded by Joan and it carried 7 – 0.

IV. AUTHORIZATION FOR CHAIR TO SIGN APPROPRIATE ORDERS, IF NECESSARY.

Charlie made a motion for chair to sign appropriate orders, if necessary. The motion was seconded by Merrienne and carried 7 – 0.

V. DISCUSSION ITEMS:

ADMINISTRATIVE DECISIONS:

AR-03-06, AR-03-08, AR-03-09, DP-03-05, DP-03-07, DP-03-10, DP-03-11, DP-03-12, DP-03-17, ET-03-04, GH-03-01, GH-03-09, GH-03-10 and GH-03-13.

Gale asked if there had been comment on DP-03-07. Lynne said it has been appealed and will be on the agenda for the July Planning Commission hearing.

WORKSHOP REGARDING TILLAMOOK COUNTY TRANSPORTATION SYSTEM PLAN:

Bill Campbell told the members that although it was not on the agenda, a workshop had been planned this evening in order to provide the Planning Commission with an overview of the Transportation System Plan. He went on to say that Frank Angelo and Katelin Brewer Colie from Angelo Eaton and Associates were present to outline the plan. Bill said Angelo Eaton had been working with CH2M Hill on the plan and these changes and recommendations may change the Comprehensive Plan and the Land Use Ordinance as well as the Land Division Ordinance.

Bill Holmstrom had handed out the copies of a Transportation System Report to the members. They had received a lengthy Technical Memorandum in their packets. Bill began his presentation by noting that the handout detailed the project background, where the plan is now and where the plan is going in the next few months.

Bill went on to say that the plan is basically a look at the need for transportation for the next 20 years in Tillamook County. In reviewing his handout pertaining to what has been happening so far, Bill said the county has been working with CH2M Hill since the fall of 2002. He also detailed ODOT funding; the county's matching grant of \$9,071; TAC (Technical Advisory Committee) meeting times; and a study of alternate routes for large vehicles in the Tillamook area.

Bill then gave copies of three maps of areas north and south of Tillamook City to the members for their review. They included a study of large vehicle alternate routes, including the Tillamook Lumber Company Mill access.

Regarding current activity, Bill described CH2M Hill's technical information that will be incorporated into the Draft TSP document as would Angelo Eaton's recommendations for changes to the Comp Plan and Land Use ordinance. It was noted that representatives from Angelo Eaton were present this evening.

Going on to the Next Steps section of his handout, Bill noted that the contractors would be done at the end of June, 2003. He also discussed three summer public workshops; completing the final draft of the TSP with Public Works; recommended amendments to the Comp Plan, LUO and LDO that will go before the Planning Commission; and recommendations for

Public Works Ordinances that will go before the Road Advisory Committee and the Board.

Kurt asked what kind of comments had been received from the public. Bill answered that most of the meetings had been lightly attended or not attended at all by the public, therefore very little input had been received.

Charlie asked if there are plans for passing lanes in the north end of the county.

Bill Campbell said he believed there are three areas in north county under evaluation for passing lanes. These are near Neahkahnie Meadow, Garibaldi and Tillamook cities. He added that there is also an area in south county that is under evaluation as well. Bill added that the reports are based on a lot of federal highway standards which constitutes a great deal of technical language. He said the report would detail a list of projects that the county can then prioritize for emphasis and would then go on to the State Transportation Improvement Plan for planning and prioritization. He noted how many things have to be taken into consideration in the evaluations.

Charlie asked if there was any way to prioritize a project so it doesn't take so long to get evaluated. He gave an example of how long it can take ODOT to make a decision.

Bill Campbell said the county would probably look at the list of projects on a periodic basis and prioritize some for submission for recommendation for the improvement plan. He went on to say that the other aspect of that is identifying projects with planning so planning can go forward with appropriate dollars. Bill went into detail as to how this can be done. He also used as an example the intersection of Wilson River Loop and Highway 6 as a problem area.

Bruce asked how the Planning Commission must take action on this plan. Bill Holmstrom said the Commission's approval of the plan will change the Comprehensive Plan as well as the Land Use and Land Division Ordinances. A short discussion followed.

Frank Angelo, Angelo/Eaton, 620 SW Main, Suite 201 Portland, Oregon 97205, explained that this is a 20 year plan and will involve revisions to the Tillamook County Comprehensive Plan, the Land Use Ordinance and the Land Division Ordinance. He went on to say that the reason for these changes is to implement the many recommendations of the transportation system to the plan as well as to amend the Land Use Ordinance to comply with state law. He added that other counties in the state are going through the same plan.

Mr. Angelo said this is the first draft and there will no doubt be more. He added that there is a lot of information in the material the members received, but nothing is cast in stone. There will no doubt be many changes in the language and it is all subject to change.

He introduced Katelin Brewer Colie who he said would present an overview of the recommended changes made to the Comprehensive Plan, LUO and LDO.

Ms. Colie said they had been working on the plan for the last year and she described how she would be presenting the various sections in the Technical Memorandum. She stated that the underlined sentences in the Memorandum are recommended new policies to be taken into consideration. Policies recommended for deletion are struck through.

Ms. Colie then went through the different policy sections, pages 1, 10, 19, 24, 27, 28, 29, 35, 39, and 41, and discussed in detail the additions and deletions of those sections.

Recommended major deletions included Section 2.7, Roadway Network Plan; Section 3, Public Transportation; and Section 4, Air Transportation. Since all the information in these sections have been updated through the TSP process, it was determined that deletion of the existing sections would be a recommendation with their replacement by the proposed language.

There was a short discussion regarding bicycle parking spaces which Ms. Colie said was a state law and therefore a recommendation. Mr. Angelo reminded everyone that this is a first draft presentation, with everything subject to change. Lynne agreed and added that any questions the members ask now will be very important later on.

Merrienne asked about crosswalks and Lynne said it would be up to Public Works and the Road Advisory Committee to determine if new crosswalks would be needed. Ms. Colie said it was a public right of way issue and not something developers would deal with.

At this time, Bill Campbell explained that there will be some workshops regarding the draft that will produce a final recommended Transportation System Plan. After public comment, final hearing schedules will be set with the Planning Commission and that could be anytime from this fall to next spring, or as late as 2005.

There was a short discussion regarding sidewalks and dead end streets.

Ms. Colie encouraged the members to call Bill Holmstrom with any questions or suggestions.

There were no more questions or comments from the members. Bill Campbell thanked Frank Angelo and Katelin Brewer Colie for attending the workshop and for their presentation.

VII. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

1. Regarding the Utility Facility Overlay, Bill Campbell said the ad hoc committee had met four times and there was good representation from both north and south county. He said David Stewart Smith, manager of the Energy Siting Program with the State of Oregon Department of Energy, had given a presentation at the May meeting. Bill added that Tim Franz, Department planner attended a Planning Director's meeting in The Dalles where special presentations had been done on wind energy.

Bill said at the last meeting, the committee had focused on the purpose of the Utility Facilities Overlay and he said he had been pleased with the discussions that are contributing to the update. He said that there will probably be two to three more meetings and the staff will craft the language of the Ordinance in draft form. Bill went on to say that when all is done, there will be two Ordinance Amendments to come before the Planning Commission; the Transportation System Plan and the Utility Facility Overlay Zone.

2. Regarding the Riparian ad hoc committee, Bill said two groups had been formed. One was the Science Committee consisting of agency representatives that will look at the inventory information that has been accumulated. They will then make a preliminary determination out of that information to determine the adequacy of the inventory to determine the significance of habitat. Bill said the committee is moving forward.

Bill said it would be nice to present the Transportation Plan, the Utility Facility and the Riparian Ordinance to the Planning Commission as a package. He said the Riparian Ordinance may not be ready in time however.

3. Bill said the final Budget Hearing is scheduled for June 18 at 6:30 p.m. He said part of the Department's budget depends on the Board approving a 10 percent increase in building permit fees and an increase in mechanical permit fees. Bill also discussed the present fee schedule and said the last basic increase was in 1986.

Bill said the Board made a determination to go forward with the hearing process and the first hearing on the fee increase was the day before, June

11. The next hearing will be June 25 at 10:00 am. Bill added that there has been some opposition from the public regarding the fee increases, but there was no opposition at yesterday's hearing.

4. Regarding the Geographical Information System, Bill said there are two grants that will expire on June 30. He said they were having two contractors supply basic tax parcelization information. But as of mid January they had not completed the pilot areas even though they have been working on them for years. He said that they are picking up speed, however, so it is hoped to extend one of the grants.

5. Referring back to the Riparian Ordinance, Bill said he wanted to make the members aware of the fact there will be a great deal of interest from the public. In fact, he said, another applicant that will be coming before the Commission indicated they did not want to be on the same agenda as the Riparian Ordinance.

With this in mind, Bill asked the members if they would consider two possible meeting dates for upcoming agenda items, some of which will be controversial. There was a discussion pertaining to the agenda items that will be scheduled for the next few Commission meetings.

6. There was some discussion regarding what is happening on a near-by farm and the members were told the owner has to get a Development Permit to continue his activities. A lengthy discussion followed regarding farming activities and farm zoning as well as the Port property.

VIII. ADJOURNMENT

There being no further business, Kurt adjourned the meeting at 9:10 p.m.

Kurt Heckerth, Chair

Barbara Legoo, Acting Recording Secretary

Date