

**PLANNING COMMISSION MEETING
MAY 13, 2004
MINUTES**

I. CALL TO ORDER

The meeting was called to order by Co-Chair Ousele at 7:00 p.m.

Planning Commission members present were Terry Jones, Joan Marti, Gale Ousele, Merrienne Hoffman, Bruce Lovelin, and Charlie Swan. Member absent was Kurt Heckerth.

Staff members present were Bill Campbell, Director of Community Development; Tim Franz, Associate Planner; and Bill Holmstrom, Associate Planner.

II. APPROVAL OF MINUTES FOR APRIL 8, 2004:

A motion was made to approve the minutes of April 8, 2004 at the next Planning Commission meeting. The motion was seconded and passed unanimously.

III. OLD BUSINESS: None.

IV. NEW BUSINESS:

Co-Chair Ousele announced that there would be a change in the agenda schedule.

ZC-04-02: A request to apply the Utility Facility Overlay (UFO) zone to properties designated as Tax Lots 400, 600, and 701, of Section 30, Township 1 South, Range 9 West of the Willamette Meridian, Tillamook County Oregon. The underlying zone is Rural Commercial (RC) and the purpose of the Utility Facility Overlay zone is to allow for the upgrading of existing utility facilities. Tax Lots 400 and 701 are owned by the Tillamook County People's Utility District (TPUD) and Tax Lot 600 is owned by the Bonneville Power Administration (BOPA) and the applicant is the Tillamook County People's Utility District.

Co-Chair Ousele stated that a sign-up sheet was being circulated for those who wished to testify or provide names and addresses so they can be informed of the results of this hearing.

Staff handed out copies of the applicable criteria to the audience.

Bruce Lovelin stated that he would excuse himself from the proceedings since he was representing the applicant.

Co-Chair Ousele read the statement for Legislative procedure according to ORS197.673.

There was no challenge to the Tillamook County Planning Commission to hear this matter. There was no conflict of interest or personal biases of any member of the Planning Commission. Terry Jones said he had surveyed for the PUD in the past, but had not done any work in a year and a half. There were no exparte contacts declared by any member of the Commission.

Tim Franz introduced himself as an Associate Planner for Tillamook County. He then gave the staff report and findings into the record. He indicated that the application encompassed three separate properties.

Tim said the properties are located in the Rural Commercial (RC) zone, and identified the subject sites on a display map. The sites are Northeast of the city of Tillamook, and Tim noted their location in relation to the railroad tracks and the Wilson River Highway. He added that there is approximately 14.64 acres in the proposed overlay zone of the subject sites.

Tim reiterated that the applicant's request for approval of a UFO zone was to allow the upgrade of the existing utility facilities. He went on to say that the current uses on the properties are utility substations owned by the BPA and TPUD, again identifying the lots on the display map. Tim pointed out the surrounding zones on the display map.

Tim referred to the Comprehensive Plan Goals and Policies contained in his staff report indicative of Goal 5, Natural Resources; Goal 11, Public Facilities; and Goal 13, Energy Conservation. He stated that the Comprehensive Plan supports the continued use of these types of activities.

Tim then outlined the Goals beginning with Goal 5. He noted that Tax Lot 300 was an inventoried Goal 5 resource, the Old Trout Cemetery, with approximately 300 burial sites and was listed in the plan as a Goal 5 historical site. It was noted that the substation has been at that location for about 50 years. Tim said that any future development would occur at a different location on the property away from the suspected burial sites and would be regulated by state laws.

Tim said that within the Rural Commercial zone, the existing and proposed uses are permitted conditionally, and any future expansions or changes would require a conditional use permit. This request for the overlay zone would allow those uses as permitted activities.

Tim said that future expansion of the substation would require state and federal regulatory compliance.

The staff recommendation was for the Planning Commission to recommend approval of the Zone Change request to the Board of Commissioners.

QUESTIONS OF STAFF:

Tim was asked about a line on the tax lot map and he said it was due to a lot line adjustment.

Commissioner Jones wanted a clarification on whether this request was a zone change or just adding an overlay zone. Tim said the uses in the RC zone will remain the same, but the request, if approved, will add a UFO overlay zone with the uses allowed in that zone as well as in the RC zone.

Tim was asked to explain the overlay zone. Bill Campbell answered that the advantage of the overlay zone versus the provisions in the underlying RC zone provides a certainty when financing upgrades. He explained that, in terms of expansion of public utility facilities, those are usually financed and not an out-of-pocket expenditure to make the improvements needed. He went on to say that with a conditional use and without the overlay zone, the chances would be increased of not getting a commercial loan because it is a use that can be terminated. Mr. Campbell went on to say that the overlay zone was designed specifically to accommodate uses applied in concert the underlying zones. It allows those uses, subject to the issuance of building permits, and their certainty provides a more solid case to lenders.

Mr. Campbell continued by saying this facility (substation) has been in place at the subject site for a long time and the PUD and BPA are looking at some site reorganization. By applying the UFO zone, it gives certainty to those expansions rather than individual conditional uses, and they can continue to operate the site as the major facility that it is. Mr. Campbell said he felt the application was appropriate at this point in time.

Commissioner Swan said he did not feel the answer suited the question, as he understood it. He said the question was simple: 'why do we want this new zone.' But he said he did not understand why it was called an 'overlay zone' instead of simply asking for a zone change.

Commissioner Jones stated that a few years ago there was an overlay zone applied to a strip of land from the Industrial Park to the top of Netarts which went across farm and forest land. However, he said, he did not believe they had done anything to the overlay zoned section. Commissioner Jones added that the overlay zone allows the property to remain farm or forest, but if there was a zone change without the overlay, the farm and forest uses could be eliminated.

Charlie said the subject site is going to be used for just utility purposes and there is no other zone involved, so why not just a zone change.

Mr. Campbell stated that the county does not have a general Utility Facilities zone. Some county's zoning ordinances have a Public Facilities zone, but this county developed an overlay zone with underlying zones having certain levels of allowable activity. It was noted that the original UFO zone was approved in the early 80's when the BPA first began the process of planning transmission corridors and substations.

Joan Marti wanted to make sure she understood that the utility facilities is normally an overlay zone. She was told she was correct.

Terry said he felt the county was losing some areas that have been zoned RC and he wondered if the Planning Commission was making any effort to plan for more RC zoning. Tim answered that no RC zoning was being lost, but the overlay zone was just being added. Terry said he was concerned that with any reduction of RC zoning, it would discourage businesses from coming into the county. He added that he would like to see the county look for more sites that could be zoned RC.

Mr. Campbell said that zoning the property RC was probably done because that was the zone that fit the uses that pre-existed at the subject site. He added that the BPA substation preceded zoning in Tillamook County by approximately 50 years. Mr. Campbell said he appreciated Terry's comment regarding other sites that could be zoned RC, and that it is something that could be done later. He agreed with Tim in that no RC zoning was being eliminated. He also agreed with an earlier statement by Charlie in which he said he thought the county ordinance should be brought up to date regarding zoning.

APPLICANT TESTIMONY:

Bruce Lovelin introduced himself as the Engineering Manager for the TPUD and applicant.

Mr. Lovelin stated that the PUD is the primary distributor of electricity and power for Tillamook County. He went on to say that the reason for the UFO request is because PUD has been in the planning stages of construction of projects for some time. He said part of the whole BPA restructuring is to sell off certain parts of their facilities to their distribution customers such as the PUD. There are a couple of transformers inside their substation which were purchased by the PUD and in doing so, the PUD received a retail rate of reduction which has been passed on to the customers of the PUD.

Mr. Lovelin said that as part of the sale agreement, the PUD needed to move the facilities (transformers) out of the substation, and three alternatives for placement had been considered. Mr. Lovelin identified the possible areas of location on the display map. He said one area was the current PUD switching station, another was on Third and Evergreen. He noted that for one reason or another, none of

the three possibilities worked out, and he gave examples of why. He then identified the exact location of the future substation which he said was an important substation for all of the county because it has approved reliability from Garibaldi, down the Trask River and the Port of Tillamook Bay.

Mr. Lovelin reiterated Mr. Campbell's statements regarding the reason for the UFO zone is because this voltage conversion investment is approximately a 3 million-dollar investment. And he agreed with Mr. Campbell in that with a conditional use request, nothing would be for certain, and it could be very difficult to get the financing necessary for such a project.

Mr. Lovelin went on to say that another reason for the UFO is to give the approval or authority to use these areas for the same use for which they are being used at this time, which is basically storage. He added that the PUD has no plans to use the area for anything other than storage for distribution, and he noted an area that the PUD planned to abandon by removing all the facilities. Mr. Lovelin used the display map to identify the areas to which he was referring.

Mr. Lovelin was asked what he meant by "abandoning". He answered that it meant the PUD would remove everything above ground, but could mean leaving concrete footings in place. He added that PUD is very conscious of not disturbing sensitive areas, and he noted that the cemetery is one example of not wanting to disturb ground by expanding the facility.

Charlie noted that the display was a very good visual aid that he felt could only have been done by an expensive printer. He asked Mr. Campbell if this was something that will be available for future hearings. Mr. Campbell said the Surveyor's office has a plotter and there are digital cameras available to the Department. He said staff can magnify, but the department does not have means for aerial shots. He added that within the next year he hopes they can present visual images of applications on a screen to the Commission.

Terry wanted to know what the PUD planned to do regarding visual impacts and buffering along Highway 6. He added that with the overlay zone, the Commission will not be able to give input on future development.

Mr. Lovelin said the facilities will not be seen from the highway, and the ones that are visible now will be removed, but a more low-profile design is planned. He again said he did not believe the facility will be seen from Highway 6.

There were no comments or questions from the audience. There was no more discussion from staff.

Co-chair Ousele closed the hearing to public testimony.

Merrienne Hoffman said she thought the request made sense.

Charlie questioned why (they) switched from electricity to gas, in general.

Terry said the last time he was in the area, he had noticed a nice fence buffering the cemetery from the storage yard. There were a couple plots that were falling over, and Terry wondered if those plots were being taken care of. Mr. Lovelin said he could not answer that, and he had not noticed any plots falling over.

MOTION:

Commissioner Swan made a motion, based on the staff report, findings of fact, conclusions, written and oral testimony for the Zone Change Comprehensive Plan Amendment ZC-04-02, the Tillamook Planning Commission recommends approval to the Board of Commissioners.

The motion was seconded by Commissioner Hoffman. It carried unanimously.

At this time, Commissioner Lovelin returned to the table as a Commission member.

Co-chair Ousele announced for the benefit of all present, that the hearing for the Riparian Ordinance is scheduled for the following week, May 20, 2004.

ORDINANCE AMENDMENT OA-04-01: (Land Use Ordinance): To amend various sections of the Tillamook County Land Use Ordinance to modify uses allowed, and to clarify and add definitions, standards, and procedures.

Co-chair Ousele stated that a sign-up sheet was being passed to the audience for their names and addresses. Applicable criteria was also given to the audience.

Co-chair Ousele read the statement for Legislative procedure according to ORS197. 673.

There was no challenge to the Tillamook County Planning Commission to hear this matter. There was no conflict of interest or personal biases declared by any member of the Commission. There was no ex parte contact declared by any member of the Commission.

Bill Campbell, Director of Community Development, stated that OA-04-01 was a request for proposed changes to the Land Use Ordinance and is a legislative land use decision.

Mr. Campbell went on to say that there will be two hearings consisting of this one before the Planning Commission who will make a recommendation to the Board of Commissioners. The Board will then conduct a final hearing on June 2, 2004

to review the matter on the record, and will make a decision of approval of the Ordinance Amendment, or a decision to not adopt the Amendment.

Mr. Campbell said appropriate notices of this hearing were made in accordance with requirements for legislative land use hearings. This consisted of a notice published in the local newspaper as well as provided in a Measure 56 countywide notice that was sent out to all property owners in Tillamook County on April 23, 2004. He noted that notices were sent out 45 days before the scheduled June 2 Board hearing.

Referring to the staff report, Mr. Campbell said the three sections of the Land Use Ordinance being addressed in this proposal is Section 3.344, The Netarts Manufactured Dwelling Zone; Section 3.060, The Flood Hazard Overlay Zone and Section 5.160, Special Requirements for Manufactured Dwellings. The applicable criteria for a text amendment or modification to present ordinances in Tillamook County in under the Land Use Ordinance Section 9.030 Text Amendments and Procedures with the criteria being relevant to the situation.

Mr. Campbell read the applicable criteria for Item I as listed in the Staff Report. He continued by with Section I of the Staff Report, the Netarts Manufactured Dwelling Zone. He explained the ordinance provides for architectural requirements for Manufactured Dwellings. There is an inconsistency with the Netarts Community Plan and the actual ordinance provision in Section 3.344 applies to recreational vehicles and not to manufactured dwellings. The proposed change removes these standards from recreational vehicles and applies them to manufactured dwellings. The proposed amendment would not eliminate placement of recreational vehicles. Mr. Campbell then read Section 5.160, Special Requirements for Mobile Homes as included in the Staff Report.

Commissioner Jones suggested changing 4 of the 5 criteria requirements as a housing cleaning measure. He stated the new homes going in now are on a permanent foundation and don't have skirting or siding. Commissioner Jones then confirmed that all new manufactured dwellings have to go by the Uniform Building Code. Commissioner Swan agreed that most of this criteria was outdated and he would like more time to go over the proposed ordinance changes. Commissioner Lovelin recommended Mr. Campbell complete his orientation of all three sections of the proposed changes before the commission makes any decisions.

Mr. Campbell continued with item II of the Staff Report pertaining to Section 3.060 Flood Hazard Overlay Zone. The intent is to modify the term "mechanical" used in the flood hazard overlay zone for manufactured dwellings. Mr. Campbell explained for a manufactured dwelling to meet the flood base level requirement of one foot above flood level a foundation of three feet would be required at a greater cost to the homeowner. He further explained that the Uniform Building Code and the Floodplain Ordinance are conflict. In the Mechanical Code and the

Manufactured Dwelling Code there is an exception. This pertains to the mechanical crossover venting located under the manufactured dwelling.

Mr. Campbell continued further with Section III, Section 5.160 Special Requirements for Mobile Homes. The intent is to add the term “manufactured home” to this type of dwelling unit.

Mr. Campbell then went over the exhibits of the Staff Report showing the proposed changes and deletions of the ordinance amendment.

Commissioner Lovelin asked if a manufactured dwelling located in a flood zone was doing a modification would they be required to raise the dwelling to meet flood criteria. Mr. Campbell answered there is a current list of dwellings in flood zones that need to be elevated. If any of these were manufactured dwellings the proposed amendment would reduce the height restriction. Mr. Campbell explained the Department of Community Development is looking for grant assistance and owner involvement for having structures raised. Commissioner Jones asked if someone was remodeling a structure and exceeded 50% of the value of the structure, would they have to bring the structure up to code regarding the flood overlay zone. Mr. Campbell explained the proposed changes to Section 3.060 Flood Hazard Overlay pertains only to manufactured dwellings so the 50% rule would not apply. Mr. Campbell explained further regarding the 50% rule and how and when it is applicable. Commissioner Jones stated he did not understand the three-foot above flood level vs. one foot above flood level. Mr. Campbell explained the example given required the dwelling to be raised three feet in order for the cross over venting, deemed to be mechanical, to be one foot above flood level. Mr. Campbell clarified the amendment does not change the flood height requirement, it makes the change that crossover venting while a mechanical device is exempt. Mr. Campbell commented that the standards in Section 3.344 are applied within the Wilson Beach Section of Netarts and are contained within the Community Plan.

Commissioner Ousele asked for clarification regarding Section 3.344 and that the Netarts Community understood the modification is removing standards from recreational vehicles. Mr. Campbell responded the concern he had heard was the citizens of Wilson Beach do not want recreational vehicles and want the architectural standards applied to manufactured dwellings. Mr. Campbell stated that possibly more work needed to be done on this particular piece. Mr. Campbell stated he recommends they defer Section 3.344 and approve Section 3.060 and Section 5.160. Mr. Campbell explained that when deferred it could be tabled indefinitely, subject to revision.

There were no further questions of staff.

Chair Ousele opened the meeting to Public Comments.

Pete Stone of Hebo wanted to know if the Planning Commission had any wording in the permits to protect the county from damaged caused by permit issuance knowing that property was subject to crossover mechanical standards.

There was no further comment from the public.

Chair Ousele closed the meeting to all public testimony.

Commissioner Jones stated that he was concerned that if the members approved OA-04-01, and was given in 'parts' the commission would not hear back and they would not make any revisions. He thought it would remain grossly outdated. A time limit for changes was recommended.

Commissioner Swan referred to the RV issue and said it is clear that these rules and regulations don't fit the new RVs and he gave examples. One being that some are better equipped to occupy on a more full time basis than others, and he did not think the door should be closed on those models just because they are considered an RV.

It was noted that this type of RV does not meet the UBC criteria, and Commissioner Swan said RV building codes are almost identical to what manufactured housing codes are. He continued by noting the difference in UBCs and manufactured housing codes. A short discussion followed regarding codes.

Mr. Campbell explained the reasons for or against a vote for a time limit as mentioned earlier.

Chair Ousele asked what was driving the completion of this particular Ordinance. Mr. Campbell answered that it seemed staff felt it was time to make these corrections and he agreed this would be the time to bring it before the Commission. He added that this was somewhat of an 'add-on' because the really important issue this evening was the Transportation System Plan. He then suggested that the members could table this issue indefinitely, but he liked Section II which he said is appropriate at this time.

There was some discussion regarding the purpose of the amendments and Mr. Campbell explained that the reference deals with RVs and not manufactured dwellings. He went on to say that the Community Plan calls for the architectural standards for manufactured dwellings, and the ordinance applied those standards to RVs and they should have been applied to manufactured dwellings instead.

Commissioner Hoffman made a motion, based on the staff report, conclusions, written and oral testimony for OA-04-01, that the Tillamook County Planning Commission recommends approval of OA-04-01 to the Board of County Commissioners.

The motion was amended to include direction to staff to review Section 5.160, to make staff revisions and bring that information back to the Planning Commission within six months to initiate the process to amend that Section.

Commissioner Lovelin seconded the motion and it carried unanimously.

Chair Ousele recessed the meeting at 9:47 and reconvene at 9:53.

ORDINANCE AMENDMENT OA-04-02 adopts the Transportation System Plan into the Comprehensive Plan and update Goals 11 and 12 of the Comprehensive Plan.

ORDINANCE AMENDMENT OA-04-03 modifies the Land Use Ordinance to support provisions of the Transportation System Plan.

ORDINANCE AMENDMENT OA-04-04 modifies the Land Division Ordinance to support provisions of the Transportation System Plan.

Chair Ousele read the statement for Legislative Procedure according to ORS197.673.

Bill Holmstrom handed out applicable criteria to the audience.

There was no challenge to the Planning Commission to hear this issue. There were no conflicts or personal biases declared by any member of the Commission.

Bill Homstrom said the three Ordinance Amendments are grouped together for presentation, even though they are three different ordinances that need amending.

Bill said the first was an amendment to the Comprehensive Plan which would be directly adopting the Transportation System Plan into the Comp Plan. This would also change the language in the Goal 11 and Goal 12 text.

Bill went on to say that OA-04-03 would change the elements of the Land Use Ordinance, and OA-04-04 is the one that would change elements of the Land Division Ordinance. He said the changes are to support the findings and policies of the Transportation Plan and he hopes, at completion, to have a system that all works together.

Bill said there are two other ordinances that may be presented to the Board of Commissioners on an updated basis that deals with the Public Works Department and the Road Advisory Committee. The Board hearing is scheduled for on June 2, 2004.

Bill Holmstrom then gave some background on the Transportation System Plan and said the county began work on the plan in 2000 with some gaps in between.

He explained that the first contractor failed to complete the contract so the county and ODOT contracted with CH2M Hill in 2002. Bill Holmstrom said he began to work on the project at that time.

Other issues mentioned in his presentation included the extensive research done by CH2M Hill on the current transportation system; the forming of committees; public meetings held last fall and winter; sparse attendance at meetings; and the fact the process has been going on for some time.

Bill Holmstrom submitted an errata sheet detailing changes in the Plan, Goals, Land Use and Land Division Ordinances. There was also response from LCDC and an issue with Public Works. He provided pages of the Plan that had been missing from the packet.

At this time Mr. Campbell said that staff had provided DLCD with 2 copies of the draft of the Transportation System Plan about two months ago. They reviewed the material and he was contacted by Laren Wolley, Field Representative for this region. Mr. Campbell said their Transportation Growth Management people wanted to send a letter indicating the plan as prepared was inconsistent with their thinking in several areas. Mr. Wolley was able to stop the letter from being sent and the approach taken was to send an Email to the department.

Mr. Campbell said one issue discussed was that the Transportation System Plan was missing standards for local streets. He added that it would be an item between the Board and Public Works to remedy the matter. He noted the difference in the Board giving direction as opposed to the Planning Commission.

Mr. Campbell said another issue was that rural communities adopt a standard dealing with road width, speed standards, and short streets, which are a challenge in Tillamook County. Additional provisions were to include accommodations for bike lanes. State law requires new roads and the reconstruction of existing roads to provide for bike lanes to be constructed in accordance with that law.

Mr. Campbell went on to discuss the bike lanes in the county, which are very poor and could be considered a safety issue. He noted that some designated bike lanes on state and county highways and roads should not even be considered as such, due to safety issues.

Mr. Campbell added that Bill had addressed the issue in his staff report and the errata sheet, and that seemed to satisfy DLCD.

There were no questions of staff.

Regarding staff comments, Mr. Campbell said this would be adopted as an appendix to the Comprehensive Plan because there are elements of the Transportation System Plan such as the project list that is reviewed annually.

Mr. Campbell agreed with Bill in that the six outreach meetings throughout the county had not been widely attended. He said some of the benefits of the draft plan are that we are receiving funding support and substantial assistance for projects that will be dealing with Hebo, and he gave as examples the Health Clinic and the Day Care Facility. Mr. Campbell said the transportation plan was coordinated with city Transportation Plans except Wheeler and has policies for rail, marine, highway and air transportation. He added that this not a Periodic Review requirement, but upon adoption will be consistent with the Oregon Transportation Plan.

There were no questions of staff.

Commissioner Jones referred to the staff report, Exhibit C page 8, Policies 2.41 dealing with driveways along the arterial that should be removed to the maximum extent possible. Bill Holmstrom said that was an existing policy, and not an addition. Commissioner Jones then asked who would pay for that and asked if it was part of the funding mentioned earlier in the meeting. Bill answered that we do not have a lot of arterials in this county aside from state facilities and the state already has extensive access management policies.

Bill went on to say that a change on highway 101 north of Tillamook was seen in the last few years with the driveways at Safeway and McDonalds. Safeway has several exits and entrances, but McDonalds shares space with Oil Can Henry because the highway was widened and driveways were limited for safety. He added that he did not believe there were any arterials on county roads, and Mr. Campbell agreed. It was noted that our plan needs to be consistent with ODOT's policies.

Commissioner Swan had concerns and said he felt item 45 was totally unhealthy and is something that should not be there without a specific appeals process. He said he felt there was some 'really bad stuff' here. Commissioner Swan also expressed concern regarding having to comply with ODOT regulations; thinking and the Commission should consider the interest of Tillamook County before thinking of ODOT; the fact the members were given a great deal of information to digest; his feeling that he is so far away from being prepared so he can talk intelligently about the issue this evening; and a great deal of information that he wants to discuss. He said he was not in support of the plan as presented.

Commissioner Jones referred page 10, Exhibit C, 2.6 and said he did not agree. Mr. Campbell said Schools, Playgrounds and Parks were defined on page 11, and page 10 was the narrative.

Commissioner Lovelin referred to page 1, Exhibit D regarding bicycle parking and asked about cul-desacs or dead end streets. Bill said the issue had been addressed on the top of page 3 of the Errata Sheet and read ".bicycle pathway

may, where feasible, be required at the end of a dead end street..” Commissioner Lovelin questioned the word “feasible” and Mr. Campbell said the language is not mandatory, but permissive because of the word “may”. Bill said the bicycle parking mentioned on page 1, Exhibit D, would pertain to the commercial and multifamily residential in the 12 unincorporated communities.

There was more discussion regarding bike lanes on the highways and possible danger for bike riders.

Commissioner Lovelin commented that the re-paving on highway 131 near Netarts was more dangerous than it was before. He wondered why ODOT would consider this a bike and scenic route.

Commissioner Jones asked if, by approving these amendments, would it give the county more leverage to require ODOT to provide better bike paths on Highway 131. Bill answered that ODOT is required to build bicycle facilities when they rebuild, (modernize) a highway or re-construct a facility.

Mr. Campbell added that the project on highway 131 was a maintenance project rather than a modernization project. He added that ODOT has claimed that they have no funds, nor will there be funds, for modernization in the foreseeable future, even though 1 percent of state highway funding is targeted for bike ways.

Mr. Campbell went on to say that this document is about the State of Oregon providing funding to the county to review and act upon. However, the state used their contractor to provide a draft Transportation System Plan for the county, consistent with state law for the county to review and act upon. He said there was no time-line that has to be satisfied, so he suggested the members could take more time to review the document if they wanted to.

Commissioner Lovelin said he did not believe it was a very aggressive plan in some places, and that it did not show a 20 –30 year plan.

Commissioner Swan said he could see a lot of the requirements as a taking of land without compensation. He went on to say that he would like to continue the request to some other day, because he could not support it this evening.

Commissioner Lovelin asked if the members came up with some stronger recommendations, would it help the county in terms of ODOT state and federal funding.

Mr. Campbell said transportation growth management consisted of ODOT personnel and DLCDC personnel, and their thoughts about provisions in the plan. He said they don’t agree. He said that, in answer to Commissioner Lovelin, Highway 101 has been given several designations, such as scenic, bike route, all American Highway, and those designations did not bring in any funding, but it

did bring more restrictions. He listed some of the restrictions as signage, no widening of the highway, no safety for bicycle lanes or pedestrians; improvement of passing conditions nor does it provide a schedule for modernization.

Mr. Campbell encouraged the members questions to improve the document, it is the county's transportation plan. He suggested that a portion of the June 10 meeting could be a workshop to review the document and identify all concerns. He also thought it would be a good idea to have DLCD personnel at the meeting in order to address their concerns. Mr. Campbell said it could be noted to the Board that the Planning Commission continued the Plan indefinitely, they can make a note for continuation and the Board's Hearing notice can be made at a later date. He added that a workshop could also be held at a later date.

Bill said it was important to approve and adopt this plan at some time in order to provide a consistent frame work in funding.

Commissioner Lovelin recommended the members carry this item over to another date.

There was more discussion regarding when to have a workshop

Commissioner Swan made a motion to table this item to an indefinite time and decide at the July meeting when to have a workshop. Then decide when to have a meeting for a date certain to decide what we are going to do about the Plan.

The motion was seconded by Commissioner Lovelin.

Commissioner Marti wondered if a workshop should be scheduled at this time. Commissioner Jones said he would like to have a couple months to go over all the material and maybe discuss it at the end of a meeting in, say, July or August and then come up with a scheduled workshop date. Commissioner Swan agreed.

New Motion: Commissioner Swan made a motion to table these items, OA-04-02, OA-04-03 and OA-04-04 for now and at the July 8 regular scheduled meeting we will decide when we are going to have a workshop and what the requirements of that workshop will be, then come back for further action..

The motion was seconded by Commissioner Hoffman and carried unanimously.

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

Commissioner Swan made a motion for Chair to sign appropriate orders, if necessary. The motion was seconded by Commissioner Hoffman and carried unanimously.

Administrative Decisions” AR-04-06, AR-04-08, CU-03-25(a), and CU-04-05(a). Commissioner Hoffman said she couldn’t find the original staff report for AR-04-06, or could she find letters mentioned.

Mr. Campbell said it was a request for Director’s interpretation of the Ordinance as to what height limitation applied to setbacks in Pacific City south on Sunset. He then explained the staff report findings. He added that there had been a number of calls, but there were no major concerns or appeals.

A short discussion followed.

Referring to CU-03-25(a), Chair Ousele asked Tim Franz what date was on the zone map for the change of the Neskowin RR to SFW-20. Tim answered that the Neskowin community established their growth boundary with the RR zones and for that particular area there has always been the RR zone. There is very little area zoned SFW-20 and that was due to a lot line adjustment in the mid 80’s.

VI. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT

None.

VII. ANNOUNCEMENTS

At this time, Commissioner Lovelin stated that he had been treated very nicely during his building permit process. He added that a 180 unit development in Netarts is getting stalled because DEQ is not allowing any more extensions to the Netarts-Oceanside Sanitary District.

VIII. ADJOURNMENT

The meeting adjourned at 10:09 PM.

Gale Ousele, Co-Chair

Pat Affolter, Recording Secretary

Date

Final/approved/G:pcomm/minutes/5-13-04