

TILLAMOOK COUNTY PLANNING COMMISSION

September 11, 2008 – Beginning at 7:00 pm.

**BOARD OF COMMISSIONERS CONFERENCE ROOM,
SECOND FLOOR OF TILLAMOOK COUNTY COURTHOUSE**

- I. CALL TO ORDER:** Chair Heckeroth called the meeting to order at 7:06 pm.
- II. ROLE CALL:** Commission Members present were Terry Jones, Bruce Lovelin, Kurt Heckeroth, and Ray McFarlane. Staff present was Lisa Phipps, Long Term Senior Planner.
- III. APPROVAL OF MINUTES:** None
- IV. OLD BUSINESS:**

Continuation of ZC-08-01: A request for a Zone Change to apply the Planned Development Overlay Zone to an approximately 36-acre parcel zoned Neskowin low Density Rural Residential Zone (NeskR-1). The property is accessed off Highway 101 South and Summit Road and is designated as Tax Lot 812 in Section 25, Township 5 South, Range 11 west of the Willamette Meridian. Tillamook County, Oregon. Hawk Creek Land, LLC applicant and property owner.

Lisa Phipps, Lang Range Senior Planner gave the presentation. Ms. Phipps said that the applicant, based on the testimony received last meeting and staff recommendation, it was decided to come before the Planning Commission the with both applications at the same time. The purpose of this is to have the Master Plan approved at the time the Zone Change is approved. Ms. Phipps said that by incorporating the master Plan with the Zone Change both sets of the criteria must be met.

Commissioner Heckeroth asked why the applicant has chosen to do this. Ms. Phipps answer was that this is the best way to do a zone change (PDO) and a Conditional Use/ The reason the applicant did not do this to begin with , is that during the review process, it became apparent to staff that the process needs to incorporate both the Conditional Use and the planned Development Over lay.

Commissioner Jones asked who would own and take care of the water. Ms. Phipps said that through the master plan process that would be something they would get a better picture of, she said she would pass the question along to the applicant. Commissioner Jones made the comment that he hopes that the open space will benefit the entire community.

Commissioner Lovelin moved in the matter of ZC-08-01, based upon applicants request for additional time that this hearing be moved to a time and date to be determined by staff.

Commissioner Jones seconded the motion; the motion passed 4:0.

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

Administrative Decisions: Will be provided at the September 25, 2008 hearing.

VI. DEPARTMENT OF COMMUNITY DEVELOPMENT REPORT:

Ms. Phipps gave the Department report. She started by saying that the Cloverdale CPAC has had their second steering committee meeting and have created their by-laws. She indicated that all involved were very excited and that their next meeting will be next week.

Ms. Phipps said the Highway 131 Transportation Plan would be brought before the Planning Commission in October/November and there would be two Goal Exceptions at the next hearing. The first is the Cloverdale Baptist Church and the second is a Small Farm piece on Bewley Creek Road that is requesting to be re-zoned Rural Residential. Ms Phipps pointed out that Goal Exceptions are very involved processes and that the meeting may be intense. Staff is still getting lots of Land Use applications. The aspen Village Zone Change/Goal Exception is scheduled for the October meeting and the Planning Commission Should expect a strong turnout.

Commissioner Jones asked if the Baptist Church received their access from ODOT. Ms. Phipps said yes, and because the project has been reduced, ODOT no longer has the original issues it once had.

VII. ADJOURNMENT:

There being no further business, Chair Heckerroth adjourned the meeting at 7:22pm.

Kurt Heckerroth Chair

Kara Graves, Recording Secretary

Date