

# Neskowin Citizens Planning Advisory Committee (CPAC)

## Meeting Minutes

April 3, 2010

1. New Officer's of the Neskowin CPAC introduced themselves to the members present. Members in attendance also introduced themselves.
2. The CPAC Chair Alex Sifford shared that the minutes from the February 6<sup>th</sup> were not yet completed and shall be presented at the June 5<sup>th</sup> CPAC meeting.
3. CPAC newly elected Treasurer Judy Pratt stated that we currently have \$341.62 in checking account. New Officer's will sign paperwork with Bank of America in Lincoln City.
4. Lisa Phipps, Executive Director of Tillamook Estuaries Partnership (TEP), provided a presentation of TEP. The work provided by TEP is mandated through the Clean Water Act and Tillamook Bay has received national recognition and is considered a national resource.

Nehalem, Tillamook, Netarts, Sand Lake and Nestucca are the five estuaries that TEP oversees and currently provides various activities surrounding their health as national water bodies.

2011-2012 Nestucca Bay Review will be conducted by TEP. This review will look at ways of approaching preservation. The Nestucca-Neskowin

Watersheds Council currently receives assistance from TEP in the projects they do.

Lisa Phipps stated that the Tillamook County CPAC's have been instrumental in helping awareness and communication regarding the watersheds. She shared that a number of challenges face the watersheds in areas such as; water quality, Highway 101 flooding, invasive species, log jams, etc.

Lisa invited audience members to the Saturday April 10<sup>th</sup> State of Tillamook Bay Conference. Primary focus will be on the current condition and state of Tillamook Bay Watershed. Lisa mentioned that in the upcoming years the other watersheds will receive attention in the conferences as well. Getting Tillamook Bay in good shape helps all of the surrounding watersheds.

5. Deborah Wright provided an update on the Tillamook County Planning Commission Workforce Housing Taskforce (WHTF). Two documents were provided at the February 6<sup>th</sup> and April 3<sup>rd</sup> CPAC meetings. One document provides the Purpose Statement and Glossary of Accessory Dwelling Units (ADUs) and the second document provides the draft of the zoning ordinance for Tillamook County. Currently each CPAC has been dispensing this information to members of their respected communities and collecting feedback for the Planning Commission. The intent of this zoning change is to allow for the creation of affordable workforce housing units (ADUs) in the unincorporated areas of Tillamook County. The members present voted unanimously to endorse the zoning change and to write a

letter from the chair of Neskowin CPAC to the Planning Commission reflecting this endorsement. (Documents to be posted on CPAC website)

6. Linda Vickers and David Kraybill provided an update of challenges facing Sutton Creek. High tides and current flooding combined have created a number of serious outcomes. Some homes have experienced flooding conditions in driveways, garages and in areas of main floors. Approximately 15 – 20 homes have been affected. Homeowners of Proposal Rock and South Beach are seeking short-term and long-term solutions to these challenges. County and state officials have visited Sutton Creek and are working with members of the community to address these concerns. It was also discussed that these residential areas in time can expand with development of 50 to 100 additional homes thus creating even more concern down the road for potential new homeowners.

Discussion took place as to what areas are classified as “designated” wetlands in the Neskowin Community Plan. What is to be developed and what is not developable surrounding the Sutton Creek area has created dialogue among members of the community and local officials. Currently Tillamook County has no “wetland” determination process or criteria. The Division of State Lands (DSL) and the Army Corp of Engineers were suggested as governmental bodies for members of the community to contact. A number of conversations took place regarding various tactics and strategies that could minimize damage and flooding. Yet all agreed that flooding will in essence continue due to the challenge of the ocean on one side and waterways on the other.

7. Guy Sievert provided an update from the Coastal Hazard Committee. He shared that on April 20<sup>th</sup> State Parks will do an inventory on every tax lot repair permits. This information will be provided to the Committee to take a look at whether the current system is working or not. It is known that “one action” creates another “action or reaction”. Currently the present situation on the beach is dangerous to walkers on the beach for they have not any way to escape sneaker waves or above average waves coming in.

Alex Sifford stated that the Coastal Hazard Committee (which he is also a member of) is setting a model for the state. Several members suggested that the Committee create a tri-fold flyer of current coastal hazards for people utilizing the beach. It was expressed that this information needs to be available and dispersed to people at risk. Placing the flyer in the Post Office or Marketplace behind a glass window would be one way to do this.

8. Alex Sifford and Lisa Phipps provided the members with an update from the Marine Reserve Committee. Eight groups are currently represented in this Committee. The proposed Cascade Head Marine Reserve begins at Proposal Rock heading out approximately 3 miles and Neskowin is south to Roads End State Park. The group plans to make recommendations to the state by October 2010. Port Orford currently has a small marine reserve that is being utilized as a pilot project.

9. Several members requested that the CPAC include updates regarding the Cottages of Neskowin/Hawk Creek Development. Discussion followed as to how in the past it was a current agenda item and just recently has not been included. It was agreed that an update will be provided in the June 5<sup>th</sup> CPAC meeting.
  
10. Sarah from Tillamook County Community Development provided a brief update on current activities taking place within their department. A new coastal planner has been hired and will begin May 3<sup>rd</sup>. Sarah hopes to bring the new staff member to the June 5<sup>th</sup> Neskowin CPAC meeting. She did make mention of a request of a potential development between Pacific City and Neskowin. She does not have the details at this time yet will provide more information once available. A member of the CPAC did inquire as to whether we need more information on this potential development between now and the June 5<sup>th</sup> CPAC meeting. Sarah responded by stating nothing has transpired in writing as of yet.

Sarah also distributed to the membership copies of the Proposed Limited Use Overlay Zone (LUO) change. This will be posted on the Neskowin CPAC website. [www.neskowincpac.org](http://www.neskowincpac.org)

12:12 Meeting Adjourned