

January 17, 2013

City of Tillamook  
210 Laurel Avenue  
Tillamook, OR 97141



To the City Council, City of Tillamook:

I am writing this to appeal the decision made by the Tillamook City Planning Commission on 1/3/2013 to approve Conditional Use Permit #CU-12-04 for the Tillamook People's Utility District.

As an established business and property owner, as well as a local employer, the proposed project will not only have a detrimental effect on the value of all the affected properties and the structures located on those properties but it will also have a significant impact on future business revenues and our ability to even conduct business.

**Your criteria #4 for Conditional Use states: The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs, or prevents the use of surrounding properties for the permitted use listed in the underlying zone.**

It seems very clear to me that the proposed plan does NOT meet this criteria. The Findings and Preliminary Conclusions clearly state several times that *'The operation of the project will create some potential limits on existing and future development within the proposed corridor in order to maintain the safety requirement...Future redevelopment or new development of buildings and other aboveground structures will be limited within the corridor and specifically within close proximity to the transmission line...(the easement) will substantially limit or prevent the additional structural use of these properties for the permitted use listed in the underlying zone.'*

Your **Comprehensive Plan** also states that 87% of the city's Industrial property is owned by Hampton Lumber, leaving only 13% for other Industrial business. Approving the current PUD proposal effectively freezes development and the opportunity for future enhancement of almost all these remaining Light Industrial zoned properties which essentially eliminates these businesses that are vital to our economy as well as the jobs they provide.

In addition, section C of your Comprehensive Plan, **State Goal 5** states that Open Spaces, Scenic Areas and Historic Resources should be protected and enhanced. The Front Street/ Hoquarton Slough area was once the core of downtown Tillamook. There is rich history & significance to this area and this proposed conditional use goes against the City's own **Vision 2020 Plan** as well as both **Policy 89** that outlines protecting and enhancing these areas for future development and **Policy 90** that emphasizes the preservation of current and future historic sites, buildings and archaeological sites. Tillamook already has a Highway running through it's Downtown and the FEMA property buyouts and floodway designations have taken a huge toll on the businesses and commercial properties that provide jobs and keep this city running.

The necessity of the Transmission Line Project has merit. It will clearly provide more reliable service for all of us but although this may be the cheapest & easiest plan for the PUD, it is not the plan that has the least financial impact on property owners or the plan that is best for the City. **Conditional Use Criteria #3** asks if the parcels are suitable for the proposed use considering their size, shape, location, topography, **existence of improvements and natural features**. It has been stated that the allowed land uses that CAN occur in the proposed Transmission Line Corridor include agricultural, grazing, hunting and some development such as parking lots or roads. It would stand to reason that utilizing pasturelands & properties that are already of limited use by FEMA, such as the those in the alternate proposed Hadley Rd route, would make much more sense and NOT have a such a hugely detrimental effect on so many established businesses, on our ability to attract new businesses and the potential to enhance future tourism. Is the City really going to put the last nail in the coffin by allowing this

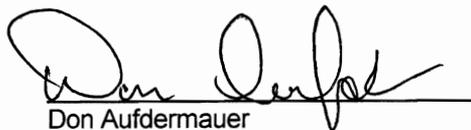
historically significant area of well-established, light industrial businesses, some of whom have been providing much needed jobs in our community for over 60 years, to be essentially eliminated? Portions of this area stand as a gateway to the downtown and should be enhanced to potentially attract tourists to stop, stretch their legs and spend some time & money in our community, Giving a public utility essentially free-reign by approving this proposal is beyond irresponsible. The PUD states that there would be negotiations with land-owners but in reality the bottom line is, once approved, they have the right of Eminent Domain and ultimately they do not have to compromise or negotiate at all if its not in their own best interest.

On behalf of many of the property & business owners that will be gravely affected by this proposed Conditional use, we ask that the City Council deny this current proposal and allow this historical area and the businesses located within in it to thrive and give the PUD the opportunity to go back to the drawing board and utilize one of their more suitable, alternate routes.

Thank You

Sincerely,

 Date 1-17-13  
Dennis Johnson

 Date 1/17/13  
Don Aufdermauer