

**City of Tillamook Planning Commission Minutes  
February 4<sup>th</sup>, 2010**

**I. CALL TO ORDER:**

**Chairperson Stewart** called the planning commission meeting to order at 7:00 p.m.

**Commission Members Present:**

Jan Stewart, Chairperson  
Howard Harrison, Vice Chairman  
Nick Hahn  
Tamra Jacobs  
Ray Jacobs  
Charlotte Phillips

**Staff Present:**

David Mattison, City Planner

**Guests Presents:**

Michael Blair, 260 Bayocean Rd NW, Tillamook OR 97141  
Vicki Goodman, Flood Hazard Mitigation  
Tilda Chadwick Jones, Flood Hazard Mitigation  
Alene Allen  
Alan Poole

**II. HEARINGS OF CITIZENS AND DELEGATIONS:**

**Chairperson Stewart** read the hearing disclosure to the audience. The audience had no comments on non-agenda items.

**III. APPROVAL OF THE PLANNING COMMISSION HEARING MINUTES FROM DECEMBER 3, 2009**

**Chairperson Stewart** asked for approval of the December 4<sup>th</sup>, 2009 minutes if there were any corrections or additions. There were none.

- **H. Harrison** made a motion to approve the minutes of the December 4, 2009 meeting as presented. The motion was second by **T. Jacobs**. **C. Phillips** abstained since she was not in attendance. Ayes were received by **R. Jacobs, T. Jacobs, H. Harrison** and **N. Hahn**. The motion passed.

**IV. PUBLIC HEARINGS:**

**Chairperson Stewart** read the Public Hearing Disclosure and asked each member if they had any exparte contact, conflict or bias regarding Public Hearing #1. **N. Hahn** knows the parties but has no exparte contact, conflict or bias. The remained of the members had none.

- 1) **Chairperson Stewart** opened the Public Hearing for **Michael Blair**, Conditional Use Permit #CU-10-01, Minor Partition #M-10-01 and Site Plan Review #SP-10-01. She then asked City Planner **D. Mattison** to review the Preliminary Findings and Conclusions. **D. Mattison** reviewed the information commenting on Section

22.3.B,G,K; Section 22.1.3, 5.A-C, all of Section 25, Section 27.1.D.1-3, all of Section 28 and went on to read the Conclusions and Recommendation 1-9.

**Chairperson Stewart** asked if the members had any questions. **N. Hahn** had questions about the driveway which **D. Mattison** explained. There was some discussion about durable, dustless surface which **Chairperson Stewart** stated would be addressed during commission discussion period after the closure of the Public Hearing. She asked if there were any other questions. There were none. She then asked the applicant to come forward.

**Michael Blair**, 260 Bayocean Rd NW, Tillamook OR 97141, introduced himself to the commission members and commented on durable, dustless surface. He is the contractor and is representing the property owners **Gary and Cora Hayes**. He stated the bottom line is cost regarding the surfacing issue. **Chairperson Stewart** stated the surfacing issue would be discussed by the commission after the hearing closed.

**Chairperson Stewart** asked the audience if there was anyone in support of the application to speak. There was none. She asked if anyone was in opposition to the application. There was none. She asked if there was neutral testimony. There was none.

**Chairperson Stewart** closed the public hearing.

**Chairperson Stewart** opened the first topic of durable, dustless surface to the commission members. Commission members **T. Jacobs, N. Hahn, H. Harrison** commented on their idea of what is and is not a durable dustless surface and what the definition is. **D. Mattison** brought up Measure 37 and there was a discussion about what that measure did to codes. There was a discussion about how code is changed. **Chairperson Stewart** stated the commission members will have to make a determination based on the criteria in front of them now. She would like the issue of durable dustless surface discussed after a motion is made and seconded. **H. Harrison** read the definition of durable, dustless surface from Section 4 of the code. **T. Jacobs** had questions about Rear Parcel 2.a on page 8. **Chairperson Stewart** stated amendments can be made in the motion. There was more discussion about surfacing and past decisions of the Planning Commission.

**Chairperson Stewart** adjourned the meeting for a 5 minute recess.

When the meeting reconvened **Chairperson Stewart** stated she and **D. Mattison** had reviewed prior Planning Commission discussion on Rear Lot Development. In most instances durable, dustless surfacing was permanent surfacing. Compacted gravel was used on one temporary usage permit but this site reviewed by the Planning Commission after the year permit expired. There was one decision for the Forestry Department to allow compacted gravel in a large parking area.

**Chairperson Stewart** asked that since the commission members consistently wrestle with the issue of durable, dustless surface that the minutes record that surfacing “**must be a permanent, durable, dustless surface as per our code in almost every instance and**

when we don't do it, it is an exception based on some specific issue to the site or a temporary use." Section 4 of the code has a definition of durable, dustless surface. **Chairperson Stewart** asked for a motion on the application.

➤ **T. Jacobs** made a motion to approve Conditional Use Permit #CU-10-01, Minor Partition #M-1-01 and Site Plan Review #SP-19-01 with the following changes and/or amendments:

- 1) all references to easement requirements be changed to required minimum of 25 feet width and 20 feet paved and;
- 2) amend #6 of Conclusions and Recommended Conditions to read "The parking area and driveway access easement shall be improved to a permanent, durable, dustless surface, as described in Section 4 of the definitions of code, excluding oil mat surface and;
- 3) the rest on the Conclusions and Recommendation be accepted.

The motion was seconded by **R. Jacobs**. **Chairperson Stewart** asked for discussion. **N. Hahn** asked about the paved part of the driveway and this was discussed.

**H. Harrison** asked for a friendly amendment to the motion made by **T. Jacobs** to include that the Site Plan be corrected to match the Findings. **N. Hahn** seconded the friendly amendment.

**Chairperson Stewart** asked **D. Mattison** to repeat the motion including the friendly amendment. She then called for the vote. Ayes were received by **T. Jacobs, H. Harrison, N. Hahn, R. Jacobs and C. Phillips**. The motion passed by all members seated.

**Chairperson Stewart** noted there was 10 days from this date to appeal the decision.

#### V. ITEMS OF HIGH PUBLIC CONCERN:

**Chairperson Stewart** explained the draft of the Flood Mitigation Plan Update and Review and the role of the Planning Commission in the plan. She then invited **Vicki Goodman** to introduce herself and explain the plan. **V. Goodman** spoke about the history of flood mitigation, the plan and what has been happening. She spoke about the Community Rating System (CRS) program concerning flood insurance. She gave the commission members a hand out which she then reviewed with them.

**Tilda Chadwick Jones** of the **Tillamook Bay Habitant Estuary Project (TBHEP)** was next to introduce herself and she provided the commission members the history of TBHEP, what they have done in the area and what the future plans are. Project Exodus was explained. Commission members asked questions.

**Chairperson Stewart** thanked each of the ladies for coming to the meeting and for their presentation and information. She thanked them for their participation in the community.

The next item of high concern was the Preliminary Digital Flood Insurance Rate Maps (DFIRM) from FEMA the City received in January 2010. **Chairperson Stewart** asked **D. Mattison** to explain and review including the City's response as of this date. Following the review there was discussion regarding flooding, prior flood maps, changes to the flood maps and the impact on the community. **Chairperson Stewart** asked each commission member to review the preliminary DFIRM maps accurately and that it is the responsibility of the planning commission to comment and provide information to the community.

**VI. ITEMS OF COMMISSION CONCERN: none**

**VII. ANNOUNCEMENTS: none**

**VIII: ADJOURNMENT:**

With no further discussion or objections, the meeting was adjourned by **Chairperson Stewart** at 10:15 p.m.

Prepared by:

Debbi Reeves,  
Administrative Assistant

Approval Acknowledged by:

---

Jan Stewart, City Planning Commission Chairperson

---

Date