

**CITY OF TILLAMOOK PLANNING COMMISSION MEETING
JULY 5, 2007**

COMMISSION MEMBERS PRESENT:

Jan Stewart (Chair)
Steve Munoz
Rob Huston
Nick Hahn
Ray Jacobs
Howard Harrison

COMMISSION MEMBERS ABSENT:

Tamara Jacobs (unexcused)

STAFF PRESENT:

David Mattison, City Planner

I. CALL TO ORDER

Chairperson Stewart called the meeting to order at 7:00 P.M.

II. HEARING OF CITIZENS AND DELEGATIONS

There was no public comment.

III. APPROVAL OF MINUTES FOR APRIL 5, 2007

Commission Member Huston moved to approve the minutes from the April 5, 2007 meeting. Commission Member Harrison seconded the motion. The motion carried with a unanimous aye vote with Commission Member Munoz abstained due to absence.

IV. PUBLIC HEARING

PROPOSAL

To review a tentative subdivision plan for a 21-lot subdivision known as Coast Haven Estates Subdivision on approximately 2.45 acres, within the Multiple Use Residential Zone District of the City of Tillamook.

Chairperson Stewart opened the public hearing and read the hearing disclosure. There were no conflicts of interest declared. There was no Exparte Contact disclosed.

David Mattison, City Planner, read the staff report and recommendations. He then identified those who submitted written comments as: David Brown, 1030 Murray Way, Gene Bailey, 911 Williams Ave; Don and Norma Johansen, 902 Williams; John

and Olive Kay Winfrey, 1040 Murray Way; Ronald McVay, 812 Williams Avenue; Dorothy Richey, 906 Williams Ave.; Vicki and David Cruz, 3609 Hawthorne Lane; Melanie Weber, 3607 Hawthorne Lane; Ron Rhen, ODF&W; Chris and Vera Heil, 809 Williams Avenue, Peter and Linda Marvin, 907 Williams Ave., Kathleen Mitchell 3810 12th Street, Pat Oakes, Tillamook County; John Hercher and Kelsie Obrist, 1010 Murray Way.

City Planner then explained the process for appeal and Chairperson Stewart explained the process for public testimony.

APPLICANTS

Ron Larson, HLB Otak Civil Engineers, P.O. Box 219, Manzanita, OR 97103, introduced himself as the engineer representing the developer, Alan Perkins. Alan Perkins, OrCA Improvements, LLC, 10235 Snowgoose Place, Beaverton, OR 97007.

Mr. Larson said this development will generate approximately \$5,000,000 in economic activity over the next four years. He then introduced the applicant, Alan Perkins. Mr. Larson went on to explain his experience working on projects in Tillamook, with particular regard to Holden Creek. He briefly addressed the following issues and design concepts: flooding, Williams Avenue and 12th Street extensions, riparian setback, lot size and density, sewer infrastructure, streets and sidewalks, property setbacks, and storm drainage.

PUBLIC TESTIMONY

Don Helmick, 3666 12th Street, Tillamook, OR 97141, spoke in favor of the applicant and of the benefits of affordable housing to Tillamook citizens.

Ken Haltiner, 2016 Third Street, Tillamook, OR 97141 spoke in favor of the applicant. He did state a concern regarding flooding to the property owners on Murray Way as a result of the extension of Williams Avenue.

Dave Brown, 1030 Murray Way, Tillamook, OR 97141, he asked the following questions 1) how close can a sewer line be to a water way, 2) where will the water go when the homes are constructed, 3) are height restrictions being followed, 4) who will pay for and maintain the bridge across Holden Creek. He went on to say there is less than 12 feet from his property line to the sewer line.

Carol Brown, 1030 Murray Way, Tillamook, OR 97141, directed a question to the City Planner regarding the diversion of the water as a result of fill being added.

Jean Bailey, 911 Williams Avenue, Tillamook, OR 97141, spoke of concerns of traffic increases and the street design.

Olive Winfrey, 1040 Murray Way, asked if the houses will be uniform or if there will be single and two-level homes.

John Hercher, 1010 Murray Way, Tillamook, OR 97141, stated he shared the same concerns as those already mentioned. He also said the pictures in the staff report are from 2006 not 1996 as stated in the staff report.

Tonya Durand, 3368 12th Street, Tillamook, OR 97141, said she is worried about the flooding issue.

Pete Marvin, 907 Williams Avenue, Tillamook, OR 97141, stated he is opposed to the alteration to Holden Creek and the riparian area due to the extension of Williams Avenue. He believes the residents of the neighborhood will value the riparian area more than the extension of the road.

John Winfrey, 1040 Murray Way, Tillamook, OR 97141, asked if the extension of 11th Street will go all the way to Murray Way or stop at next street. He added Murray Way has an easement and they have a deed that they have to maintain.

APPLICANT'S REBUTTAL

Mr. Perkins responded to the comment regarding the quality and affordability of the housing. He stated the 21 homes will be custom designed and there will be five or more different home plans utilized. He also said \$250,000 for a home is quite affordable by today's standards. He then added that the home prices would be reduced if Williams Avenue is not extended. Mr. Perkins then addressed the riparian area concerns. He will be working with the Tillamook Estuaries Partnership to identify non-native species and replant with native species to restore the vitality of the creek.

Commission Member Huston asked Mr. Larson if it is possible to build a house on lot 21 and comply with the minimum setback requirements of the front yard and not encroach upon the riparian zone.

Mr. Larson said it was discussed and that Mr. Perkins will be hiring an architect to review.

Chairperson Stewart directed the public to the covenants, conditions, and restrictions section. She then asked Mr. Perkins why the plans specify no footings and stone walls.

Mr. Perkins said it keeps the character of the neighborhood consistent and adds a coherent neighborhood feel.

Mr. Larson began addressing the public concerns with a response to the distance requirement for a sewer line to a waterway. He stated there is no numerical requirement. The challenge is when and how construction is done as DEQ regulates in-water work. He went on to explain the design and layout of the sewer line. Mr.

Larson said there is no fill within the 50-foot riparian setback. Mr. Perkins is working with the Tillamook Estuaries Partnership and ODF&W to remove the debris in the culverts and improve the habitat. He then spoke of the flooding concerns and how those issues are being addressed. Mr. Larson suggested, based on the concerns from citizens, that the City reserve the Williams Avenue right-of-way but eliminate the requirement for the Williams Avenue physical crossing/street and culvert improvements. He then addressed the concern regarding the extension of 11th Street. He said the only way Murray Way would be connected to 11th Street is if the plot says it has to be extended. In that case, the developer of that property (Mr. Haltiner's) would be responsible for that extension. It is not a condition of this application. Mr. Larson then continued to address the issues and concerns associated with the flooding of Holden Creek. Photos from 11/07/2006 were viewed. Mr. Larson went on to describe how elevations will be determined.

Chairperson Stewart asked Mr. Larson to address the outdoor space concern.

Mr. Larson said they are working on an area for a walkway on the south side of Holden Creek. They would like to "cleanup" the north side of Holden Creek to make it more available to the residents of the area.

There being no further proponents, opponents, or neutral testimony, Chairperson Stewart closed the public hearing to all public testimony.

COMMISSION DISCUSSION

The Commission discussed the issues at hand with particular emphasis on why the extension of Williams Avenue was a condition and if it is necessary for approval of this application.

MOTION

Commission Member Harrison moved to approve Subdivision #SUB-07-01, in accordance with staff's findings of fact, based on the findings of fact, the applicant has met the applicable criteria the suggested conditions that staff has outlined must be met and that Williams Avenue not be extended, but that the City reserve the right-of-way, due to three things: 1) the increased flood potential of Holden Creek and the effect on the wetlands to Holden Creek with respect to ODF& W concerns, 2) DSL wetland determination must be received back and approved, 3) applicant continue to work with Tillamook Estuaries Partnership to restore native vegetation along Holden Creek. Commission Member R. Jacobs seconded the motion.

Chairperson Stewart asked Commission Member Harrison if he was proposing that the motion include the U-shaped access or leave open to redefine the plat.

Commission Member Harrison said he understood it would be the U-shaped if there was not the Williams Avenue stub extension.

Commission Member Huston asked if they were extending 11th Street.

Chairperson Stewart stated that was not a condition listed in the staff report.

The vote was as follows:

Commission Member Hahn: aye
Commission Member Harrison: aye
Commission Member Huston: aye
Commission Member R. Jacobs: aye
Commission Member Munoz: aye

There being a unanimous aye vote, the motion carried. Chairperson Stewart advised of the ten-day appeal of decision from the date of this hearing.

V. ITEMS OF HIGH PUBLIC INTEREST

Commission Member Hahn said he observed a car parked on W. Wilson River Loop and cars were not able to get out of the drive-thru. He asked if a no-parking sign could be constructed.

Further discussion of parking and the turn lanes followed.

Chairperson Stewart asked Commission Member Hahn to talk to Arley Sullivan.

City Planner told the commission the Street Committee would be meeting and there is an agenda item regarding a similar issue.

Commission Member Munoz asked the status of the IOOF building.

Chairperson Stewart recommended taking it to abatement.

Commission Member Huston expressed concern with the condition of the house next to the Latimer Quilt and Textile Center.

Commission Member Munoz commented that the Kingsman building next to Sheldon Oil Company was torn down.

VI. ITEMS OF COMMISSION CONCERN

None

VII. ANNOUNCEMENTS

None

VIII. ADJOURNMENT OF PUBLIC HEARING

There being no further business, the meeting was adjourned at 11:15 P.M.

Submitted by Melanie Olson

Approved by

Jan Stewart, City Planning Commission Chair

Date