

**City of Tillamook Planning Commission Meeting  
December 7, 2007**

**Commissioners Present:**

Ray Jacobs  
Rob Huston  
Jan Stewart  
Tamra Jacobs  
Howard Harrison  
Nick Hahn

**Absent:**

Steve Munoz (excused)

**Staff Present:**

David Mattison  
Terri Phillips

**I. CALL TO ORDER**

Chairperson Stewart called the meeting to order at 7:05 p.m.

**II. HEARING OF CITIZENS AND DELEGATIONS**

None.

**III. APPROVAL OF MINUTES FOR October 4, 2007:**

Commissioner Huston moved to approve the minutes from the October 2007 Planning Commission meeting. Commissioner Harrison seconded the motion. The motion passed with a unanimous aye vote.

**IV. PUBLIC HEARINGS**

Chairperson Stewart opened the public hearing on revisions to Site Plan Review #SP-07-01 at 7:06 pm, and read the hearing disclosure. There was no ex parte contact, conflict of interest, or bias. There was no challenge from the audience.

**Applicant:** TLC Credit Union, Revisions to Site Plan Review #SP-07-01, map T1S10W5AD, tax lots 1800 and 1801, within the C-C Zone District inside the city limits of the City of Tillamook regarding building façade configuration. The revisions are in the building plans, not the Findings of Fact.

Mr. Mattison briefly reviewed the façade revisions. He reported the revisions include changing the roof line from flat to pitched; changing the back of the building from a rounded surface to flat; and adding a small percentage of concrete blocks at the base of each floor and at the entrance. As required in Section 22 of the Zoning Ordinance, any revisions to the plan must be made through the Planning Commission.

Commissioner Harrison asked about the addition of a crosswalk to conditions for the parking lot. Staff replied that is not part of this application.

**Applicant:** TLC Credit Union, Mr. Mike Pierce, CEO, 2101 5<sup>th</sup> Street, Tillamook, Ms. Cate Mayer, TLC, 2101 5<sup>th</sup> Street, Tillamook

Mr. Pierce said TLC's initial architectural design was over budget. Revisions were made as described by Mr. Mattison, bringing the project within the budget.

Commissioner Harrison asked about the appearance of the concrete blocks. Mr. Pierce responded they are textured and slightly colored.

Chairperson Stewart noted that there is no audience, so there will be no opponents or neutral testimony. The public hearing was closed for Commission discussion at 7:12 PM.

Commissioner T. Jacobs moved the revisions to SP-07-01 be approved in accordance with staff's Findings of Facts. Based on findings, the applicant has met the applicable criteria, and that suggested conditions as previously outlined by staff must be met. Motion seconded by Commissioner R. Huston. Motion passed with a unanimous aye vote. The vote was as follows:

Commissioner Hahn-aye  
Commissioner Harrison-aye  
Commissioner T. Jacobs-aye  
Commissioner Huston-aye  
Commissioner R. Jacobs-aye

Chairperson Stewart advised there is a ten-day appeal period from the date of this hearing.

#### **V. ITEMS OF HIGH PUBLIC INTEREST**

None.

#### **VI. ITEMS OF COMMISSION CONCERN**

Mr. Mattison distributed information concerning free on-line training for Planning Commissions, encouraging commissioners to watch it. He reported it to be very interesting.

Commissioner Harrison asked about a recent newspaper article concerning the transit center, reporting the Planning Commission had required a two-story building. Mr. Mattison said he spoke with the reporter and corrected the information that it was a suggestion, not a requirement.

Commissioner Huston asked about abatement procedures for vacant and flooded buildings, specifically the Texaco building. Mr. Mattison said there have been conversations regarding cleanup of the mud.

Chairperson Stewart suggested nuisances such as this are complaint driven.

Mr. Mattison recommended a complaint be filed with the Police Department and possibly the County Department of Health.

A question was asked about progress of CU-07-03/SP-07-05, Jesus Sosa, Applicant. Mr. Mattison said approval was granted more than a year ago. For the project to go forward, the applicant needs to re-file.

Brief discussion regarding FEMA buy-outs of flood prone properties. It was suggested actions be forestalled until the County Development Department fills a vacant position.

#### **VII. ANNOUNCEMENTS**

Mr. Mattison reminded members of the December 14<sup>th</sup> on-line Planning Commission training session, Part II.

**VIII. ADJOURNMENT OF PUBLIC HEARING**

There being no further business, the meeting was adjourned at 7:29 pm.

Submitted by,  
Terri Phillips  
Customer Service Clerk

Approval Acknowledged by:

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Jan Stewart, City Planning Commission Chair

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Date