

Pacific City/Woods Community Plan



Adopted July 28, 1999 and Amended January 1, 2019

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Pacific City/Woods Planning

Purpose of the Pacific City/Woods Community Plan

The Pacific City/Woods Community Plan represents a vital guide to our future. This plan evolved out of a planning process which included active participation of local residents and property owners over a four-year period between April 1995 and June 1999. In 2017, the Community Plan has been updated based on an Opinion Survey completed in 2009 and an Inventory of Land Analysis finished in 2013.

The purpose of the Pacific City/Woods Community Plan is to provide guidance to, and predictability in, the development of the community as it transitions to the Pacific City/Woods described in the Pacific City/Woods Community Vision Statement. While change is inevitable there are many different futures that can be achieved. The residents and property owners of Pacific City/Woods believe that by working together, communicating effectively, and preparing properly, it will be possible to obtain the future they desire.

History of the Planning Process and Community Involvement

The original planning process for developing a community plan for the Pacific City/Woods area has occurred over a four-year period and included significant time and effort of Pacific City/Woods residents. A chronological summary of the planning process and community involvement is provided below.

April 1995

A Steering Committee consisting of several citizens in the PC/Woods area was formed. The Committee included a representative of the PC Water District and the PC Sanitary District. The Committee met monthly. The first few months of meetings were spent learning about the process and about each other.

After several months, the Committee began to discuss the need to expand to better represent the different segments of the Community. The Committee added members to represent part-time residents, long-time residents, commercial dory fishermen, no-growth interests, and farmers. The Committee had approximately 15 people each representing a different segment of the community.

During the summer of 1995, the Committee developed a survey to solicit community input on important issues.

September - October 1995

The first Town Hall meeting was held to introduce the community to the planning process, to the members of the Steering Committee, and to the goals of the survey. Over 100 people attended the meeting which was held on a Saturday morning to accommodate the part-time residents.

The survey was mailed out in early October. The committee asked for volunteers to assist with the mailing. Nearly 1,200 surveys were mailed (one to every property owner). In addition, surveys were located in various businesses around the community to allow renters and those with different opinions to complete a survey. The community paid for the postage with donations from the sewer and water districts.

Of the 1,200 mailed surveys, over 400 were returned by mid-November. The surveys were tabulated into three summary sheets and were combined into a single response sheet. Volunteers from the community donated their time to tabulate and document survey comments.

February 1996

Following the survey tabulation, a second Town Hall Meeting was called to discuss the results of the survey. The meeting was held on a Saturday morning and was attended by over 100 people.

A review of the survey and responses indicated four areas of concern which would need further study. The Steering Committee issued a call for volunteers to serve on:

- Growth Committee – to review growth issues and the Community Growth Boundary
- Zoning Committee – to study uses in the zones, setbacks, other zoning related issues
- Housing Committee - to look at the available housing in PC/Woods and to work on strategies to ensure affordable housing
- Transportation Committee - to review transportation-related issues

The Zoning, Housing and Transportation Committees were consolidated into a single committee.

March 1996

Tillamook County Department of Community Development held a “Planning 101” workshop to familiarize people with planning concepts and procedures. The workshop was attended by approximately 75 people.

The Zoning and Growth Sub-Committees began work. They met almost every Saturday for two months.

Early in March, an inventory of all tax lots in Pacific City-Woods was completed. The process involved sending teams of volunteers on a street by street walk of every tax lot in the area. They mapped dwellings, structures, and commercial buildings using assessment plat maps and selected assessor data. A report was developed documenting the information.

May 1996

After two months of meeting every Saturday, the Growth Committee completed work and issued recommendations. In order to ensure that all committees and sub-committees were on the same track, the first joint meeting of Growth, Zoning, and Steering Committees was held. It was well attended by most of the committee members. The membership on all three committees by this time was approximately 43 volunteers.

June 1996

On June 1, 1996, the third Town Hall Meeting was held to present the Community Vision and receive input from the community. The vision was developed by a group of volunteers who are members of the various Committees. The information from the survey, inventory data, and historical data was utilized to develop the draft vision statement.

November 1997

The Steering Committee completed work and provided the information to Tillamook County. At this point, the next logical step was to develop a Pacific City/Woods Community Plan, utilizing the information developed by the Steering Committee and various sub-committees.

March - July 1999

Tillamook County contracted TriLand Design Group, Inc. and Dispute Resolution Services to complete the previous planning efforts, and to develop the Pacific City Community Plan. Meetings were held with the Pacific City/Woods Steering Committee, Tillamook County Community Development Department, TriLand Design Group, and Dispute Resolution Services March 19, 1999 and April 9, 1999 to review and comment on the draft Community Plan and to identify unresolved conflicts.

On April 30, 1999, an Open House/Community Meeting was held where citizens were invited to review and comment on the draft Plan. A joint meeting was held with the Pacific City/Woods Steering Committee and the Pacific City Transportation Task Force on May 14, 1999 to discuss and reach consensus on the Pacific City Transportation Plan Policies. Based on the results of the Open House/Committee Meeting and joint Steering Committee and Transportation Task Force meeting, the final Pacific City/Woods Community Plan was prepared for hearings and approval by the Tillamook County Board of Commissioners. The Board of Commissioners signed Ordinance Amendment OA-99-03 on July 28, 1999, amending the Tillamook County Land Use Ordinance and Comprehensive Plan by including the contents of the PC/W Community Plan and Transportation Plan and the zoning map revisions based on the Community Plan.

Formation and History of the Pacific City/Woods Citizen's Advisory Committee (PCW-CAC) 2005-2013

2005

January 1, 2019

January 10, 2005, the Department of Community Development (DCD) posted a notice inviting Pacific City/Woods citizens to an informational workshop to discuss forming a Citizen Planning Advisory Committee (CPAC) to gauge interest, explain the process and set up timelines for additional meetings if the community elected to do so.

May 3, 2005, the Department of Community Development posted a notice identifying the purpose of CPACs.

October 25, 2005, the DCD posted a notice for a planning commission workshop session to discuss CPACs.

2006

January 9, 2006, the Department of Community Development sent a draft of Guidelines to Establish the Tillamook County Citizens Planning Advisory Committees.

April 17, 2006, the Department of Community Development posted a notice for Pacific City/Woods By-laws steering committee to be held on April 24, 2006.

June 12, 2006, the Pacific City/Woods mission statement was adopted: "The Pacific City/Woods CPAC mission is to provide a forum for citizen involvement in all phases of land use planning that affect our geographic area and to preserve and enhance and quality of life in and livability of our community."

October 14, 2006, a workshop was held and was attended by 50 Pacific City/Woods citizens, residents and property owners. By unanimous vote they adopted the by-laws to form the PC/W CPAC.

2007- 2009

January, 2007, the Pacific City/Woods CPAC lighting committee was formed.

February 6, 2007, the Pacific City/Woods Land Use committee was formed.

March 31, 2007, a Land Use Planning 101 Workshop was held and attended by 20 Pacific City/Woods citizens. It was facilitated by Marianne Hoffman, Planning Commissioner.

March 15, 2009, an Opinion Survey for the Pacific City/Woods community was completed and presented to the Tillamook County Board of Commissioners.

2010 - 2013

June 30, 2010, a letter was sent from the Board of Commissioners clarifying the role and responsibilities of all CPAC's.

November 11, 2010, a Workshop was held for CPAC's on Goal 1 and Land Use, presented by Edward J. Sullivan.

January 1, 2019

2011, began an Inventory of Lands within the Unincorporated Community Growth Boundary for Pacific City and Woods.

May 1, 2013, ORDER #13-034 by the BOC changing the name of the CPAC's to Citizen Advisory Committees (CAC's) and stating the responsibilities of these new organizations.

May 20, 2013, the title of Citizen Advisory Committee was adopted for the PC/W CPAC.

July 15, 2013, adoption of changes to the PC/W CPAC By-laws to formalize the changes needed to comply with ORDER #13-034.

Community Plan Update Process – 2007-2013

Process: In August, 2007, the Community Plan Review Committee (CPRC) comprised of six CPAC members and several general members was established by the CPAC to begin the process of updating the Community Plan. The Department of Community Development was represented by Coastal Staff Lisa Phipps. She attended several meetings in the beginning of the process. Lisa advised the committee that we have a living document which has been in place since 1999. There is no need to reinvent the wheel.

Goal: Update the Plan to reflect current statistics and to determine if there are any changes. Changes that are proposed will be the result of a public process including a survey of the community, public meeting notices and public meetings as mandated in the Post Acknowledgement Plan Amendment (PAPA)

Survey: The committee agreed that the first step was to survey the community. That process is reflected in the 2009 PACIFIC CITY WOODS/ CAC SURVEY SUMMARY – MARCH 15, 2010. Please refer to the Department of Community Development website for this document.

Notification: – The public was notified of every meeting by the agenda posted at the Pacific City Winkleman Library, the Pacific City Joint Water - Sanitary Authority office, the Kiawanda Community Center, the Oregon Coast Bank, the U.S. Post Office, and via e-mail to the membership, which includes Community Development staff and the County Commissioners. Notification and meeting minutes were also posted on our website <http://www.pacificcitywoodsCPAC.org> beginning April, 2011. Progress was reported at every CAC/CPAC meeting, recorded in the meeting minutes and once approved were sent to the membership via e-mail and posted on the website. The meeting date and the meeting agenda is reported in the local paper, The Pacific City Sun. Community Plan Review committee members have consulted with Community Development staff as questions arose. CPAC members have attended trainings implemented by the Community Development staff to learn about the PAPA.

Review of the Plan and Ordinances: Beginning in September, 2010 once the survey was completed, the Community Plan Review Committee met and determined what needed to be changed or added. Then the committee reviewed the Community Plan Policies for Barview/Watseco/Twin Rocks, Oceanside,

Hebo, Cloverdale, Netarts and Neskowin to determine if any of their policies would benefit our community and be included in our Plan.

Inventory: An inventory of lands within our scope of area influence was begun in 2010 and completed in January 2013. In summary it was determined that based on the 2011 tax rolls, there are 482 vacant residential lots. This is a potential of a 38% growth if all lots were developed over the next 10 years. In addition, another 201 residential lots can be subdivided, increasing the total available for growth to 683 lots. Also, the Aspen Property of 53 acres has the potential of being subdivided into 120 lots. This was a proposed subdivision in 2008. With the downturn of the economy, this development was tabled but has the potential to resurface.

Therefore, the maximum number of lots that can be developed is 803 or a 63% growth over 2011 residential lots.

The updated lands inventory presentation and analysis is attached in Appendix A.

Pacific City/Woods Vision Statement & Background

The Vision

In the 1999 Community Plan, it was stated that the Pacific City/Woods area should continue to be a small, residential family-oriented community with a high quality of life. We envision a community which:

- values its unspoiled beaches, estuary, and river
- values friendliness, diversity, and privacy
- welcomes new residents, visitors, and new ideas, yet retains and values the contributions of longer-term residents.
- values quality educational opportunities for all levels
- preserves a quiet, uncongested environment
- offers diverse housing options
- acknowledges the needs and contributions of its senior citizens
- grows at a rate that is commensurate with the capacities of sewer and water systems
- grows deliberately (slowly, moderately) and thoughtfully, so it retains its unique characteristics, natural environment, and livability
- hopes that people with competing interests can coexist and share common goals
- works to encourage the participation of its citizens planning for its future

As a part of the update of the Plan in 2013, based on the 2009 Pacific City Community Survey, citizens, residents and property owners indicated their vision for the future. This included:

- Growth: Slow but steady growth for the community
- Economic Development: Better economic development with more jobs, businesses and green commercial enterprises.
- Diverse Housing Options: More affordable housing choices.
- Development Preferences: Stronger enforcement of building codes
- Roads & Transportation: Better maintenance of roads, more pedestrian and bike paths, increased senior transportation

- Safety: Larger presence of Sheriff's Department, nuisance control and community watch programs
- Sports & Recreation: Preservation of natural resources and more parks.

Process

At the request of the Tillamook County Department of Community Development, the people of Pacific City - Woods have met in Steering Committee meetings, sub-committee meetings, and Town Hall meetings to develop an image of what we desire our community to be in the next 10 years. All meetings have been open to the public and attended by a good representation of new and old residents, full and part time residents, business people, retired people, senior citizens, developers and preservationists. The Steering Committee prepared and sent out a citizen survey to 1,200 property owners to gather their response and ideas about community values and important issues concerning change and growth. Over 400 people completed this four-page survey. The results were tabulated by a group of volunteers and shared with the community at a second Town Hall Meeting. The County used available tax information and took a group of volunteers on a street by street survey to inventory available buildable land. The Growth Committee used this information and survey results to come up with their recommendation for community boundaries. The Zoning and Transportation Committee addressed road widths, parking, pedestrian safety, speed limits, and the possibility of developing a community-wide bike system connecting Pacific City, Woods, and Cape Kiwanda. Since the capacity of our sewer and water facilities are a major factor in all growth decisions, members of the Sanitary and Water District served on the Steering Committee.

The results of all these meetings and gathering of information is a Vision Statement profiling our Past, Present, and Future.

The Past

Before 19th Century settlers arrived in the Nestucca Valley in the 1870's, it was populated by Indian tribes from the Nestuggas, Killamooks, Clatsops, and Nehalems. They were forced from their homes in 1876, to a reservation on the Salmon River. At that time there were around 200. Somewhere between 1876 and 1880, the last tribe paddled down the Little Nestucca, into the Bay to cross the bar and heading out to sea.

From 1880 to 1926, the community equaled or exceeded many other coastal centers in population. It was a land of plenty, and promise- a land teeming with natural resources that enticed families to settle in the Nestucca Valley. It was along the Little Nestucca that early pioneers arrived, or by one of three steamers which traveled the rivers, bays, and bars from San Francisco to Astoria. Many pioneers traveled over the mountains by rough trails, with many rivers crossings without bridges. Descendants of the early settlers still live in the area. Wet weather made all routes via Dolph, Hebo-Otis, or Cloverdale to Pacific City almost impassable. It was a two-day trip from Sheridan to Pacific City with a team and

wagon. Much of what was Pacific City, was a dairy farm owned by Fred Beals. Hunting, trapping and fishing, clamming, and mink farming provided other turn of the century means of income.

Sport and Commercial salmon fishing always played a significant role here. Most commercial fishing utilized set nets in the Nestucca River. Fishing in the ocean began with 20-foot dory boats rowed out through the surf at Cape Kiwanda. The dory fleet boomed to 600 boats with the community employing five boat builders in the 1960's. Square-stern versions were replacing double-end rowing dories and Pacific City ranked in the top three ports on the Oregon Coast for commercial landing of salmon. Hydraulic power replaced hand-operated gear and Pacific City dories were shipped to Samoa and the Pribilof Islands.

The town of Woods developed before Pacific City, offering a general store, drug store, Rebecca Lodge, sawmill, cabinet shop, photography gallery, postmaster, and two weekly newspapers. Pacific City was originally called Ocean Park and was homesteaded by Thomas Malaney, who platted the town in 1883 along the south bank of the river directly across from Woods. Malaney's family sold a number of lots, but before anyone could build, a flood covered the area in 1894. The flood resulted in moving the town to higher ground just down the river. Pacific City was becoming a thriving town which brought competition to Woods. Pacific City hosted celebrities, wrestling matches, rodeos, dances, ball games, barnstorming exhibitions, and clam and salmon bakes. Pacific City was also the site of the renowned "Brooten Baths", a spa where, for the first quarter of this century, thousands of sufferers came seeking relief from their illnesses using Kelp ore baths.

Some of these visitors decided to settle permanently in the secluded coastal town, building rows of cottages along the river front and along the town's four unpaved streets. A hand-operated ferry at Woods that carried automobiles and passengers and a boat ferry in Pacific City were the only way across the river before 1916 when a foot bridge was built. Two other bridges followed including a drawbridge for masted ships. A cannery operated at the mouth of the river.

In 1926, a statewide voter initiative closed the Nestucca River to commercial fishing. The depression of the 1930's and WWII left the areas with limited travel possibilities and only a handful of residents. The Coast Guard had a horse patrol here to warn of an enemy attack during the 1940's. Dairy farming was the only consistent mainstay in the lower Nestucca Valley.

In 1950, the airport was dedicated, dune grass was planted to stabilize the sand dunes along the shoreline, and a rock road was built to Cape Kiwanda. The first Dory Derby was held in 1959 and continues in the summer to this day. This period saw little development.

In 1965, the state highway division proposed a controversial routing of Hwy 101 through the Nestucca sand spit and over Cape Kiwanda. The fight raged with Tom McCall in favor and Bob Straub opposed. The highway division finally withdrew all alternate routes. Bob Straub Park at the south end of the beach was later named for his role helping Pacific City save its shoreline.

The Tillamook County Planning Commission held its first public hearing in 1966 on the county's new land use comprehensive plan. A year later, the State legislature deadlocked over the rights to build on Oregon's dry sand beach areas, known as the Oregon Beach Bill. A coordinate line was finally set in

1969, determining where beach property owners could build, and that line stands essentially unchanged today.

In 1973, Barney McPhillips offered all of Cape Kiwanda and the land along McPhillips Drive for sale. The McPhillips family had owned the Cape and uplands for 100 years. The State Parks Division refused to purchase the Cape because of hazards to hikers, but an appropriation from the legislature and pressure from Governor McCall forced a compromise deeding the Cape proper to the public. In

1980, an area was sold to Thousand Trails.

Portland General Electric came to the Pacific City/Woods Chamber of commerce simultaneously with the McPhillips exchange to propose construction of a nuclear power plant north of the Cape. PGE maintained the ocean outfall would warm water on the offshore reef for improved fishing, and tax rates would decline from the multimillion-dollar investment. Local opinion was generally not supportive, and the McPhillips land agreement made the issue moot.

In the 1970's, dory fishing remained strong, land was being developed on Pacific City Heights, small farms were merging into larger dairy operations and Pacific City voters defeated an attempt at incorporation. The U.S. Air Force closed its base on Mount Hebo creating a decline in population and payroll to the area.

1980 brought a drastic reduction in salmon harvest for both recreational and commercial fishermen. The dory fleet declined to 100 regular boats. Vacation home construction continued at a modest pace, and a proposed condominium project for 50 units at the Cape failed to develop. Dune wells were replacing the surface waters of Horn Creek. Highway improvements shortened the drive to Lincoln City to only 21 minutes.

The 1990's brought the prospect of accelerated growth and change from a small rural fishing and farming community to a popular summer home and tourist community. The mid-1990's have seen rapid change to the "Home of the Dory Fleet". Second homes now make up 60% of the community and property values are increasing. In 1996, several commercial and planned developments were under construction while others were in the planning stages. A motel at Cape Kiwanda began construction in 1996. The emphasis on traditional natural resource jobs in logging and fishing is slowly being replaced by service industry employment opportunities. Several historic buildings in the main commercial area of Pacific City have been renovated as small retail shops. Other new commercial structures have also been built along Brooten Road. A new library and community center have greatly expanded services to all residents.

In 2007 the nation's largest corporate banks were found to have overextended mortgages. When the overextension resulted in borrowers being unable to meet their obligations the banks began to falter and were unable to continue lending. Our country went into a deep recession.

Our community, Pacific City-Woods, was negatively impacted in many ways. Businesses struggled to stay open as discretionary spending was reduced. Gas prices rose and vacationers opted for entertainment closer to home. 60% of the homes in Pacific City-Woods represent second home owners and many of these owners were no longer able to support two homes. Beach homes were listed for sale, some became short-term rentals to bring in income, and many went into foreclosure. As a result of all these factors property values declined, jobs were lost and many of our citizens had to move out of the area, many losing their homes. Several proposed Planned Unit Developments went into foreclosure. As commerce slowed, people stopped traveling, spending and the local economy declined.

The end of the federal timber sale receipts for funding in Tillamook County has negatively impacted both the budgets of the Department of Public Works and the area school districts.

A slow recovery took hold in 2011-2012. Tourists began to travel short distances and began returning to the beach for weekends and vacations.

The Present

Some things never change, life goes on. Pacific City is still The Home of the Dory Fleet, celebrating a deep and rich culture of fishing. Dory Days in late July celebrates this history with an annual parade, fish fry and craftsmen selling their wares. However, fish stocks have dwindled and the number of commercial Dory fishermen has decreased sharply. There are a few commercial fisherman and a few, out of a dozen at one time, craftsmen still building the specialized and hand crafted flat bottomed dory boats that are launched off the beach at Cape Kiwanda.

Sport fishing and crabbing in the ocean and on the Nestucca River remain favorite hobbies for many. River kayaking has become very popular on the Big and Little Nestucca Rivers. The rivers were designated as part of the National Water Trail in 2012. Ocean kayaking is new to the area as is kite sailing. Jet skiers launch off the beach and jump the waves.

Cape Kiwanda attracts the young and the seasoned. Haystack Rock is about a mile off the beach into the Pacific Ocean and is a photographers' dream. Climbing the dune and racing or rolling down is fancied by the young. The seasoned are content to watch. The tide pools are a State Marine Garden explored by all. In the summer you will find many cars parked on the beach, south of where the Dories launch off the beach into the ocean. These beachcombers are picnicking, playing volleyball, kite flying, playing, sunbathing, napping, jumping the waves and taking pictures. Cape Kiwanda offers easy access to big waves for the many, many surfers. There is an annual long board contest.

At the Cape is our locally owned and operated microbrewery. The Pelican Pub beer has won many awards nationally. Other Cape Kiwanda businesses are restaurants, kite shop, surf shop, real estate office and lodging. There is a county park and a two large RV parks along with a deli, gift shop and swimming pool. The Kiwanda Community center is just to the south of the Cape.

The Pacific City Joint Water - Sanitary Authority are also located just to the south of the Cape. A major rebuild of the sewer pump station in the center of Pacific City will come online in early 2013.

The County's Tillamook LightWave (TLW) purchased property and leases their building to the University of Washington. The University is working in collaboration with the Ocean Observatories Institute (OOI). With funding from the National Science Foundation a collaborative project among major oceanographic institutions has been launched. A networked infrastructure of sensors will measure physical, chemical, biological and geographical variables in the ocean and the sea floor. Pacific City is the location of the shore-based station that manages two fiber optic cable arrays, a regional scale node and a coastal scale node. The goal is to provide a long-term, sustained observation of ocean processes. This includes monitoring of activity of the Cascadia Subduction Zone.

The Nestucca Valley Community Alliance (NVCA), an organization formed in October 2010, is working with UW and OOI to encourage and enhance a community outreach program with education regarding the science and technologies being used to monitor the ocean.

In addition, NVCA, is also partnering with Tillamook Lightwave (TLW) to use a portion of the cable landing station just east of Cape Kiwanda Drive for a community park. TLW will lease the property to NVCA for the purpose of a park development. This park is anticipated to include, picnic areas, playgrounds and a skate park.

Bob Straub State Park property is south of the Cape and is a spit between the Big Nestucca River and the Pacific Ocean. From this park you can hike south to the mouth of the Nestucca River or north to the Cape. Driving of street-legal vehicles on the beach by licensed drivers is also permitted.

In 2008 the Governor began the process of amending the Territorial Sea Plan while encouraging alternative energy. This may result in the development of wave energy off our coast. Our community has been very involved as to where wave energy sites are located to protect our ocean fishing, crabbing and coastal values. On January 24, 2013 the Oregon LCDRC adopted Part 5, amending the Territorial Seal Plan and designating four areas for future development of wave energy projects, including one just south of the mouth of the Big Nestucca River.

Sand continues to come onto our beach forming high dunes. The Japanese earthquake in March 2011 that produced a great tsunami has brought a lot of debris to our beaches. Officials have put in place plans for its removal.

Include evacuation and tsunami preparedness and current warning systems.

In the winter months, our town continues to be threatened with flooding waters from the Nestucca River.

Mid town in Pacific City at the only blinking red light and 4-Way Stop in town offers gift shops, restaurants, gas station and deli, post office, telephone company substation, motels, a B&B, a bank, air strip, hardware store, churches, real estate offices, sand and gravel operation and a beauty shop. During the summer there is a business that offers horseback rides on the beach.

The north end of the Community includes a well-stocked grocery store, ambulance service, Winkleman Library, restaurants, a kayak rental business and a beauty shop.

The Community is very fortunate to have a medical clinic two miles east of town on Brooten Road.

The 80 acre dairy northeast of town was purchased by U.S. Fish & Wildlife in May 2009. The property is a refuge for the Aleutian Geese. In addition the U.S. Fish & Wildlife restored the habitat on the Little Nestucca Bay at Highway 101.

Pacific City/Woods is home to several published authors and local artists. The Community Arts Association hosts several venues throughout the year.

The Future

The Pacific City/Woods area of the 21st century will have the same rural coastal atmosphere based on a long tradition of being a fishing and summer home community. Housing options range from campgrounds, small travel trailers, old beach cabins, to newer upper-end housing and planned developments. The character is defined by the narrow roads, general lack of sidewalks, a wide variety of building setbacks, an occasionally flooded airport, and "HIGH WATER" signs. The area within the current growth boundary will be quite dense as each buildable lot is built upon. Height and building regulations will protect privacy, views and livability. The surrounding hills to the east of town will see much future growth. A bike path system will link Pacific City, Woods, and Cape Kiwanda.

Commercial development is clustered in three areas. One area is at Cape Kiwanda where tourist facilities such as restaurants, RV accommodations, motels, camping, and convenience stores are located. A large parking lot in this area operated by the County makes it convenient beach access for dory boat launching, surfing, tide pool exploration, etc. The second area is the four-way intersection in the center of town which has historically been the main commercial area. This area (including two blocks in each direction) remains much the same as it did 100 years ago providing post office, retail shops, motels, gas station, restaurants, etc. The third area north of that intersection along Brooten Road has additional commercial development interspersed with new and old houses. This area borders the river and includes a marina, bakery, grocery store, restaurants, etc. The people of Pacific City do not want to see a "strip type" commercial density connecting these three areas. Commercial development greatly increases the traffic patterns in and off roads. With the high summer use of our roads for The Three

Capes Scenic Route, Thousand Trails, motels, restaurants, Sand lake recreation, and beach access, the roads are already used at capacity. People feel that most of their service needs are presently being met in the Pacific City area and bringing tourist for tourism sake does not create the livability they desired.

We need to protect, and in some cases restore, the unique natural resources and natural beauty of our area. The most distinctive natural features of our area are the Nestucca River, estuary, tide pools, beaches, dunes, and Cape Kiwanda. Pacific City will have an active group of people working with State and Federal agencies to ensure native wildlife and vegetation are here for future generations. We appreciate the dairy farming tradition, and hope to retain the dairies in our area.

Citizens need to CONTINUE to remember the community's PAST, evaluate its PRESENT, and plan for its FUTURE.

Accomplishments in the Pacific City/Woods Community since the adoption of the Community Plan in 1999

Pacific City Parking Management Plan – (recommended in Cape Kiwanda Master Plan) project commences Fall, 2017; funded by Transient Lodging Tax dollars.

Tillamook County Transportation District pilot project – provided free shuttle service throughout Pacific City-Woods area – Weekends during July and August, 2017

Kiwanda Community Center – completed a 2000 (approx.) square foot expansion project funded in large part by Transient Lodging Tax (TLT) dollars and donations from community members to the KCC Building Fund – Summer, 2017

Cape Kiwanda Beach Access Ramp Improvements, funded by Transient Lodging Tax (TLT) dollars this project widened the ramp to two lanes and provided a sidewalk for pedestrian access, completed Summer, 2017

Nestucca Valley Community Alliance – opened overflow parking lot near Cape Kiwanda on property leased from Tillamook Lightwave IGA – Summer, 2017; construction of parking lot funded by Transient Lodging Tax dollars.

Microsoft Corporation – launched plan to bring undersea fiber optic cable through the existing cable landing station on Pacific Avenue to serve Asian and U.S. markets with high speed communication. An early phase of the project in Spring 2017 involved construction of a building on Sandlake Road.

Cape Kiwanda Master Plan – completed September 2016; Funded by Transient Lodging Tax (TLT) dollars, the Master Plan examines the increasing demands of tourism on the area from Cape Kiwanda to Bob Straub State Park and makes numerous recommendations for infrastructure improvements.

Pacific City-Woods Citizen Advisory Committee and Pacific City-Nestucca Valley Chamber of Commerce co-host two Town Hall meetings on the subject of forming an Enhanced Sheriff's Patrol District for the Pacific City-Woods and Neskowin communities – April and September 2016

Pacific City Dory Days – designated an Oregon Heritage Tradition by Oregon Parks & Recreation recognizing events more than 50 years old that represent what it means to be an Oregonian – July, 2016.

BLM Recreation & Public Purposes (RP&P) Lease Granted to PCJWSA - May 16, 2016 securing 77 acres of BLM land for protection of water/sanitary infrastructure, including evacuation of equipment in the event of a tsunami, and providing green space for low impact public recreation.

Cape Kiwanda Safety Task Force convened Spring/Summer, 2016 to discuss recent deaths and injuries at Cape Kiwanda – resulting in increased state and county measures to address public safety issues.

Pacific City-Woods Citizen Advisory Committee and Pacific City-Nestucca Valley Chamber of Commerce co-host a Town Hall on the subject of possible incorporation of Pacific City-Woods – February 2016

2016 – **FEMA/NOAA-F Biological Opinion Reasonable and Prudent Alternatives affecting the National Flood Insurance Program.** Issues addressed may have profound effect on land use decisions within PC-Woods Unincorporated Community Growth boundary.

Update of FEMA flood maps for Pacific City-Woods community – finalized September 2015 – resulted in the lifting of a moratorium on issuance of building permits within the Nestucca River floodplain enacted by the Tillamook County Commissioners (originally enacted as Order No. 14-030) in response to a Federal Emergency Management Administration (FEMA) audit of Tillamook County's floodplain administration.

2015 – Pacific City-Woods Citizen Advisory Committee representatives participated in Oregon Parks & Recreation District sponsored master planning steering committee for newly acquired Sitka Sedge State Natural Area (formerly known as the Beltz Farm.)

Pacific City Joint Water Sanitary Authority (PCJWSA) secured USDA-Rural Development funding for Waste Water Treatment Plant upgrade – September 2015. Projected completion – January 2019.

Cape Kiwanda Roadway Study – completed February 2015 – this study, funded by Tillamook County, examined the road system on Cape Kiwanda Drive between Circle Drive and Alder Street to suggest a long term framework to improve traffic and pedestrian access.

Nestucca Valley Community Alliance (NVCA) signed a lease with Tillamook Lightwave IGA - November 15, 2013 acquiring access to a portion of the property commonly known as the Cable Landing Station to create a community park (estimated project value of \$2 million when completed) including play areas,

an amphitheater, interpretive center, picnic area, skate park and pedestrian access to adjoining BLM recreational land under RP&P lease to PCJWSA.

Pacific City Farmer's Market opened for business at the South Tillamook County Library – Summer, 2013.

The Wave (Tillamook County Transportation District) initiated a bus route from Pacific City to Otis/ Lincoln City – Spring, 2012

Pacific City-Woods CAC Lighting Committee submits a draft Lighting Ordinance to the Department of Community Development for consideration as a part of the Community Plan Revision project – February, 2012

Related items:

- Tillamook PUD is actively supports down-lighting in Pacific City-Woods and other communities.
- PCJWSA contributed funds for placing shields on Pacific City-Woods area street lights to reduce lighting glare at night in support of local interest in “dark skies initiative.”

Territorial Sea Plan Part 5 Amendment process – Meeting in Pacific City Winter, 2012 - By far, the best attended (160+) of all meetings held up and down the coast and across Oregon. The outpouring of support was pivotal in deciding to move forward with an appeal after the Land Conservation Development Commission voted to disregard aspects of recommendations from the Ocean Policy Advisory Council and the Territorial Sea Plan Advisory Committee, especially with respect to the addition of the area between Pacific City and Neskowin as an open wave energy site.

Pacific City Joint Water Sanitary Authority (PCJWSA) - Construction of Horn Creek Surface Water Treatment Plant - brought online May, 23, 2011 – redeveloped the community's historic water source abandoned in 1993 due to costs of EPA regulations.

Tillamook County Short Term Rental Ordinance went into effect January, 2010 affecting numerous homeowners in Pacific City-Woods.

Tillamook Lightwave IGA purchased the cable landing station on Cape Kiwanda Drive to further their mission to develop a fiber network within the County to support high speed telecommunications promoting economic development and improve broadband services in Tillamook County – June, 2010.

Portions of the building are leased to:

- University of Washington for their Regional Scale Nodes Project – a network of submarine fiber optic and power cables that is a component of the National Science Foundation's Ocean Observatories Initiative (leased in 2010.)
- Hawaiki Submarine Cable, an international supplier of underwater fiber optic cable, planning to install and service high speed communication cable from New Zealand to Australia to Hawaii to the U.S. mainland in Pacific City (leased in 2016.)

Pacific City Woods Community Planning Advisory Committee – 2011 – completed an inventory of current usage of every tax lot within the Pacific City-Woods Unincorporated Community Boundary to have a clear picture of what land is available for future development, determine if there is adequate land for commercial development, and, when combined with population projections, determine if there is adequate land available to meet growth projections.

Pacific Avenue & Cape Kiwanda Drive Intersection Plan – completed February, 2010 – funded by the Oregon Transportation and Growth Management Program this study explores the challenges of this complicated intersection at the west end of the Beachy Bridge and proposes solutions for traffic calming and enhancement of public safety.

Pacific City-Woods Community Planning Advisory Committee 2009-2010 – completed an update of the original community survey conducted in 1996 which was used as a basis for the Pacific City-Woods Community Plan. The updated survey results were used as a basis for proposed changes to the Community Plan in 2017.

Pacific City-Woods Community Planning Advisory Committee (PC-Woods CPAC) formed November 20, 2006; reincarnated as the **Pacific City-Woods Citizen Advisory Committee (PC-Woods CAC)** by Board of County Commissioners resolution #13-034 on May 1, 2013, encourages increased participation of citizens in unincorporated Pacific City-Woods community in an effort to enhance communication between citizens and all Tillamook County government entities, particularly the Department of Community Development and the Board of County Commissioners.

Pacific City Joint Water Sanitary Authority (PCJWSA) formed July 1, 1998, combining separate water and sewer districts into a joint water sanitary authority special district, resulting in cost savings for community members through greater efficiency in deployment of human resources and equipment.

Ongoing efforts:

Tillamook County Sheriff, Nestucca Rural Fire Protection District, Oregon State Police, Oregon Parks and Recreation District and the U.S. Forest Service coordinate their activities to enhance focus on public safety in South County.

Pacific City/Woods Community Findings -1999

When the PC-Woods Community Plan was adopted these are the observations that helped shape the plan document.

1. The Pacific City/Woods Community Growth Boundary (CGB) is generally defined by the Pacific Ocean to the west, Cape Kiwanda and Woods to the north, Brooten Mountain to the east, and Nestucca Bay to the south.

2. The Pacific City/Woods community includes eight zoning classifications including a park zone, four residential zones, two commercial zones, and an airpark zone. The Pacific City/Woods Low Density Residential Zone (PCW-R1) allows single family dwellings as an outright use and two-family dwellings as a conditional use. The Pacific City/Woods Medium Density Residential Zone (PCW-R2) allows one and two family dwellings as outright uses, and three and four units dwellings as a conditional use. The Pacific City/Woods High Density Residential Zone (PCW-R3) allows one to four unit dwellings as outright uses, and higher densities as a conditional use.
3. Approximately 60% of development in Pacific City/Woods consists of second homes.
4. As of March 1996, Pacific City/Woods contained 624.58 acres of residential zoned land, including 1,487 tax lots, and 854 existing residential dwellings. There were 573 lots without dwellings, an estimate of 2,352 additional lots possible, for a total of 2,925 additional dwellings possible
5. Pacific City/Woods is primarily a one-family residential community, with a sufficient number of commercial uses and public facilities to qualify as an “urban unincorporated community” with respect to the requirements of the Unincorporated Communities Rule. Commercial development is clustered in three areas. One area is at Cape Kiwanda where tourist facilities such as restaurants, RV accommodations, motels, camping, and convenience stores are located. The second area is the four-way intersection in the center of town which has historically been the main commercial area. This area includes a post office, retail shops, motels, gas station, restaurants, etc. The third area is located on north Brooten Road and has additional commercial development interspersed with new and old houses. This area borders the river and includes a marina, bakery, grocery store, restaurants, etc.
6. Pacific City/Woods has averaged 24 new dwellings per year over the last four years (94-98), an annual growth rate of about 2½%. This growth rate is on par with other coastal communities and is about twice Tillamook County’s average annual growth rate over the same period.
7. A majority of the area within the Pacific City/Woods Community Growth Boundary (CGB) is serviced by the Pacific City Joint Water-Sanitary Authority (PCJWSA). PCJWSA has developed both a water plan and sewer plan. Both plans assure the County that PCJWSA has the ability to serve the entire CGB area with water and sewer service in accordance with the requirements of OAR 660-22-030 (8) (13
8. The Pacific City/Woods community planning effort that began in April of 1995 provided a very clear sense of the uses and densities that are preferred by a substantial majority of the community citizens. These opinions were obtained by members of the Steering Committee and sub-committees, results of the Pacific City questionnaire that was mailed to every property owner, and Town Hall meetings that were held in the community.

Pacific City/Woods Community Policies

Over time, Pacific City/Woods has evolved and grown while attempting to maintain its rural coastal atmosphere. In order to protect this ambiance and to achieve the Pacific City/Woods Community Vision, growth shall be managed in accord with the following policies and applicable land use regulations.

Policy 1. Community Form

- 1.1 Pacific City/Woods is designated as an Urban Unincorporated Community.
- 1.2 Every effort shall be made to preserve the rural coastal atmosphere and the natural resources of Pacific City/Woods for the benefit of residents, visitors, and future generations.

Policy 2. Community Growth

- 2.1 No Community Growth Boundary (CGB) expansion is recommended at this time. The Vacant Lands Inventory (Appendix A) indicates there is adequate vacant land to accommodate future growth over the next ten years.

Policy 3. Transportation

The 1998-1999 Pacific City/Woods Transportation Plan identifies the following transportation policies.

- 3.1 Create an interconnected bicycle/pedestrian system throughout Pacific City/Woods.
- 3.2 Create a system of bicycle/pedestrian loops.
- 3.3 Provide bicycle and pedestrian facilities on major roads.
- 3.4 Create off-road bicycle/pedestrian facilities that connect destinations and provide for recreational users, i.e. bicyclists, walkers and runners.
- 3.5 Ensure collector road intersections are safe and have adequate travel lane, bicycle and pedestrian facilities to accommodate traffic.
- 3.6 Collector streets should remain as two-lane roads with center left-turn lanes and right deceleration lanes where necessary to accommodate traffic flow. Collector streets should include bicycle and pedestrian facilities.
- 3.7 Local streets should be limited to no more than two travel lanes with minimal right-of-way necessary to accommodate safe and adequate facilities. To maintain the existing character of the community, the use of curbs on a piecemeal basis shall be discouraged. However, nothing in this policy is intended to discourage neighborhood developments from using curbs. Storm drainage facilities should be wider and shallower rather than narrow, deep ditches.

- 3.8 Ensure adequate Dory boat beach access, parking, and safe pedestrian beach access.
- 3.9 Ensure adequate downtown parking, access, and pedestrian facilities are provided.
- 3.10 Maintain and improve parking and circulation at boat launch facilities.
- 3.11 Encourage traffic speed enforcement and traffic calming improvements, particularly at the community entrances (gateways).
- 3.12 Maintain and improve streets.
- 3.13 Ensure adequate sight distances are provided on streets.
- 3.14 Preserve public land and access to amenities and where better connectivity can occur.
- 3.15 Improve public transportation to Tillamook, Lincoln City, Portland, and Salem.
- 3.16 Establish a community shuttle system to transport people and goods throughout Pacific City/Woods.
- 3.17 An airport in Pacific City is a unique asset that needs to be preserved.
- 3.18 Establish and post/distribute a tsunami warning system, routing, and awareness plan.
- 3.19 Ensure streets and pathways have and maintain a pleasing appearance.
- 3.20 Ensure that future development has adequate and safe transportation connections without adversely affecting established developed areas.
- 3.21 Encourage the preparation of a community-wide storm drainage master plan.
- 3.22 Encourage utilities to be placed underground.

Policy 4. Public Facilities

- 4.1 The community recognizes and supports the Pacific City Joint Water – Sanitary Authority (PCJWSA) developed Water System Master Plan and Sanitary Capital Improvement Plan. Both plans assure the County that PCJWSA has the ability to serve the entire CGB area with water and sewer service in accordance with the requirements of OAR 660-22-030 (8) (13).
- 4.2 The County and PCJWSA shall work collaboratively to assure that water and sewer service is available when development occurs.
- 4.3 The PCJWSA shall work with Tillamook County to update, when necessary, the Cooperative Planning Agreement with Tillamook County, consistent with the Pacific City / Woods Community Plan.

4.4 Confirmation of water availability from the PCJWSA, or evidence of an alternative functioning domestic water supply, shall be required prior to development, partition plat or subdivision plat approval.

4.5 Confirmation of availability of connection to the sewer system from the PCJWSA if within the sanitary district, or an approval for on-site sanitation disposal, if outside the sanitary district, shall be required prior to development, partition plat or subdivision plat approval. In some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone.

4.6 Provision of sewer service shall be consistent with the policies of the Tillamook County Comprehensive Plan, particularly Policy 3.5 of the Goal 11 Element.

Policy 5. Housing

5.1 Encourage diversity in housing options through zoning to address housing needs.

5.2 Promote housing opportunities for those living and working in Pacific City/Woods.

Policy 6. Public Involvement

6.1 The Department of Community Development will refer all land use applications that require public notice affecting the community, to the Pacific City-Woods Citizen Advisory Committee (PC-WCAC) for review and input. Responses must take into account the legal time constraints imposed upon land use decisions.

6.2 The CAC will provide for and foster greater communication between the Board of County Commissioners, the Planning Commission, and the citizens within the community. The CAC can represent effectively local needs and concerns to County decision-makers, and members can help explain complex planning issues to the public

6.3 The CAC shall communicate and coordinate its activities with public and civic organizations and other local interests as necessary to facilitate effective citizen participation in the County's land use planning process.

6.4 The CAC will help the County fulfill its legal obligation under Statewide Planning Goal 1: "to develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process, as well as the coordination and citizen involvement requirements of the State Unincorporated Communities Rule (OAR 660-22-060).

Pacific City/Woods Zones

SECTION 3.330 PACIFIC CITY/WOODS PARK (PCW-P) ZONE

(1) **PURPOSE:** The purpose of the PCW-P is to regulate development and other activities in a manner that conserves, protects, and where appropriate, restores the natural resources, benefits, and values of open areas for the good of the community.

(2) **USES PERMITTED OUTRIGHT:** In the PCW-P zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.

- (a) Congregation and assembly for public events.
- (b) Public water and sanitary sewer pump stations, water storage, and wastewater treatment plants.
- (c) Displays and signage for natural resource and heritage education.
- (d) Public restrooms.
- (e) Public footpaths and bike trails.
- (f) Swimming, volleyball, or other similar recreational uses.
- (g) Weather shelters.
- (h) Parking facilities necessary to serve park uses.
- (i) Special event uses, such as Dory Days, which may include overnight parking and storage of equipment accessory to the event if authorized by a temporary use permit.

(3) **USES PERMITTED CONDITIONALLY:** In the PCW-P zone, the following uses and their accessory uses are permitted subject to the provisions of Article VI and the requirements of all applicable supplementary regulations contained in this ordinance.

- (a) Utility substations and power transmission lines.
- (b) Towers for communication or structures having similar impact.
- (c) Parking lots.
- (d) Overnight dory parking.
- (e) Campgrounds.
- (f) Buildings and kiosks for informational purposes.

(g) Temporary mobile kitchen units for public events.

(4) STANDARDS: Land divisions and development in the PCW-P zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) Structures shall be limited to one-story.

(b) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:

(1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.

(2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:

(i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;

(ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

SECTION 3.331: PACIFIC CITY/WOODS RURAL RESIDENTIAL ZONE (PCW-RR)

(1) **PURPOSE:** The purpose of the PCW-RR zone is to provide for the creation and use of small-acreage residential homesites. Land that is suitable for Rural Residential use has limited value for farm or forest use; it is physically capable of having homesites on parcels of five acres or less; and it can be utilized for residential purposes without constraining the use of surrounding resource-zoned properties for resource-production purposes.

(2) **USES PERMITTED OUTRIGHT:** In the RR zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.

(a) Single-family dwelling.

(b) Mobile or Manufactured Home.

(c) Recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.

(d) Home occupations according to the provisions of Section 4.180 of this Ordinance.

(e) Farm uses, including aquaculture.

(f) Forest uses.

(g) Roadside stands for produce grown on the premises.

(h) Signs, subject to Section 4.020.

(i) Electrical distribution lines.

(3) **USES PERMITTED CONDITIONALLY:** In the PCW-RR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.

(a) Planned Developments subject to Section 3.520, or Mixed Use Developments subject to Section 4.170. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering. This shall apply only to RR/PD zoned property located within a community growth boundary.

(b) Two-family dwelling.

(c) Mobile or manufactured home, in those areas identified in Section 5.090 as being subject to special mobile/manufactured home standards, which do not comply with those standards.

- (d) Cottage industries.
- (e) Recreational vehicle where not allowed outright by Section 5.050.
- (f) A temporary real estate sales office.
- (g) Places of worship and schools.
- (h) Accessory structures or accessory uses without an on-site primary structure.
- (i) Nonprofit community meeting buildings.
- (j) Cemeteries.
- (k) Fire or ambulance stations.
- (l) Swimming, tennis, racquetball and similar facilities.
- (m) Golf course and associated facilities.
- (n) Animal hospital, kennel, or other animal boarding service.
- (o) Towers for communications, wind energy conversion systems, or structures having similar impacts.
- (p) Public utility facilities, including substations and transmission lines.
- (q) Temporary mobile kitchen units.
- (r) Mobile or Manufactured Home park.
- (s) Foster family homes accommodating six or more children or adults.
- (t) Bed and breakfast enterprise within an owner-occupied primary residence.
- (u) Temporary placement of a mobile home or recreational vehicle to be used because of health hardship, subject to Section 6.050
- (v) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
- (w) Home occupations according to the provisions of Section 4.180 of this Ordinance.

(4) STANDARDS: Land divisions and development in the PCW-RR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

- (a) The minimum lot size is 20,000 square feet.
- (b) The minimum lot width and depth shall both be 100 feet.
- (c) The minimum front yard shall be 20 feet.
- (d) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
- (e) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
- (f) The maximum building height shall be 35 feet, except that the maximum building height shall be 24 feet on ocean or bay frontage lots. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).
- (g) Livestock can be located closer than 100 feet to a nonfarm residential building on an adjacent lot only if one of the following conditions are met:
 - 1. The location of the livestock is a nonconforming use according to the provisions of Article VII of this Ordinance.
 - 2. The property has been taxed at the farm use rate during three of the past five years.
 - 3. The location of the livestock has been reviewed and approved as a conditional use according to the provisions of Article VI of this Ordinance.
- (h) No residential structure shall be located within 100 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or manmade features will act as an equally effective barrier to conflicts between resource and residential uses; or that a residential structure could not otherwise be placed on the property without requiring a variance to the 100 foot requirement. In either case, all yard requirements in this zone shall still apply.
- (i) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
 - (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.
 - (2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(3) If sewer service is not available, as defined in OAR 340-071- 160(5)(f), approval(s) for on-site sanitation disposal shall be required for:

(i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;

(ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(j) New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or construct a dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they “do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses.” The signed and notarized covenant must be approved by the County Planning Director or representative thereof and recorded with the Tillamook County Clerk.

SECTION 3.332: PACIFIC CITY/WOODS LOW DENSITY RESIDENTIAL ZONE (PCW-R1)

(1) **PURPOSE:** The purpose of the PCW-R1 zone is to designate areas for low-density single-family residential development and other, compatible, uses. Suitability of land for low-density uses is determined by the availability of public sewer service, and such limitations to density such as geologic and flood hazards, shoreline erosion, and the aesthetic or resource values of nearby natural features.

(2) **USES PERMITTED OUTRIGHT:** In the PCW-R1 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.

(a) Single-family dwelling.

(b) Farm and forest uses, excluding cultivation of marijuana.

(c) Home occupations according to the provisions of Section 4.180 of this ordinance. Home occupation signs shall be unlighted and limited to 2 square feet.

(d) Public and private park and recreation areas.

(e) Public utility lines and sewer and water pumping stations.

(f) Mobile home or recreational vehicle used during the construction of an approved use.

(g) Signs subject to Section 4.020 except a sign shall not exceed 30 square feet identifying a non-residential use such as the sale of farm produce, a golf course, or a church.

(3) **USES PERMITTED CONDITIONALLY:** In the PCW-R1 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.

(a) Two-family dwelling.

(b) Planned Development subject to Section 3.520, or Mixed Use Developments subject to Section 4.170.

(c) Places of worship or schools.

(d) Nonprofit community meeting buildings and associated facilities.

(e) Utility substations and power transmission lines.

(f) A temporary real estate sales office.

(g) Police, fire and ambulance stations.

(h) Towers for communications, wind energy conversion systems or structures having similar impacts.

(i) Foster family homes accommodating six or more children or adults.

(j) Bed and breakfast enterprises within an owner-occupied primary residence.

(l) Temporary placement of a mobile home or recreational vehicle to be used because of Health Hardship subject to Section 6.050.

(m) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.

(n) Home occupations according to the provisions of Section 4.180 of this ordinance. Home occupation signs shall be unlighted and limited to 2 square feet.

(o) Signs exceeding size allowed in Section 3.332 (2)(g), subject to Section 4.020.

(4) STANDARDS: Land divisions and development in the PCW-R1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) The minimum lot size for permitted uses shall be 7,500 square feet, except that the minimum lot size for a two-family dwelling shall be 10,000 square feet. Where public sewers are not available, the County Sanitarian may require lot sizes greater than the minimum if necessary for the installation of adequate on-site subsurface sewage disposal systems.

(b) Small existing lots of less than 7,500 square feet will be allowed to be built upon consistent with all applicable regulations. Small lot coverage 8/11/99 Tillamook County Land Use Ordinance 3.332 (PCW-R1) 3 standards consistent with the resolution of the "small lots" issue reflected in the Tillamook County Land Use Ordinance Section 4.110, shall be met.

(c) The minimum lot width shall be 60 feet.

(d) The minimum lot depth shall be 75 feet.

(e) The minimum front yard shall be 20 feet.

(f) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.

(g) The minimum rear yard shall be 20 feet; on a corner lot, it shall be 5 feet.

(h) The maximum building height shall be 35 feet, except that the maximum building height shall be 24 feet on ocean or bay frontage lots and in the subdivisions known as Pacific City Heights

and Pacific City Heights First, Second, Third, Fourth and Fifth Additions. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).

(i) Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot.

(j) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:

(1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.

(2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(3) If sewer service is not available, as defined in OAR 340-071- 160(5)(f), approval(s) for on-site sanitation disposal shall be required for:

(i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases, on-site sanitation may require larger lot sizes than the minimum allowed by the zone;

(ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(k) New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or construct a dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they “do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses.” The signed and notarized covenant must be approved by the

County Planning Director or representative thereof and recorded with the Tillamook County Clerk.

SECTION 3.333: PACIFIC CITY/WOODS MEDIUM DENSITY RESIDENTIAL ZONE (PCW-R2)

(1) **PURPOSE:** The purpose of the PCW-R2 zone is to designate areas for medium density single-family and duplex residential development, and other, compatible, uses. Land that is suitable for the R-2 zone has public sewer service available, and has relatively few limitations to development.

(2) **USES PERMITTED OUTRIGHT:** In the PCW-R2 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.

(a) One or two-family dwelling.

(b) Farm and forest uses, excluding cultivation of marijuana.

(c) Public and private park and recreation uses.

(d) Home occupations subject to provisions of Section 4.180. Home occupation signs shall be unlighted and limited to 2 square feet.

(e) Public utility lines, water and sewage pump stations.

(f) Mobile home or recreational vehicle used during the construction of a use for which a building permit has been issued.

(g) Signs subject to Section 4.020 except a sign shall not exceed 30 square feet identifying a non-residential use such as the sale of farm produce, a golf course, or a place of worship.

(3) **USES PERMITTED CONDITIONALLY:** In the PCW-R2 zone, the following uses and their accessory uses are permitted subject to the provisions of Article IV and the requirements of all applicable supplementary regulations contained in this Ordinance.

(a) Three or four-family dwelling.

(b) Planned Development subject to Section 3.520, or Mixed Use Developments subject to Section 4.170. The number of attached single-family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.

(c) Places of worship, schools, or colleges.

(d) Nonprofit community meeting buildings and associated facilities.

(e) Utility substation and power transmission lines.

(f) A temporary real estate sales office.

(g) Accessory structures and accessory uses without an on-site primary use, not to exceed 750 square feet in size or 24 feet in height.

(h) Police, fire and ambulance stations.

(i) Towers for communications, wind energy conversion systems or structures having similar impacts.

(j) Water supply and treatment facilities.

(k) Cottage industries. A sign shall not exceed 16 square feet identifying a cottage industry.

(l) Foster family homes accommodating six or more children or adults.

(m) Bed and Breakfast enterprises within an owner-occupied primary residence.

(n) Temporary placement of a mobile home or recreational vehicle to be used because of a health hardship, subject to Section 6.050.

(o) Golf courses.

(p) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.

(q) Home occupations subject to provisions of Section 4.180. Home occupation signs will be unlighted and limited to 2 square feet.

(r) Signs exceeding size allowed in Section 3.333 (2) (g), subject to Section 4.020.

(4) STANDARDS: Land divisions and development in the PCW-R2 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) For a single-family dwelling, the minimum size for lots with an average slope of 20 percent or less shall be 5000 square feet. For lots averaging over 20 percent, the minimum lot size shall be 6000 square feet for a single family dwelling. A two-family dwelling shall require 2500 square feet additional area, and each of the third and fourth dwelling units shall require an additional 3750 square feet. Where public sewers are unavailable, the County Sanitarian may require lot sizes greater than the minimum, if necessary for the installation of adequate on-site sewage disposal systems.

(b) The minimum lot width shall be 50 feet; on a corner lot, the minimum width shall be 60 feet.

(c) The minimum lot depth shall be 75 feet.

- (d) The minimum front yard shall be 20 feet.
- (e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.
- (f) The minimum rear yard shall be 20 feet; on a corner lot it shall be 5 feet.
- (g) The maximum building height shall be 35 feet, except that the maximum building height shall be 24 feet on ocean or bay frontage lots. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).
- (h) Livestock shall not be located closer than 100 feet to a residential building on an adjacent lot.
- (j) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
 - (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.
 - (2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
 - (3) If sewer service is not available, as defined in OAR 340-071- 160(5)(f), approval(s) for on-site sanitation disposal shall be required for:
 - (i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;
 - (ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.
- (j) New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or construct a dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they “do hereby accept the

potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses.” The signed and notarized covenant must be approved by the County Planning Director or representative thereof and recorded with the Tillamook County Clerk.

SECTION 3.334: PACIFIC CITY/WOODS HIGH DENSITY RESIDENTIAL ZONE (PCW-R3)

(1) PURPOSE: The purpose of the PCW-R3 zone is to designate areas for a medium to high-density mix of dwelling types and other, compatible, uses. The PCW-R3 zone is intended for densely-developed areas or areas that are suitable for high density urban development because of level topography and the absence of hazards, and because public facilities and services can accommodate a high level of use.

(2) USES PERMITTED OUTRIGHT: In the PCW-R3 zone, the following uses and their accessory uses are permitted outright, and are subject to all applicable supplementary regulations contained in this ordinance.

(a) One, two, three, or four-family dwelling, including townhouses, rowhouses, and condominiums.

(b) Mobile home subject to Section 5.090.

(c) Farm and forest uses, excluding cultivation of marijuana.

(d) Home occupations subject to provisions of Section 4.180. Home occupation signs shall be unlighted and limited to 2 square feet.

(e) Public and private park and recreation areas.

(f) Utility lines necessary for public service, water and sewage pump stations.

(g) A mobile home or recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.

(h) Bed and Breakfast enterprise within an owner-occupied primary residence.

(i) Signs subject to Section 4.020 except a sign shall not exceed 32 square feet identifying a multi-family dwelling or motel in the R-3 zone and a sign shall not exceed 30 square feet identifying a non-residential use such as the sale of farm produce, a golf course, or a place of worship.

(3) USES PERMITTED CONDITIONALLY: In the PCW-R3 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.

(a) Mobile home not subject to Section 5.090, and mobile home parks.

(b) Multifamily dwellings exceeding 4 units, including townhouses, row houses, condominiums, and apartments. A sign shall not exceed 32 square feet identifying a multi-family dwelling or motel in the PCW-R3 zone.

- (c) Planned Developments subject to Section 3.520, or Mixed Use Developments subject to Section 4.170. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering.
- (d) Motels and hotels, limited to 100 units. Motels and hotels may include eating and drinking establishments accessory and subordinate to the lodging facility.
- (e) Places of worship, colleges, and schools.
- (f) Nonprofit community meeting buildings and associated facilities.
- (g) Accessory structures and accessory uses without an on-site primary use, not to exceed 750 square feet in size and 24 feet in height.
- (h) Swimming, tennis, racquetball or other similar facilities.
- (i) Utility substation and power transmission lines.
- (j) Rest homes, or nursing homes and assisted living.
- (k) Fire, police, or ambulance stations.
- (l) Towers for communications, wind energy conversion systems or structures having similar impacts.
- (m) Water supply and treatment facilities.
- (n) Temporary mobile kitchen units.
- (o) Cottage industries. A sign shall not exceed 16 square feet identifying a cottage industry.
- (p) A temporary real estate sales office.
- (q) Mobile Home Park and Recreational campground.
- (r) Foster family home accommodating six or more children or adults.
- (s) Temporary placement of a mobile home or recreational vehicle to be used because of a health hardship, subject to Section 6.050.
- (t) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.

(u) Home occupations subject to provisions of Section 4.180. Home occupation signs shall be unlighted and limited to 2 square feet.

(v) Signs exceeding size requirements in Section 3.334 (2)(i), subject to Section 4.020.

(4) STANDARDS: Land divisions and development in the R-3 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) The minimum size for lots shall be 5000 square feet.

(b) The minimum lot width shall be 50 feet, except on a corner lot it shall be 60 feet.

(c) The minimum lot depth shall be 75 feet.

(d) The minimum front yard shall be 15 feet. For multifamily dwellings, the combination of front and rear yard setbacks shall be 30 feet, but neither shall be less than 10 feet.

(e) The minimum side yard shall be 5 feet; on the street side of a corner lot it shall be no less than 15 feet.

(f) The minimum rear yard shall be 20 feet; on a corner lot it shall be no less than 5 feet. For multifamily dwellings, the combination of front and rear yard setbacks shall be 30 feet, but neither shall be less than 10 feet; on a corner lot it shall be no less than 5 feet.

(g) The maximum building height shall be 35 feet, except the maximum building height shall be 24 feet on ocean or bay frontage lots. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).

(h) Livestock shall be located no closer than 100 feet to a residential building on an adjacent lot

(i) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:

(1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.

(2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(3) If sewer service is not available, as defined in OAR 340-071- 160(5)(f), approval(s) for on-site sanitation disposal shall be required for:

(i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;

(ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(j) New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or construct a dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they “do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses.” The signed and notarized covenant must be approved by the County Planning Director or representative thereof and recorded with the Tillamook County Clerk.

SECTION 3.335 PACIFIC CITY/WOODS AIRPARK (PCW-AP) ZONE

(1) PURPOSE: The purpose of the PCW-AP zone is to support and encourage the continued operation and vitality of the Pacific City airport and to designate areas for uses including residential homes, aircraft hangars and aircraft related businesses, while promoting safety in the airport area. Land that is suitable for the PCW-AP zone is contiguous to the Pacific City Airport. It is acknowledged that the airport has adverse impacts to the surrounding area, i.e. noise and prop-wash, however, the community desires that the airport be maintained.

(2) USES PERMITTED OUTRIGHT: In the PCW-AP zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.

(a) One or two-family dwelling.

(b) Aircraft hangars.

(c) Aircraft fueling facilities.

(d) Landing strip and taxiways.

(e) Commercial or retail establishments only if dependent upon or related to aircraft and related components. Shall meet standards in Section 3.337 (4)(a) or (b).

(f) Aircraft navigational aids.

(g) Home offices or occupations according to the provisions of Section 4.140 of this ordinance. Home occupation signs shall be unlighted and limited to 2 square feet.

(h) Bed and breakfast enterprises.

(i) Signs, subject to Section 4.020 except a sign shall not exceed 30 square feet identifying a non-residential use.

(j) Public park and recreation uses.

(3) USES PERMITTED CONDITIONALLY: In the PCW-AP Zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance.

(a) Planned Development subject to Section 3.080, which may include a temporary real estate office.

(b) Cottage industries.

(c) Foster family homes accommodating six or less children or adults.

(4) STANDARDS: Land divisions and development in the PCW-AP zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) For a single family dwelling, the minimum size for lots shall be 5,000 square feet. A two-family dwelling shall require 2,500 square feet additional area.

(b) The minimum lot width shall be 50 feet; on a corner lot, the minimum width shall be 65 feet.

(c) The minimum lot depth shall be 75 feet.

(d) The minimum front yard shall be 20 feet.

(e) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be 15 feet.

(f) The minimum rear yard shall be 20 feet; on a corner lot it shall be 5 feet.

(g) The maximum building height shall be in conformance with the Pacific City Airport Overlay. A survey shall be submitted with a building permit application to determine compliance with Section 3.210 Pacific City Airport Obstruction Overlay Zone (PAO) maximum building height requirements. Maximum building height shall be 35 feet unless the Airport Overlay Zone requires lesser height.

(h) All uses shall meet off-street parking requirements as provided in Section 4.030.

(i) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:

(1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.

(2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:

(i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;

(ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

SECTION 3.337: PACIFIC CITY/WOODS COMMERCIAL ONE ZONE (PCW-C1)

(1) PURPOSE: The purpose of the PCW-C1 zone is to permit a moderate level of commercial activities to serve the commercial needs of neighborhoods, rural areas, and tourist areas. Commercial uses in the PCW-C1 zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. Land is suitable for the PCW-C1 zone because it:

- (a) Is needed;
- (b) Is physically capable of being developed;
- (c) Can obtain access to a public road without causing traffic hazards or congestion;
- (d) Will not cause significant conflicts with nearby residential uses; and
- (e) Has sufficient land area to accommodate off-street parking.

(2) USES PERMITTED OUTRIGHT: In the PCW-C1 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.

- (a) General retail trade establishments such as grocery stores, drug stores, or hardware stores, provided that such establishments do not require over 25 parking spaces.
- (b) Repair and maintenance services for the type of goods to be found in the above permitted retail trade establishments, provided that such services are performed either off-site or entirely within an enclosed building.
- (c) Personal and business services such as barbers, tailors, printing shops, funeral homes, and laundry and dry cleaning services.
- (d) Business, government, professional, and medical offices, financial institutions, and libraries.
- (e) Eating and drinking establishments.
- (f) A single-family residential structure for the owner of an active business located on the same lot or parcel.
- (g) Mobile homes or recreational vehicles used during the construction of a use for which a building or placement permit has been issued.
- (h) Swimming, tennis, racquetball, or other similar facilities
- (i) Signs, subject to Section 4.020.
- (j) Dwelling unit or units accessory to an active commercial use, located above the first story.

(k) Bed and breakfast enterprises, within an owner-occupied primary residence.

(l) Public park and recreation uses.

(m) Miniature Golf Course.

(3) USES PERMITTED CONDITIONALLY: In the PCW-C1 zone, the following uses and their accessory uses are permitted subject to the provisions of Article VI and the requirements of all applicable supplementary regulations contained in this ordinance:

(a) General retail trade establishments such as grocery stores, drug stores, and hardware stores that require over 25 parking spaces.

(b) Retail establishments requiring drive-in facilities such as gas stations, bank or restaurant drive-up windows, and car washes.

(c) Sales and service activities requiring a large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery and marine craft; the storage of construction, plumbing, heating, paving, electrical and painting materials; and parking for trucks as part of a construction or shipping operation.

(d) Warehousing, including mini-storage.

(e) Shopping centers.

(f) Animal hospitals, kennels or other animal boarding facilities.

(g) Lodges, clubs, or meeting facilities for private organizations.

(h) Motels, hotels, and cabin camps not exceeding 100 units.

(i) Commercial amusement or entertainment establishments.

(j) Temporary mobile kitchen units.

(k) Light industries.

(l) Multifamily dwellings exceeding 4 units, including townhouses, row houses and condominiums and apartments.

(m) Mobile homes or recreational vehicles.

(n) Places of worship or schools.

(o) Community meeting buildings and associated facilities.

- (p) Hospitals, sanitariums, rest homes, and nursing homes.
- (q) Fire and ambulance stations.
- (r) Utility substations and power transmission lines.
- (s) Towers for communications, wind energy conversion systems, or structures having similar impacts.
- (t) Water supply and treatment facilities, and sewage treatment plants and pump facilities.
- (u) Mobile home parks or recreational vehicle parks.
- (v) Foster family homes accommodating six or more children or adults.
- (w) Planned development subject to section 3.520.
- (x) Recreational campgrounds.
- (y) Off-site advertising sign.
- (z) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
- (aa) Commercial Uses allowed in this zone exceeding 8000 square feet according to provisions of Section 3.337(4)(b).

(4) STANDARDS: Land divisions and development in the PCW-C1 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) Commercial use shall occur in a building or buildings not exceeding 8,000 square feet except for the following uses:

- (A) Grocery Store
- (B) Hardware Store

(b) A conditional use to permit larger structures for the uses identified in (4)(a) shall meet the review criteria contained in Article VI of this ordinance and the following additional review criteria:

- (1) The use is consistent with the Pacific City/Woods Community Plan adopted as part of the Tillamook County Comprehensive Plan and uses exceeding 8,000 square feet but no more than 10,000 square feet are limited to the following uses:

- (2) The use is intended to serve the community and surrounding rural area or the travel needs of people passing through the area;
 - (3) The use is compatible with the rural character of the community;
 - (4) The size and type of development does not dominate the character of the commercial uses in the community;
- (c) Motels and hotels are exempt from the 8000 square-foot limit, but are limited to 100 units.
- (d) An Industrial Use allowed in this zone (including light industries, storage of industrial equipment, warehousing, rural industries, some cottage industries) shall not exceed 20,000 square feet in a single or multiple buildings.
- (e) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential use shall be the same as in the PCW-R3 zone. In the PCW-C1 zone, motels, hotels and cabin camps shall be considered a commercial use.
- (f) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.
- (g) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.020 (4) (b).
- (h) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.
- (i) All uses shall meet off-street parking requirements as provided in Section 4.030.
- (j) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.
- (k) The maximum building height shall be 35 feet, except on ocean or bay front lots, it shall be 24 feet. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).
- (l) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:
- (1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.

(2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:

(i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;

(ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(m) New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or construct a dwelling adjacent to land zoned for farm or forest use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they “do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses.” The signed and notarized covenant must be approved by the County Planning Director or representative thereof and recorded with the Tillamook County Clerk.

SECTION 3.338: PACIFIC CITY/WOODS COMMERCIAL TWO ZONE (PCW-C2)

(1) PURPOSE: The purpose of the PCW-C2 zone is to designate areas for high intensity commercial and some light industrial activities. The zone is intended to accommodate all commercial needs of nearby communities, surrounding rural areas, and visitors. Land that is suitable for the PCW-C1 zone is suitable for the PCW-C2 zone, except that a higher level of use, and therefore a higher level of off-site impacts, must be anticipated.

(2) USES PERMITTED OUTRIGHT: In the PCW-C2 zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this ordinance.

- (a) General and specialty retail trade establishments.
- (b) Personal and business services such as barbers, tailors, printers, funeral homes, shoe repair shops, upholsterers, and cleaners.
- (c) Business, government, professional, and medical offices; financial institutions; and libraries.
- (d) Animal hospitals, kennels and similar animal boarding facilities.
- (e) Retail establishments requiring drive-in facilities such as gas stations, bank or restaurant drive-up windows, and car washes.
- (f) Sales and service activities requiring large outdoor storage space, including the sale and repair of cars, trucks, farm equipment, heavy machinery, and marine craft; the storage of construction, plumbing, heating, paving, electrical, and painting materials; and parking for trucks as part of a construction or shipping operation.
- (g) Shopping centers.
- (h) Warehousing, including mini-storage.
- (i) Eating and drinking establishments.
- (j) Lodges, clubs, or meeting facilities for private organizations.
- (k) Motels, hotels, and cabin camps not exceeding 100 units.
- (l) A single-family dwelling, manufactured or mobile home for the owner of an active business located on the same lot or parcel.
- (m) Mobile or manufactured home or recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
- (n) Community meeting buildings and associated facilities.

- (o) Schools.
- (p) Water supply and treatment facilities.
- (q) Off-site advertising signs.
- (r) Dwelling units accessory to an active commercial use, when located above the first story.
- (s) Bed and breakfast enterprises.
- (t) Swimming facilities.
- (u) Public park and recreation uses.

(3) USES PERMITTED CONDITIONALLY: In the PCW-C2 zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all applicable supplementary regulations contained in this ordinance:

- (a) One or two-family dwelling not associated with an active business.
- (b) Light industries.
- (c) Multifamily dwellings, including townhouses, and condominiums.
- (d) Hospitals, sanitariums, rest homes, and nursing homes.
- (e) Fire and ambulance stations.
- (f) Utility substations and power transmission lines.
- (g) Towers for communications, wind energy conversion systems, or structures having similar impacts.
- (h) Commercial amusement or entertainment establishments.
- (i) Sewage treatment plants.
- (j) Recreational campground.
- (k) Foster family home accommodating six or more children or adults.
- (l) Temporary mobile kitchen units.
- (m) Mixed Use Developments subject to Section 4.170.
- (n) Mobile/Manufactured Home Park.

(o) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.

(p) Car wash.

(q) Commercial Uses allowed in this zone exceeding 8000 square feet according to provisions of Section 3.338 (4)(b).

(4) STANDARDS: Land divisions and development in the C-2 zone shall conform to the following standards, unless more restrictive supplemental regulations apply:

(a) Commercial use shall occur in a building or buildings not exceeding 8,000 square feet except for the following uses:

(A) Grocery Store,

(B) Hardware Store

(b) A conditional use to permit larger structures for the uses identified in (4)(a) shall meet the review criteria contained in Article VI of this ordinance and the following additional review criteria:

(1) The use is consistent with the Pacific City/Woods Community Plan adopted as part of the Tillamook County Comprehensive Plan and uses exceeding 8,000 square feet but no more than 10,000 square feet are limited to the following uses:

(2) The use is intended to serve the community and surrounding rural area or the travel needs of people passing through the area;

(3) The use is compatible with the rural character of the community;

(4) The size and type of development does not dominate the character of the commercial uses in the community;

(c) Motels and hotels are exempt from the 8000 square-foot limit, but are limited to 100 units.

(d) An Industrial Use allowed in this zone (including light industries, storage of industrial equipment, warehousing, rural industries, some cottage industries) shall not exceed 20,000 square feet in a single or multiple buildings.

(e) The minimum lot dimensions, yard setbacks, and building height restrictions for structures containing only residential use shall be the same as in the PCW-R3 zone. In the PCW-C1 zone, motels, hotels and cabin camps shall be considered a commercial use.

(f) Minimum yards for any structure on a lot or parcel adjacent to a residential zone shall be 5 feet on the side adjacent to the residential zone, and 10 feet in the front yard. No rear yard is required.

(g) For commercial or combined commercial-residential structures, structures shall be either constructed on the property line or setback at least 3 feet or as required in Section 3.020 (4) (b).

(h) All structures shall meet the requirements for clear-vision areas specified in Section 4.010.

(i) All uses shall meet off-street parking requirements as provided in Section 4.030.

(j) Outdoor storage abutting or facing a lot in a residential zone shall be screened with a sight-obscuring fence.

(k) The maximum building height shall be 35 feet, except on ocean or bay front lots, it shall be 24 feet. Bay frontage lots are defined as those bay/river frontage lots located downstream from the Beachy Bridge (Pacific Avenue).

(l) Creation of new lots or parcels, and construction on existing lots or parcels, shall only be allowed if water availability and sewer service or adequate on-site sanitation are provided, as follows:

(1) Confirmation of water service availability from the water district, or evidence of an alternative functioning domestic water supply, shall be provided to the Department prior to approval of residential construction or other development requiring potable water.

(2) If sewer service is available, as defined in OAR 340-071-160(5)(f), hookup to the sewer system shall be required prior to approval of a building permit for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(3) If sewer service is not available, as defined in OAR 340-071-160(5)(f), approval(s) for on-site sanitation disposal shall be required for:

(i) each lot or parcel prior to lot or parcel creation through partition or subdivision process; in some cases on-site sanitation may require larger lot sizes than the minimum allowed by the zone;

(ii) building permit approval for a structure containing plumbing fixtures or otherwise requiring sanitary waste disposal.

(m) New uses authorized within the community growth boundary shall not adversely affect farm or forest management practices conducted in accordance with federal and state laws. Authorization to create a parcel or construct a dwelling adjacent to land zoned for farm or forest

use shall require a notarized declaratory statement signed by all current property owners who appear on the property deed or contract. This statement shall serve as a covenant that runs with the land binding heirs, assigns, lessees and successors. This covenant shall affirm that residents of the parcel may be subject to farm or forest management practices conducted in accordance with federal and state laws which ordinarily and necessarily produce noise, dust, smoke and other impacts. Those signing the statement acknowledge that they “do hereby accept the potential impacts from farm and forest practices as normal and necessary and part of the risk of establishing a dwelling in this area, and acknowledge the need to avoid activities that conflict with nearby farm or forest uses.” The signed and notarized covenant must be approved by the County Planning Director or representative thereof and recorded with the Tillamook County Clerk.

APPENDICES

- A. Pacific City/Woods Vacant Land Inventory
- B. Tillamook County Board of County Commissioners Order #13-034

PACIFIC CITY - DEVELOPMENT - ZONE SUMMARY

17-Nov-17

		Developed	Vacant	Open Space	Gov't	TOTAL	% Vacant
Commercial							
C-1	Neighborhood	84	32	1	10	127	25.2%
C-2	Community	32	17	0	1	50	34.0%
Total	Commercial	116	49	1	11	177	27.7%
Residential							
R-1	Low Density	81	18	0	5	104	17.3%
R-2	Medium Density	932	279	56	11	1,278	21.8%
R-3	High Density	220	159	39	1	419	37.9%
RMH	Mobile Homes	48	0	0	0	48	0.0%
RR	Rural	22	10	0	0	32	31.3%
Total	Residential	1,303	466	95	17	1,881	24.8%
Other							
EN	Estuary	0	0	0	5	5	0.0%
FF	Forest	0	2	0	0	2	100.0%
F-1	Farm	7	11	0	4	22	50.0%
P/PD	Park	2	3	1	4	10	30.0%
RM	Recreational Mgmt	1	0	0	1	2	0.0%
Total	Other	10	16	1	14	41	39.0%
Total		1,429	531	97	42	2,099	25.3%
Cancelled						102	
Grand Total		1,429	531	97	42	2,201	

FILED
3:10 pm
MAY 01 2013
TASSI ONEIL
COUNTY CLERK

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

In the Matter of Forming and Giving)
Direction to the Citizen Advisory) ORDER #13-034
Committees (CAC's) for Tillamook County)

This matter came before the Board of Commissioners for Tillamook County, Oregon, on the 1st day of May, 2013, at the request of the Board and the CPAC Chairs.

The Board being fully apprised of the representations of the above named persons records and files therein, finds as follows:

1. Citizen Advisory Committees (CAC's) were organized under the Oregon Statewide Planning Goal 1 (adopted by the State Land Conservation and Development Commission on December 27, 1974, effective January 1, 1975) as advisory bodies to local, state and federal government agencies and citizens.
2. Tillamook County has a long history of using Citizen Advisory Committees (CAC's) to advise the County. Five CAC's were in place in the county in the late 1970's working with County representatives to bring the County's comprehensive plan, implementing ordinances and zoning into compliance with state law. There is a need and desire by the Board for CAC's representing some of the unincorporated areas of Tillamook County to continue this process now and into the future with the Planning Commission and the Board.
3. There is a desire by the Board that CAC's can provide for and foster greater communication between the Department of Community Development, Board of County Commissioners, the Planning Commission, other agencies and the citizens of Tillamook County. The CAC's can help represent local needs and concerns to County, State and Federal decision-makers, and members can help explain issues to the public.
4. There is also a desire by the Board to have the CAC's in the unincorporated areas advise the Board on non-planning related items of interest to the Board and the community.
5. There is a desire by the Board to encourage increased citizen participation at the local level and provide advice and recommendations to other public entities.
6. There is a desire by the Board to have adequate geographic representation of the CAC's in the unincorporated areas of Tillamook County.

7. There is a desire by the Board that the CAC's have Tort liability protection under Oregon Law when operating in accordance with this Board Order and state law.

NOW THEREFORE, IT IS HEREBY ORDERED that:

8. The Citizen Advisory Committees (CAC's) will initially encompass the current Citizen Planning Advisory Committee (CPAC) areas as identified below:
 - a. Neskowin
 - b. Pacific City – Woods
 - c. Cloverdale
 - d. Netarts
 - e. Oceanside
 - f. Barview – Watseco – Twin Rocks

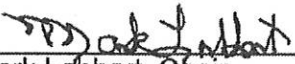
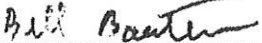
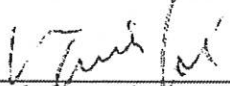
Other areas may be recognized as they desire by petitioning the Board for inclusion as a CAC.

9. The CAC may make recommendations to the Planning Commission and/or the Director of Community Development on:
 - a. Revisions to the County Comprehensive Plan including Ordinance and Zoning additions and/or revisions.
 - b. Input to the Planning Commission on Quasi-judicial applications before the Planning Commission.
 - c. Administrative decisions made either by the Planning Staff or the Director of Community Development that are subject to appeal to the Planning Commission and/or the Board.
10. The CAC may also make recommendations to the Board and other public entities on matters of importance to their community not related to direct action items before the Planning Commission. It is understood that when the CAC submits recommendation(s) to other public entities they state they are not representing the County unless the recommendation(s) are approved in advance by the Board.
11. The CAC shall comply with public meeting and records laws.
12. If the members of the CAC act within the scope of their duties as outlined in this Board Order and Public Meeting Laws, they will have insurance coverage under the Tort Claims Act.
13. It is expected that the CAC's will operate with limited county staff support. The County will provide timely notice to the CAC's regarding Conditional Uses, Variances and other land-use actions requiring administrative or Planning Commission approval.

14. It is expected that the CAC Chairs will meet with the Community Development Director regarding Planning matters at least once a quarter. Training will be provided at least once a year for CAC members.
15. It is expected that the CAC Chairs will meet with the Board of Commissioners at least once a year in January to review the year's accomplishments and their status in accordance with the Roles and Operating procedures set forth in this Order.

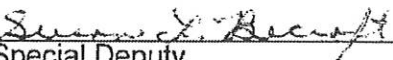
DATED this 1st day of May, 2013.

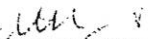
BOARD OF COUNTY COMMISSIONERS
FOR TILLAMOOK COUNTY, OREGON

	Aye	Nay	Abstain/Absent
<u></u> Mark LaBhart, Chair	<u>1</u>	<u>0</u>	<u>1</u>
<u></u> Bill Baertlein, Vice-Chair	<u>✓</u>	<u>0</u>	<u>1</u>
<u></u> Tim Josi, Commissioner	<u>✓</u>	<u>0</u>	<u>1</u>

ATTEST: Tassi O'Neil, County Clerk

APPROVED AS TO FORM:

By: 
Special Deputy


William K. Sargent, County Counsel

