

DRAFT MINUTES
Barview/Watseco/Twin Rocks CPAC Meeting
February 1, 2006
Twin Rocks Friends Camp
6:00pm-7:30pm

Staff present: Lynne Krueger, Senior Planner; Lisa Phipps, Coastal Resource Planner

Lynne began the presentation by referring to the materials that were handed out. She noted that she would be using the Talking Points (gold sheet) as an outline for her presentation.

noted that there are 12 communities within Tillamook County. She said that B/W/TR is a recognized community with an urban level. She said the community has experienced steady growth but they are surrounded by potentially high growth areas. She said a CPAC could review proposed projects against the criteria and how the proposed project fits the community. She said the CPAC would have an advisory role.

Lynne said that some of the materials that were passed out include examples of existing CPACs. This was only to provide ideas about how a CPAC could function within a community. She stated that all property owners could participate but it is up to each CPAC to determine its membership. Lisa said that communities with close proximities to cities may want liaisons from the city present.

The steering committees will be set up to make a recommendation to the community on the structure of the CPAC. At this meeting, Staff wanted to see if the community is interested in forming a CPAC and who would be willing to serve on the steering committee. Lynne said that B/W/TR is large by area and has a major highway running through it. The community knows what its needs are.

There was some discussion on a parcel zoned Forest and potential development that may occur there. Lynne discussed the process of bringing more land into the Community Growth Boundary. She also discussed the difference between the Community Growth Boundary and the Urban Growth Boundary. Questions were raised about the infrastructure (water, sewer, fire protection) for the community and what it could handle. Lynne said that annexation into a city requires an agreement between the city and the County.

Lynne talked about the area of influence that the community may want to consider.

Questions about how the CPAC could influence a decision were raised. The criteria drives everything. The CPAC would receive and review copies of the proposed land use actions. The CPAC would identify those areas where the proposal does and does not fit the criteria and how the proposal fits within the community. The CPACs recommendation will have an impact on the Planning Commission; however, that does

not mean that the Planning Commission or Board of Commissioners will always follow the recommendation. They will have other testimony and perhaps policy issues to consider. But, they will have to explain why they are voting the way they are.

There was discussion on concerns that the County may not listen to the CPAC as well as a discussion on the benefits to both the community and the developer in having a CPAC. Developers would be encouraged to utilize the CPACs for comments on the project. Changes that a developer could make in response to comments raised may satisfy the community; likewise, hearing what the project is directly from the developer can minimize rumors.

CPACs can provide a stronger voice to the decision-making bodies, help educate the local community on land use issues and how to provide effective testimony, provide an opportunity to look at the community plan and make sure it addresses the needs of the community, and help instill a greater sense of community.

The audience elected to go forward with the process and form a steering committee. They agreed upon the next meeting to be scheduled for March 15th at 6:00pm. The Camp agreed to host the meeting again. Everyone thanked the Camp for that.

The meeting was adjourned at 7:30pm