

DRAFT MINUTES
Informational Workshop on CPAC
Neskowin, Oregon
Neskowin Fire Hall
January 26, 2006
6:00pm – 7:30pm

Staff Present: Bill Campbell, Director; Lisa Phipps, Coastal Resource Planner

Lisa began by thanking everyone for attending the meeting and noted that this is the best attended CPAC meeting so far. She went on to explain the reason for the meeting, which is to discuss Citizens Planning Advisory Committees.

At this time, Lisa introduced herself as Tillamook County Coastal Resource Planner, and Bill Campbell introduced himself as Director of Community Development.

Lisa told the audience that they would be discussing expectations from the Department if they choose to go forward, as well as some of the other options available to the residents. She explained that there would be a show of hands at the end of the meeting in order to determine if the CPAC approach is favorable to those present. Committees would then be formed with a show of hands.

Lisa then explained the purpose of the Citizens Planning Advisory Committee (CPAC) by stating that Goal 1 of the Statewide Planning Goals deals with citizen involvement. (see attached Talking Points) Every county has a comprehensive plan and those plans all have an element for citizen involvement. She added that Tillamook County's plan regarding Goal 1 has not been changed since 1984.

Because of citizen interest in the community, Lisa said, it was thought this would be a good time to renew the process of bringing the people back into the planning process. All 12 communities in Tillamook County will be approached by Community Development for this purpose. The only active and recognized CPAC is Oceanside and it has been in existence for approximately 10 years. She noted other activities of this CPAC other than land use.

Lisa read aloud one of the key statements in Goal 1 regarding the development of a CPAC. It dealt with insuring the opportunity for citizen involvement in their communities.

Lisa outlined the activities and meetings of herself, Bill Campbell, and three Planning Commission members (Gale Ousele, Merianne Hoffman, and Kurt Heckeroth), to arrive at the parameters to establish this type of organization. She encouraged the audience to ask questions at any time during this presentation.

Copies of Talking Points, (gold sheet); guidelines for CPAC, (pink sheet); examples of other functioning CPAC's, (lavender and mint sheets), were passed out to the audience. Lisa went on to explain that their meetings concluded that a CPAC should provide input

into the land use process. She also explained how the citizens could go about arriving at some kind of consensus regarding what kind of recommendations could be given to the Planning Commission or the Board of Commissioners. These recommendations can be given to staff as well, while going through the land use process.

Someone in the audience stated that when the subject of recommendation was brought up before, she was told recommendations were basically worthless and needed to have ordinances. Lisa explained that by “recommendations” she meant that based upon the criteria, the CPAC would provide input to the decision-making bodies. She used as an example a couple of subdivisions that have gone in within the last couple of years – this type of proposal would have come before this group with all the criteria, and the community would evaluate the proposal based on the criteria and make recommendations to the decision making body. Regarding the subdivisions, the decision making body would be the Planning Commission.

Lisa then gave other options the Committee would have in relation to building proposals. She added that they would be asking the community to review the existing Community Plan and make sure that the values it reflects from the community 10 years ago are still accurate today. It was noted that copies of the Community Plan are available in the Department of Community Development. Lisa was not sure if Neskowin’s Plan is on line as of yet.

Bill Campbell had handed out to the audience copies of a document outlining what a CPAC may like and Lisa referred to it as one of several options that a CPAC can look like. She added that the steering committee that will be created tonight if the community chooses to go the next step in the process are going to look at the guidelines, establish parameters, and come up with some options of what this committee should look like for the Neskowin community. The steering committee will then bring them back to this gathering to ask them if this is the way they want to move forward with this process.

A lady in the audience asked how this would fit into the Community Plan (CP). She went on to say that she feels that there have been times when the CP is not used in the decision making process with the Planning Commission. Lisa answered that the CP IS used, but probably has not been used as much as it should have been. She went on to explain some reasons for this. One being that the Planning Commission, when making a decision, may have to go by county ordinance, and it may not coincide with the CP.

Lisa also noted that there are some phrases used in the CP that need clarification. Commissioner Ousele agreed, and added that it would really be of assistance to the Planning Commission, and used as an example the definition of a “sign” and “village” feel. She said CPAC can make sure there are definite details when designating such things.

Other examples were given from the audience regarding how things can develop when there is no clear definition or adequate guidelines to go by. Mr. Campbell asked the audience how many of them understood the CP in relation to specific ordinances or the

land use ordinances. He explained the standards of each for the benefit of all present. Mr. Campbell went on to say that there were over 5,000 permits issued in 2004 and 2005 in the Department, and noted as an example, that a great deal of building had been taking place in Rockaway Beach. Mr. Campbell said there were not enough growth management tools in place that are needed in Tillamook County, and this is a challenge. He said that with the help of the community, this element should get better.

There was more discussion regarding how recommendations can be reached and presented to the Planning Commission and or staff. There was other discussion regarding how to coordinate with county ordinances when making decisions and recommendations. There was good input from Lisa and Bill on how this can be done. Mr. Campbell made it clear that the CP should not be changed entirely, but tweaked a bit to make improvements.

There was a question from the audience pertaining to the north and south Associations of Neskowin and what is the relationship between the two as far as policies and procedures are concerned. Lisa explained that those are entities set up to watch over each of the individual developments in those two areas. They are governed by CC&R's . Those associations are free to comment as a body on issues that come before staff or the Planning Commission. Members from those areas can also be on the CPAC.

There was a question regarding flooding in the Neskowin community and how did such a problem work with the proposed CPAC. Lisa answered that the community is built in a floodplain and in wetlands as well as along creeks, and flooding is a natural event that is going to happen. She said this is why there are ordinances that regulate the building of structures so they can be built out of harm's way. Regarding access or road flooding, Lisa said there is not a lot that can be done about it. The possibility of a tsunami was also discussed.

Mr. Campbell reminded the audience that they did not have to limit themselves to just land use planning, because there seems to be a great deal of other issues of concern. He gave examples from the lavender and mint colored sheets that had been given to the audience earlier in the meeting.

A lady in the audience wondered what clout the recommendations would have once they got before the Planning Commission. Lisa answered that staff felt they would have a lot of clout as long as they are based on criteria that staff needs to work within. She said there will still be instances, however, where the PC would be compelled to make a decision other than a recommendation presented by the Committee.

Lisa stated that staff and the steering committee are excited about the potential of the CPAC's.

A question from the audience was whether the county worked with the concept of overlay zones. Lisa answered that there are some OL zones. Discussion followed regarding how

the OL zone could work with, for instance, the Sign Ordinance. Other subjects were discussed as well as signs regarding the OL zone.

More discussion followed regarding how the CP was designed and sent before the Planning Commission; water management in Neskowin; hazard reports for the area; and what is going to be considered by staff, when CPAC presents recommendations regarding issues of concern, because in the past they have not been heeded.

Regarding the last concern, Lisa stated that staff is willing to listen to specific concerns. She added that some existing issues, such as homes in wetlands and parking areas, will not be taken into consideration at this meeting tonight but that she would address those issues with anyone later- either after the meeting or during the workday. She said that is not the purpose of tonight's meeting.

There was discussion regarding CPAC's in incorporated cities, and Lisa stated they are under their own jurisdiction and she explained how they work differently than in unincorporated areas.

A question from the audience pertained to the possibility of certain overlay zones of the Neskowin community if it was a recommendation from CPAC. Mr. Campbell explained that this would take the process of changing an Ordinance and there would have to be considerable reason to do so. Further explanation followed.

More possible development in the area was discussed, and Lisa said the CPAC could help in making decisions regarding further development. This is an intense issue and a great deal of discussion would have to be done regarding the subject. She went on to say that CPAC's will have a lot of involvement on this subject.

Mr. Campbell explained that the three important things to this endeavor, and they include ownership, investment and sustainability. They are important because the residents will be here long after this steering committee. He then explained the reason for each.

There was discussion regarding good growth management for this area pertaining to the number of people who are moving in. Staff was given a compliment for presenting such an endeavor to residents who may not be in good relations with the department.

It was noted that all residents within a certain distance get noticed of a hearing when any development is considered for a particular area.

There was discussion regarding zone changes in areas, and Mr. Campbell explained how ordinance amendment changes are presented to the Planning Commission. It was noted that individual citizens can in fact, ask for a zone change for individual parcels without dealing with a whole area. More explanation followed by Mr. Campbell, and he added that there has been and will be tremendous growth in Tillamook County.

Someone in the audience asked if the CPAC's recommendation of limited partitioning would be considered. Lisa answered that this would be one of the issues before the CPAC, except for minor partitions which are not land use issues. Upon request, Lisa explained that a minor partition is when a parcel can be split into no more than three lots, but does not need a road because one is already available. Neighbors would not be notified of a minor partition because it is not a land use issue, but a survey issue.

The only criteria to be on this committee would be that they have to be a property owner, either part or full time.

It was noted that there were many people and hours devoted to creating the committee and the CP for the Neskowin area. A gentleman from the audience expressed concern that this committee may make the same mistakes as the Neskowin Community Plan, but he expressed gratitude that the residents are given a second chance. He voiced concern that this committee must have clout when bringing recommendations before the Planning Commission. The audience agreed with applause.

At this time, Gale Ouesle recommended that everyone get familiar with the open meeting laws.

A vote was taken regarding looking at, and going ahead with the next step. The response was overwhelming to move forward with the next step. Lisa asked that individuals interested in participating on the steering committee should meet with her after the meeting. Everyone was asked to sign on the sign up sheet. The meeting ended with a round of applause.

Meeting ended at 7:40pm.