

**Final  
Neskowin CPAC  
1<sup>st</sup> Steering Committee meeting  
March 11, 2006  
Neskowin Fire Hall  
12:00pm – 1:30pm**

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Citizens present: Sue Gabriel, Bob Fultz, Phil Anderson, Myeong Anderson, Bob Conklin, Guy Sievert, Deborah Wright, Tim Gordon, Lyle Rowland, Pam Rowland, Bruce Hagensen, Winfield Stein, Jack Bertell, Charlie Walker, Gale Ousele, Carol Bickford, Bill Therrow, Dan and Sheryl Trinci.

Staff present: Lisa Phipps, Coastal Resource Planner

The meeting began at 12:10pm. Introductions were made around the room. Lisa asked if there were any questions regarding the materials that had been emailed and also passed out additional information for discussion. There was general discussion on land use processes and clarification on the purpose of a CPAC (a recap of the initial meeting in January).

There was a brief discussion on the history of the Visioning Committee and that in the community plan it established a role for a standing land use committee and a standing periodic review committee. It was noted that these committees never really met because there was not a clear process.

There was a question on why a CPAC was necessary wondering if that isn't the Planning Commission's roles. Gale Ousele, Planning Commissioner, responded by saying that a CPAC helps record the process taken in a community to address an issue and helps the Planning Commission with the discretionary piece in the decision-making process. [To clarify, a Planning Commission does function as a committee defined by the Tillamook County Comprehensive Plan and the Statewide Planning Goal 1].

Questions were asked on how a CPAC gets involved in the process. Lisa explained the notice process and opportunity to provide comments, written and verbal.

A member of the committee stated that ordinances are black and white and the CPAC could make sure that the ordinances reflect the vision for the community.

The committee began discussing the different concepts that people thought should be included in the mission statement. The group reviewed the ONA bylaws as well as examples from other similar organizations. Concepts included: having the initial discussion take place at the local level, to become fully informed of the issues, that it should be for the good of all, education, moderation and balance, impartial, livability, geographic location, review of vision and land use ordinances, regularly ascertain sense of community, disseminate information and gather responses, look at whole Community

Growth Boundary and affected areas, air of cooperation with all landowners, and to show what is beautiful and unique about Neskowin to all.

There was discussion on the Neskowin Community Association (NCA) and how the two groups were different. The CPAC would be a formally recognized advisory body to staff, the Planning Commission and the Board of Commissioners. The CPAC would likely meet on a more regular basis as opposed to the two meetings/year for the NCA. A role that would be specific to the CPAC would be advisory on land use issues affecting the community as well as part of land use actions that may have a regional approach (ie stormwater management plan, etc).

There was a concern raised that this CPAC could have a “them versus us” feel to it and that this could be perceived as a “no more development” group. It was stated that the group had good intentions but what is the reason for having a CPAC. Several responses included that developers should be aware that there are ordinances and a community plan that can affect their development; that many members of the group were not “anti-development” but that it should be done in a manner consistent with the vision of the community; and Lisa said that everyone in the room is a developer if they are a landowner. This is not a “them versus us” process but rather a process to allow the County to make the most informed decisions possible. There are many different perspectives in groups like this and it helps decision-makers to hear the different concerns. A CPAC can fulfill that role.

A request was made that as these CPACs form, that there is regular contact between the CPACs and the County and that notices provide more information in the description so that the groups can make better decisions in what they choose to review for impact to the community.

It was stated that it is important for the whole group to recognize the different demographic since 1994.

The group agreed that the ONA mission statement providing a good foundation upon which to build the mission statement for the group.

At the next meeting, the group will review the draft mission statement that Lisa provides based on the discussion and begin work on the bylaws which will require everyone to do their homework. In addition, a request was made to have information on the buildable lands inventory for the area.

Notes taken by Lisa Phipps, Coastal Resource Planner