

DRAFT MINUTES
Informational Workshop on CPAC
Pacific City, Oregon
Kiawanda Community Center
6:00pm – 7:30pm

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

Bill H. began the evening with introductions. He asked that everybody sign in so that we could ensure that they receive future meeting information.

He then spoke about the purpose of the CPAC (see attached Talking Points). He said there have been a lot of development pressures in Tillamook County. This is an opportunity for citizens to learn about the land use process, how to provide effective testimony, and it gives the community a voice.

A number of people raised concerns about the process followed in developing the community plan and the feeling that the process was ignored. There were concerns expressed that this process would be lost as well. Another question was how Policy #6 in the Pacific City/Woods Community Plan (attached) fits in with the department's approach. It seemed that this piece of the community plan fell through the cracks. Bill Campbell discussed the difference between the group created to develop the community plan and the challenges of converting that type of a group (committed to a single product) to a long term CPAC and sustaining it. The Department can only offer so much help – the citizens are going to have to sustain it. Questions were raised about whether Staff would be more considerate of the wishes of the community through this process and Bill H stated that in providing more effective testimony, the community may be more compelling but that there would still be times in spite of the CPAC's recommendation that decisions may still not follow the recommendations. However, a CPAC offers an opportunity to fix some problems before they become problems.

Issues that a CPAC may review range from current planning actions such as a site specific conditional use to a subdivision to long range planning issues like community plan revisions, county wide ordinances, etc.

Bill H used the Hebo Community Coalition as an example of what impact a group can have citing recent downtown improvements and improved community connection.

The Oceanside Neighborhood Association was discussed. It is the only officially recognized functional advisory committee in the County at this time. Copies of the bylaws were passed out. Lisa spoke about the ONA and that it has become a non-profit organization. They deal not only with land use issues but also social issues that affect their community. They are currently reviving the land use committee and taking a look at the future and the community vision for Oceanside. Staff emphasized that CPACs can go beyond land use actions but that it is a necessary component and what staff is looking for in this process.

Planning Commissioner Hoffmann talked about the Planning Commission's approach and that our guidelines are there to provide uniformity in the way staff receives information but that beyond that, the community itself can determine how it operates and what other functions it wants to have.

Bill C gave a brief overview of the administrative process i.e. Counties have 150 days to complete a land use action to a final decision (includes all appeals up to LUBA). If input from the CPAC follows the processes it will bear weight. The decision-making bodies must make decisions based on the criteria.

Questions then arose regarding how to form the committees and how to get the word out. Staff will be posting the Pacific City Community Plan on the county website. When the committees are formed, staff will take comprehensive plan amendments to the Planning Commission and Board of Commissioners and then each committee will be officially recognized as the ONA currently is.

Lisa said that a member from the ONA would be willing to speak the group – also by visiting their website, a person can directly ask questions about the ONA process. Their website address is <http://judsonrandall.mystarband.net/default.htm> . Lisa also said that a CPAC has the potential to offer the community a chance to be involved in the process at the very beginning. To explain, she said that Staff encourages developers to approach the ONA to provide an introduction to the project and to start a community dialogue. It doesn't mean that everyone is going to be happy about it but it should eliminate many surprises. What isn't going to be changed however it that the application is going to be reviewed against the standards

To get the ball rolling for a Pacific City CPAC, we need to identify a core group or steering committee of people willing to work on the details to bring in front of the greater body. A sign up sheet was passed around after approximately 16 people volunteered. They will work with Staff to set up the next meeting and to get notice out to the public.

There was discussion about the Tillamook County Comprehensive Plan and its uniqueness. It is the only plan adopted in the state by a ballot vote of the electorate.

Both Staff and participants agreed that the County currently does not have the tools in place for growth management. As an example, one individual said that in the 90's when the community plan was being developed, they didn't address infrastructure which they should have.

In order for the CPAC to work, the community must own it, invest time in it, and sustain it. Comments were raised that the last community group was legislatively driven – a community boundary was required by state law. However, this committee is driven by the community having a desire to have a stronger voice in the direction of its community.

Bill C stated in response to comments that Staff would assist the groups during their formation but then once the group was established Staff would be limited in the time they could give each CPAC. The number of CPACs formed in this process will certainly affect the amount of Staff time that is available. However, Staff will be attending the first meetings to provide guidance and to make sure administrative and legal processes are being followed.

Everyone in the area is invited to participate. The CPAC can establish what parameters should be used to determine membership. It was agreed that meetings should be scheduled to allow second home owners and part timers the opportunity to attend as well.

Bill H will be the contact person for the community and he will be working with the steering committee to schedule the next meeting. Planning Commissioner Hoffmann will act as liaison to the CPAC. The meeting was adjourned at 7:30pm.