



**APPROVED 7/19/2016**

**MINUTES**

**BOARD OF COMMISSIONERS  
PUBLIC MEETING**

**TUESDAY, JUNE 28, 2016 FROM 3:00 – 5:00 P.M.**

**POTB MAIN OFFICES – Conference Room  
4000 Blimp Boulevard, Tillamook, Oregon 97141**

The purpose of this public meeting is to present the Port of Tillamook Bay's DRAFT Future Land Use Planning document, as presented by Kyle Kearns, Regional Solutions Team. This plan has been in process for two years, and is a follow up to the City's Economic Opportunities Analysis (EOA). The last meeting of the City of Tillamook, Port of Tillamook Bay, and Tillamook County proposed that these entities continue to work together looking toward future planning efforts. This meeting is a continuation of those efforts.

Invited guests are the Port of Tillamook Bay Board and Staff, City of Tillamook Staff, City Council, and Planning Department, the County Commission and County Planning Commission and Staff, the NW Regional Solutions Team (including Governor's office representation, DEQ, DLCD, DSL, and other State agencies) and the Oregon Department of Aviation.

Input will be taken at the meeting, but no decisions will be made by the board.

Call to Order: Commissioner Young @ 3:00 p.m.

Recognition of Persons Present: Commissioner Jim Young; Carolyn Decker; Jack Mulder and Gerry Opdahl - Bob Olsen absent.

Port Staff: Michele Bradley; Aaron Palter and Margaret Amick

Kyle Kearns, Regional Solutions Team

Jennifer Purcell - DEQ/ Regional Solutions; Patrick Wingard - Oregon DLCD/ Regional Solutions; Mark Ellsworth – Governor's Office/ Regional Solutions; Jai Pudewell - Oregon Dept. of Transportation/ Regional Solutions; Melanie Olson - Business Oregon/ Regional Solutions

Mark Labhart; Tim Josi and Bill Baertlein - Tillamook County Commissioners

Heather Peck; Jeff Caines - Oregon Dept. of Aviation

Suzanne Weber - Mayor City of Tillamook; David Mattison - City of Tillamook

Jan Stewart - City of Tillamook Planning Commission

Sarah Absher - Tillamook Co. Planning Dept.; Don La France - Tillamook Co. Planning Commission  
Rachel Hagerty - Tillamook County  
Mike Cohen – Director, EDC/ SBDC  
Mary McArthur - Col-Pac EDD/ NWACT  
Jessica Jung - Oregon Coast Scenic Railway  
Heather Taksdal and Nick Zwald - Zwald Transport  
Gus Meyer - POTB Taxpayer

Kyle Kearns presented the Port of Tillamook Bay's DRAFT Future Land Use Planning document with visuals including slides and a handout containing a map identifying areas of the Port available for different uses. Working with input from the POTB Board of Commissioners he has identified 8 Land Use Goals and developed 18 Policy Considerations that may be used as guides for the Port, if adopted (any or all) by the Commissioners.

County Commissioner Mark Labhart asked if connecting to the City of Tillamook's wastewater system is one of the goals for infrastructure and was assured that is a long term goal. There was discussion of possible routes for pipes to connect to the system. Patrick Wingard indicated his willingness to be the lead in pursuing avenues to aid in moving the goal forward. Port Com. Mulder acknowledged that improved wastewater disposal would be vital to attracting some industries to the Port.

The Port Board wanted to emphasize that the Port's priority in development is industrial and does not want to compete with the City for businesses suitable for the commercial areas.

Jan Stewart asked about any time limits on the recreational use area and Com. Mulder explained that the area is topographically unsuited for other uses and would most likely be the last developed.

There was a question of the feasibility of using the railroad for industrial purposes again. It was explained that it would take a \$50M or more to restore the line and then the operating costs would be more than the Port could support.

The Board was asked if the Plan includes the County Park and they responded that since the Port doesn't own the property it was not included. There was some discussion of past conversations between the County and the Port regarding change of ownership but it was not considered possible at the time.

Kyle solicited more feedback from the attendees. He will be in Tillamook until the end of July and available remotely through August.

Adjournment: 4:15 p.m.