

Netarts Community Planning Advisory Committee  
September 9, 2006  
Netarts Community Club  
10:00am – noon

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The September 9, 2006 meeting of the Netarts Community Planning Advisory Committee was called to order by President Jim Carlson. After introducing himself to the group, Jim asked individuals to introduce themselves.

Jim Carlson and Carol Wolff spoke about Jim Mundell's contributions to the community and explained to the group that he's dying of cancer. Jim asked the group to offer a moment of silent meditation in behalf of this faithful and admired member of our community.

Jim announced that Vice Chair Debbie Drake was absent because she was fighting a fire.

Jim then turned the meeting over to Community Development Representative Lisa Phipps who chaired the first meeting of the group on August 12, 2006. Lisa explained that when she turned on the tape of the meeting in order to transcribe the minutes, the tape was silent. She said she will come up with a better tape system for the October meeting, and Albert Arcure said he thought he could come up with a voice-activated machine. Lisa then asked that the group review the bylaws to be sure all changes were included.

Through discussion, the group confirmed that the bylaws required a majority, not a two thirds, vote for a change in the bylaws. The group also confirmed that the secretary has three weeks to get out the minutes to interested parties.

The discussion then turned to the minutes of the August 12 meeting. Dave Kratovil asked for a spelling correction on the last page: should read Lorraine Kratovil. Lori Carpenter wanted to be sure that discussion of the 6-Plex at the last meeting had been included. After further review, it was noted that the discussion was covered in the minutes. Jeanette Brinker asked for clarification as to whether the group had voted to include in the bylaws that people who were not present for a vote could make their views clear to the group through written statement by letter or e-mail. The group confirmed that this was a policy, not a bylaw. However, Lisa stated that this was important that everybody understand that this opportunity is available to them.

Jim Carlson asked Lisa Phipps for a statement clarifying the difference between a bylaw and a policy. Lisa said bylaws are the general framework of an organization whereas policies are the details by which those bylaws are implemented.

With all corrections of the minutes noted, John Maxwell moved the minutes be accepted. Shannon Brousseau seconded. The minutes were approved.

Jim asked for suggestions for someone who might be interested in taking over the office of secretary from Joan Cutuly. Lori Carpenter said she would ask Tam Hulbert. With no other nominations or suggestions, Lori agreed to join the former Steering Committee to conduct a search for a nominee. The Steering Committee includes Debbie Drake, Albert Arcure, Dave Kratovil, Tim Carpenter, and Jim Young.

The president then turned the meeting over to Lisa Phipps for the next agenda item which was a discussion of basic Land Use issues. Lisa noted that she had left handouts on the subject on the table.

These handouts included a public meeting guide, a brochure on how to testify at land use hearings, and a copy of all of the ordinances specific to the Community as well as some of the more common applicable ordinances.

Lisa said the best way to understand criteria is by working with a proposal, actual or theoretical. She said the advantage of the CPAC is that the Department of Community Development would direct issues to the attention of the CPAC and refer developers to the CPAC.

Lisa said a good way to talk about land use concerns was for the group to have a question and answer period. In a free-flowing discussion, Lisa made the following points.

- the Tillamook County Land Use Ordinance has sections which provide property owners with smaller lots to build provided the criteria can be addressed.
- In a cluster development, builders create smaller lots by averaging the size of lots in the development and including open and unbuildable spaces.
- Lisa reviewed the location of the commercial zones in Netarts.
- A townhouse differs from a condominium in that the owner of a townhouse owns the structure and land and can therefore sell the land under the townhouse; whereas the condo owner owns only the condo as the land on which the condo is built belongs to the association.
- The county is ultimately responsible for approving ordinances.

When there is a discrepancy between ordinances for the Netarts Community and the County as a whole, the more stringent will be enforced.

- In addition to ordinances, conditions of approval can provide mitigation or relief from noise, long working hours, and other activities if the criteria allow for that.
- Parking is going to be an increasing problem as more houses are built. Homes are either used for vacation rentals or there is an increased usage on the weekends with owners inviting large groups and friends often resulting in many cars and boats.

- Bill Holmstrom who is taking the proposed 6-Plex through the process, is still studying the proposal and has notified the property owners of residents' concerns. This could result in a modification of the proposal. Lori Carpenter added the Fire Chief Tim Carpenter has serious safety concerns about the plan as it now is.
- Centex has not been denied building permits but that they had not met their sewer and water requirements. Chair of the Netarts-Oceanside Sanitary District Shannon Brosseau reported Centex has not built an adequate pump station.
- The Department of Community Development is searching for more planners to hire but is facing the same shortage of qualified applicants as other areas.
- A discussion on past efforts to get a sign ordinance for the community revealed that if the community wants such an ordinance, the CPAC will have to follow through on its own rather than expecting county officials to initiate that action.
- Looking for a summary of the discussion, Carol Wolff asked what the CPAC's best chance was of acting in its own behalf in terms of land use decisions. Lisa Phipps said the group should be prepared to respond to each issue as it arises.
- Membership forms are available on the internet.

Jim then said his goal for the next meeting was to get more people there and just keep moving forward. He would like to see a number of committees established. The committees he suggested were:

Review of the community plan  
 Fundraising  
 Affordable housing  
 Environment.

Other suggestions from the group included:

Transportation  
 A committee to help non-resident owners address issues

Under the good of the order:

Joanne Boyer said it was important not to make people feel attending the meeting would land them on a committee. Connie Lovejoy encouraged the group to put forth a positive view rather than being an anti or negative organization. As treasurer, Albert Arcure said we needed some money and should organize a fundraiser.

The CPAC meetings are scheduled for the second Saturday of every month at 10 a.m. That would put the next meeting on October 14, which was also the day the Sanitary

District was thinking of presenting a workshop on the proposed bond. Discussion was held as to whether this should be incorporated into the CPAC meeting. The group decided on a 15 or 20 minute presentation by the NOSD board at the CPAC meeting with the longer workshop following the CPAC at 12:30 or 1p.m.

Carol Wolff suggested posting the agenda for the meetings in the newspaper. Shannon said Bruce Lovelin might put it in the Fencepost column.

With all business concluded, Jim Carlson asked that for the next meeting Lisa Phipps take the group through the planning process from beginning to end and explain what the CPAC should look for and how to get involved as issues arise. He also reminded the group that it needs a secretary and that we should work hard in encouraging our friends and neighbors to come to become involved.

With that, the meeting was adjourned at 12:05pm.