

Wednesday, September 1, 1971

At a regular meeting of the Board of Commissioners on the date set above at which time were present Chairman R. F. Brennan and Commissioners F. E. Knight and Chas D. Bailey, the following business was transacted.

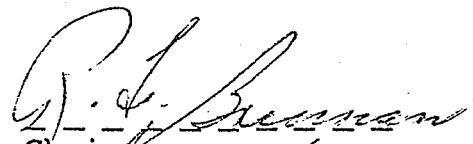
Hearing was scheduled on vacation of Monte Vista Subdivision. No one appeared and no affidavit of posting was on file. No action was taken.

Hearing was held on the proposed nuisance ordinance. Statements and letters were presented both for and against the proposed ordinance and the matter was continued until November 3, 1971 at 10:30 o'clock a.m.

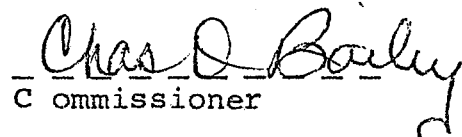
The matter of the motion of the Planning Commission that Planning Director Richard Smith be dismissed was considered by the commissioners. The commissioners passed unanimous motion to disregard the action of the Planning Commission and retain Richard Smith as Planning Director for Tillamook County. The Commissioners were in receipt of numerous letters from residents and property owners in the county objecting to the action of the Planning Commission in voting to dismiss Mr. Smith. At this time petitions were presented to the commissioners requesting that they reconstitute the Tillamook County Planning Commission and appoint a new commission.

Deed was executed to Stanley and Shirley King for Lots 20,21,22, Block 66, Rockaway Beach.

The Commissioners met with John W. Huffman, , Laverne S. Miller, and Thos. P. Blair from the State Board of Health, Planning Director Richard Smith, Sanitarian William Maxwell, and District Attorney David Logan. Mr. Huffman presented the Board of Commissioners with a letter making certain recommendations in regard to sanitation and planning in the county relating to subdivisions, a copy of which is hereto attached. The matter of preliminary plat of 1st Addition to Deer Ridge Subdivision which was approved by the Planning Commission August 26, 1971 was discussed. Mr. Brennan entertained a motion which was seconded by Mr. Bailey and passed unaminously that preliminary plat approval given to the 1st Addition to Deer Ridge Subdivision by the Tillamook County Planning Commission on August 26, 1971 be hereby rescinded by the Board of County Commissioners because of unresolved problems relating to water supply and that this preliminary subdivision plat remain unapproved until the water problem is satisfactorily resolved with the State Board of Health.

  
Chairman

  
Commissioner

  
Commissioner



# OREGON STATE BOARD OF HEALTH

STATE OFFICE BUILDING • 1400 S.W. 5th AVENUE • PORTLAND, OREGON • 97201

August 31, 1971

TOM McCALL  
GOVERNOR

EDWARD PRESS, M.D.  
State Health Officer

Board of Commissioners  
Tillamook County Courthouse  
Tillamook, Oregon 97141

Gentlemen:

On August 18, 1971, three representatives of the Oregon State Health Division; Mr. LaVerne Miller, Director, Office of Environmental Sanitation; Mr. Douglas Pike, Assistant Director, Office of Local Health Services; and I met separately with the Tillamook County Sanitarian and Planning Director to evaluate the subdivision review procedures of the county. Our recommendations are as follows:

## Sanitation

1. More complete records of subdivision reviews should be kept. Mr. Maxwell's years of experience and knowledge of the area permit him to quickly evaluate a proposal; however, a new sanitarian would not have information on why a decision was made, or if there were any qualifications to an acceptance. A written record of the evaluation would also alleviate accusations of bias.
2. A standard procedure form for evaluating a proposed subdivision should be developed. We recommend that this procedure include that the person making the proposal provide a topographical map of the area with test pits (preferably made with a backhoe) at locations indicated by the County Sanitarian before preliminary approval can be given. If the area is found to be generally acceptable, a plat showing lot locations, staking of the area to indicate lot locations, and any additional test pits required by the County Sanitarian to evaluate soil and ground water conditions should be required before final approval of the subdivision is given.
3. The sanitarian's findings as to soil characteristics, depth to ground water, topographical characteristics, and any other pertinent comments should be noted on the form.

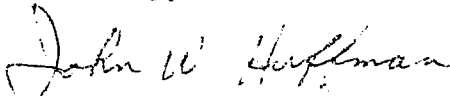
4. We recommend that the sanitarian's statement of approval, when given, be: "This area is generally acceptable for subsurface sewage disposal. However, the sale of each lot shall be contingent upon the approval for subsurface sewage disposal by the County Sanitarian."
5. Any lots that are not acceptable, for any reason, should be noted on the plat.
6. The source or method of obtaining domestic water should be noted on the plat. If the water is to be provided by a municipality or service district, the subdivider should obtain a letter from the supplier stating that they can provide adequate water and pressure to the site. If each lot is to be served by an individual well, the subdivider should provide a statement that wells are in general use in the area, and the approximate depth at which other wells obtain water.
7. The subdivider should provide a statement as to the method of solid waste disposal that will be available to the subdivision.

Planning

1. The County Zoning Ordinance should be updated to provide for flood plain zoning, septic tank permits, and more stringent restrictions on the beginning of any work on the property prior to final approval by the County Board of Commissioners.
2. Use should be made of soil maps provided by the Soil Conservation Service, U.S.D.A., to adequately plan and zone for areas utilizing subsurface sewage disposal.

If we can be of any further help to you, or if you have any questions regarding these matters, do not hesitate to call us.

Sincerely,



JOHN W. HUFFMAN, R.S., SANITARIAN  
Community Sanitation Section

JWH/ce