COMMISSIONERS PRESENT: Jerry A. Dove, Vice Chairperson  
Sue Cameron, Commissioner  

COMMISSIONER ABSENT: Gina Firman, Chairperson  
(Attending a conference in Alaska)  

STAFF PRESENT: William K. Sargent, County Counsel  
Paul Levesque, Management Analyst  

STAFF PRESENT FOR PORTIONS OF MEETING: Deputy Jim Hill, Code Enforcement Officer; Vic Affolter, Community Development Director; Jon Oshel, Public Works Director  

GUESTS: Pete Daniels, Milstead & Associates; please see attached guest list  

CALL TO ORDER: By Vice Chair Jerry Dove at 9:00 a.m. in the Justice Courtroom.  

ITEM NO. 1: CODE ENFORCEMENT UPDATE: Deputy Hill provided his update (attached) and stated that violations were increasing due to the time of year. Warrants were being issued for those violators with the biggest backlog of fines.  

Mr. Affolter said there was a need for a workshop in the next couple of weeks. Commissioner Cameron asked that Deputy Hill work with the Health Department on some restaurant issues.  

Counsel Sargent discussed the update on enforcement against the Hansons’ retaining wall. Commissioners Dove and Cameron indicated they were not interested in hearing this issue again. Counsel Sargent said he would proceed.  

ITEM NO. 2: CONSIDERATION OF CONSTRUCTION MANAGER/ GENERAL CONTRACTOR AGREEMENT WITH COLAMETTE CONSTRUCTION FOR REMODEL OF FORMER COUNTY JAIL: Commissioner Cameron moved to sign the agreement, Commissioner Dove seconded, passed with two aye votes.  

The Commissioners signed the agreement.  

ITEM NO. 7: HOSPITAL REMODELING PROJECT UPDATE: Mr. Daniels provided his report (attached). He said the project had gained back about half of the time lost to date. There was a general discussion regarding the patient rooms.  

ITEM NO. 3: PUBLIC HEARING: REGARDING POSSIBLE SALE OF CERTAIN COUNTY-OWNED PARK LAND KNOWN AS THE TWIN ROCKS TURN-AROUND, LOTS 21 AND 22, BLOCK 25, TWIN ROCKS IN TILLAMOOK COUNTY, OREGON, ALSO LOT 10, BLOCK 2, MIDWAY BEACH ADDITION IN TILLAMOOK COUNTY, OREGON: Mr. Levesque presented the background information on the property. Commissioner Cameron said she had no personal interest in the issue, but that she had relatives in
the area. She felt the hearing was a good opportunity to learn the public’s views.

Bert Gustafson, Attorney for the Ed Hart Trust, described the status of the trust versus the sole estates of Ed and Edith Hart and the legal proceedings that would be required to release the interest in the deed.

Vice Chair Dove opened the hearing to the public for comment.

Barbara Trout, 17640 Old Pacific Highway in Twin Rocks, spoke in opposition to the sale of the property, stating the property was much like the County forest lands held in trust by the State, and Mr. Hart’s Trust should be honored. She said all the neighbors she talked to were not in favor of selling, but wanted the property left as open space.

Lois Ball, 863 Breaker, said “ditto” to what Ms. Trout had said and asked the Board not to sell the property.

John Canich, 205 W. Washington said he knew Mr. Hart and Mr. Hart wanted the lot across the street for parking with the big lot kept for beach access.

Ms. Ball said they owned the lots to the north, and they were not contacted by anyone. Mr. Canich said he was not contacted.

Sunny Burr, Rockaway Beach City Council, was opposed to the sale. She had talked to many neighbors and they were opposed to the sale.

Don Swanson, real estate broker, said that nothing should be done to develop the property, but leave it as open space.

Mike Kelly, consultant for a historic preservationist, Mr. Walker, described his past proposal and the liability of the house in its current condition. He said Mr. Walker believed the house should be restored as a monument to the Harts. He articulated his recommendations about preservation.

Patricia Canich, 205 Washington, Rockaway Beach, said the house could be restored, but she asked who would take care of it. The house could be removed and leave the property as beach access. She asked that they think about what Mr. Hart would have wanted.

Mr. Kelly responded that if the house was auctioned, a private owner would be required to restore and maintain it.

Mr. Swanson said that all conditions that Mr. Kelly wanted to impose would limit its ability to be auctioned, so it should be left as it is.

Mr. Canich asked what would happen to the other properties.
Mr. Oshel suggested getting the community together to determine how to down-scale for public use.

Dorothy Diel, 18650 Pacific Street, Rockaway Beach, said she had been close to Mr. Hart. He paid taxes on his property right up to his death. She and Bill Linker were trustees but Walt Newberg told them they weren’t wanted.

Gerald McGrath, 108 Highway 101, Rockaway Beach, just sold a property across the street from Mr. Hart’s property. He told the buyers that Mr. Hart’s property would forever be a park. He could get sued if it was not.

Charles Hill, 925 Harriman, Rockaway Beach, owned four properties in the area, one adjoining the proposed parking lot. He was not in favor of selling the property. Mr. Hart wanted the property used as a park.

Ms. Burr said the Rockaway Beach Fire Department had been asked to burn the property. Mr. Kelly said that was why they acted with a proposal and wanted to preserve the structure. Ms. Diel reinforced the idea that people wanted to save this structure. Mr. Swanson said historic preservation had become an economic board game; the house would not sell for much.

Vice Chair Dove closed the public hearing.

Mr. Levesque said the house had termites in the ground floor. Mr. Kelly said some timbers would have to be replaced. He said Mr. Walker would like to buy it at fair market value and restore it.

Commissioner Cameron said the Commissioners had been misled about the neighborhood sentiment. She said this was a good opportunity to hear from the people. She was interested in removing it from the list of land sale properties, and like Ms. Trout’s idea of working with the community as a group to determine what to do about the property. She was undecided about the house, but wanted the property kept for the public.

Commissioner Dove said everyone could work together on this.

Commissioner Cameron moved to take property known as the Twin Rocks Turn-Around, Lots 21 and 22, Block 25, Twin Rocks and Lot 10, Block 2, Midway Beach Addition, both in Tillamook County, Oregon, off the land sale list, Commissioner Dove seconded, passed with two aye votes.

Commissioner Cameron hoped Ms. Trout and the neighbors would get together and come up with some ideas.

Vice Chair Dove recessed the meeting at 10:12 a.m. and reconvened at 10:13 a.m.

**ITEM NO. 4: EXECUTION OF ROAD VACATION ORDER FOR A PORTION OF TAMARACK STREET IN THE COMMUNITY OF PACIFIC CITY:** Mr. Oshel said the language adopted by the Board the previous week had been added to the order. Counsel Sargent
said he had worked with staff on the draft.

Commissioner Cameron moved to sign the order, Commissioner Dove seconded, passed with two aye votes.

The Commissioners signed Order #98-69.

ITEM NO. 5: CONSIDERATION OF ORDER ACCEPTING A DEED FOR A PORTION OF BEWLEY CREEK ROAD FROM KENNETH MAACK: Mr. Oshel said this was the fourth and final piece for the Tillamook River Bridge project.

Commissioner Cameron moved to sign the order, Commissioner Dove seconded, passed with two aye votes.

The Commissioners signed Order #98-70.

SITTING AS THE BOARD OF THE SOLID WASTE SERVICE DISTRICT

ITEM NO. 6: MISCELLANEOUS SERVICE DISTRICT MATTERS: Mr. Oshel said a joint meeting between the Commissioners and the Solid Waste Advisory Committee had been scheduled for June 16. Mr. Crider from the Port and Mr. Averil would also be in attendance.

SITTING AS THE BOARD OF COMMISSIONERS

UNSCHEDULED: MISCELLANEOUS PUBLIC WORKS: Mr. Oshel said litigation had been filed against the Tone Water District and the Tillamook Water Commission regarding the Tone Bridge water line relocation.

Mr. Oshel said he would contact the contractor regarding conditions of Wilson River Loop Road at Highway 101.

ITEM 8. CONSIDERATION OF COOPERATIVE AGREEMENT AMENDMENT NO. CE-990292-01-6 WITH THE ENVIRONMENTAL PROTECTION AGENCY TO EXTEND THE PROJECT AND BUDGET PERIODS OF THE NATIONAL ESTUARY PROJECT: Commissioner Cameron moved to authorize the Vice Chair to sign the agreement, Commissioner Dove seconded, passed with two aye votes.

Vice Chair Dove signed the agreement.

ITEM NO. 9: EXECUTION OF PROCLAMATION PROCLAIMING MAY 15-16, 1998 AS TILLAMOOK COUNTY FARM-FEST DAYS: Commissioner Cameron moved to sign the
resolution, Commissioner Dove seconded, passed with two aye votes.

The Commissioners signed Resolution #R-98-11.

**UNSCHEDULED: Various Matters:** Commissioner Cameron reported on the Habitat Conservation Plan Public Information Committee (HCPPIC) meeting.

Counsel Sargent said the Parks fee increase order should wait until July 1 to be prudent on any constitutional issues.

Counsel Sargent said Rob Bovett, Lincoln County Assistant County Counsel, would be willing to have a workshop with the Board to discuss cable TV franchising.

Vice Chair Dove adjourned the meeting at 10:23 a.m.

**RESPECTFULLY** submitted this _____ day of ______________, 199_ .

County Clerk: Josephine Veltri

______________________________
Mary Wujcik, Recording Secretary  
& Special Deputy

**APPROVED BY:**

______________________________  __________________________  __________________________
Chairperson                     Vice Chairperson                Commissioner