

**Neskowin Citizen Advisory Committee**  
**Summary Meeting Minutes**  
**December 12, 2020**

Chair, Rand Koch, convened the virtual meeting of the Neskowin Citizen Advisory Committee (NCAC) to order at 10:00 via a Zoom call.

**Introduction of Participants**

Attending via Zoom were Cathy Benneth, Dave Benneth, Guy Sievert, Susan Schomburg, Rand Koch, Chris Silkowski, Larry Glickman, Alexis Tate, Gail Swanson, Alex Sifford, Missy Moss, Lynn and Barry, Tom Eaton, Gary McClain, Bill Busch, Troy Trute, Marge Jozsa, Tim Nelson, Laurie Kovack, Jeff Walton, Kathy Oulltet, Sarah Absher, Biff Schlicting, Bob Schlicting, Susan Amort, Lynn Wintermute, Barry Dragoon, Laurie Kovack, Hillary Gibson, Barbara Gordon and Branden Beaujeu

**Conflicts of Interest**

Rand asked the officers to state any conflicts of interest they might have with items on the agenda. None were reported.

**Review of Minutes from October NCAC Meeting**

Membership was called upon for comments. None were offered. Larry Glickman made a motion to approve the minutes from the October 2020 NCAC meeting. Cathy Benneth seconded the motion. The motion passed unanimously.

**Tillamook County Public Notices**

A notice was received that the Tillamook County Department of Community Development-Planning had approved construction of a duplex on South Beach lot number 2900. Questions were raised by two participants at the meeting who had concerns about the project as to whether or not the period for appeal had expired. Sarah Absher, the Director of the Department, responded that the appeals period was closed. She reported that the duplex was approved because it met all criteria of the Comprehensive Plan and the applicant said that they would comply with all development standards.

The commissioners will meet on Wednesday, December 16 to consider proposed Ordinance 86 which would increase the County vacation rental permit fee to help fund workforce housing and public safety initiatives. The proposal would allocate 70% to workforce housing projects and 30% to be used by the Sheriff's office for additional patrols. The fee is a sliding scale amount tied to gross receipts and

number of units. See Exhibit A of the Ordinance for details. A copy of the proposed Ordinance can be found online at:

### **Treasurer's Report**

Chris Silkowski, NCAC treasurer, reported that the current balance in the checking account is \$1,055. Disbursements since the last meeting were \$223 representing \$194 for an annual website fee and \$29 for the domain name registration. Accounts payable are \$120 for an email distribution program and \$149 for a Zoom subscription. Chris stated that he would likely absorb (donate) the initial year of the Zoom subscription fee.

Chris informed the group that the annual recurring costs will approximate \$463, which includes the annual subscription fees for Squarespace (website) and Zoom and that additional funding will be needed to cover these costs in the future. In addition to these recurring costs, the officers plan to spend approximately \$300 to \$400 for a mass mailing to all property tax owners within the NCAC community announcing the kickoff of the community plan project and encouraging them to register their email addresses with the NCAC in order to receive meeting notices. The NCAC community area has been defined as the residences from Slab Creek in the South to Oretown in the North and then west to the coastline. Chris noted that this one-time cost will be absorbed by Ran, Brenda, and himself.

A "Donate Now" button has been added to the NCAC website to allow for voluntary donations.

Bill Busch reminded the group that the majority of the \$1,055 current cash balance was comprised of monies left over from the tsunami bridge project which the NCAC had agreed to hold in reserve for bridge repairs and maintenance. Rand Koch then reported that he had asked the Neskowin Community Association to provide funding for future tsunami bridge repairs and maintenance which would free up the funds for the NCAC to use for communication outreach activities and the NCA agreed to do so.

### **Community Plan Update**

Chris Silkowski, Chairman of the Community Plan Update Committee, reported that there have now been two Informational Townhall (ITH) meetings conducted via Zoom featuring presentations by Sarah Absher and others, regarding land-use planning objectives. The meetings were recorded and are available on YouTube for those unable to attend. Three meetings are now being planned for the first quarter of 2021. An invitation to attend will be sent out via email to all members. All events are listed in the Upcoming Events page of the [neskowincac.org](http://neskowincac.org) website.

### **New NCAC Website**

Rand reported that the NCAC has a new website where interested parties can find information about upcoming meetings, minutes from past meetings and documents regarding matters that affect the South County community. The address for the new website is [info@neskowincac.org](mailto:info@neskowincac.org). All agreed that the website is very well done and thanked Biff Schlicting for his work in creating the site.

### **Beach Access Improvements Update**

Rand is awaiting a bid from RK concrete for the construction of concrete stairs at the Carlton Beach Access site.

He reported that the access at the McMinnville site had been improved by the contractor who was doing repair work on the beach front for the Chelan complex which funded the access improvement at no cost to the community.

### **Carlton Street Erosion Control**

Rand reported that the gravel laid on the southside of Carlton Street had changed the contour of the Street such that water drainage now occurs on the North side of the street, which should correct the earlier problem with water inundating nearby houses.

### **Resolution to Request Temporary Moratorium on New Short Term Rental Permits**

Bill Busch raised the issue of the significant impact that short term rentals are having on the community. He reported that there are four houses near his residence in South Beach that house over 70 individuals in total and, in his opinion, have therefore become hotels and not single-family residences. He described problems with noise, speeding and guests not being respectful to local residents. Bill also stated that some operators were advertising as "Hotels" on the internet. Sara was asked if the County would issue cease and desist letters to these offenders. Sara agrees to address this with County counsel and report back.

Sarah reported that she has met a number of times with short term rental managers to discuss issues that have arisen due to the large short term rental population and she continues these discussions early in 2021.

Guy Sievert then suggested the NCAC consider a resolution recommending that the County Commissioners institute a temporary freeze on new short term rental permits. He recommended that the NCAC chair begin a discussion with other CAC chairs in the County regarding the problems that arise from short term rentals. Rand agreed to have that discussion with the other CAC chairs.

After further discussion, it was also determined that the intention of the participants at the meeting was to make this request of the County Board of Commissioners.

Alex Sifford made the following motion:

**"The Neskowin Community Advisory Committee hereby requests that the Tillamook County Board of Commissioners consider implementing a temporary moratorium on short term rental permits to report on the impacts these rentals are having on community neighborhoods."**

Larry Glickman seconded the motion. The motion passed with a majority of those in attendance.

### **Code Enforcement Officer**

Guy Sievert asked about the status of a code enforcement officer. Sara Absher reported that the County now has a part-time officer to help with code enforcement.

His name is Jim Hill and he can be contacted at [jchill@co.tillamook.or.us](mailto:jchill@co.tillamook.or.us). Sarah recommended that Jim be notified via email of code violations with a copy to Sarah. Sarah also reported that she is in the process of updating the County ordinance related to code enforcement in an effort to make it stronger.

**Next Meeting**

The next meeting of the NCAC will be at 10 AM on February 6, 2021.

**Adjournment**

The meeting was adjourned at 11:10 am.

Prepared by Cathy Benneth, Secretary