

Neskowin Citizen Advisory Committee
Summary Meeting Minutes
February 6, 2021

Chair, Ran Koch, convened the virtual meeting of the Neskowin Citizen Advisory Committee (NCAC) to order at approximately 10:05 via a Zoom call.

Introduction of Participants

It was noted that we were not going to have personal introduction because it would be very time consuming with 107 Zoom attendees. (See Exhibit A attached for attendee list.)

Conflicts of Interest

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

Upcoming Election for Directors of Special Districts

Dave Benneth reminded the group that the May 2021 Tillamook County special election would include director positions on the Neskowin Regional Sanitary Authority, the Neskowin Regional Water District, the Nestucca Rural Fire Protection District, and the Nestucca Valley School District. Information on how to become a candidate for any of these positions can be obtained from the County Clerk's website or by calling 503-842-3402.

Purpose of the NCAC and Bylaw Update

Larry Glickman gave an update on the purpose of the NCAC and how it is governed by its bylaws.

“Thank you all for being interested in the community, for being passionate and for showing up.

As you may or may not know, we are at the beginning stages of preparing for a new community plan. Community plans are forward thinking plans and or amendments to existing plans that are expected to last for 20 years and take about two years to develop, agree upon and submit to the county for review, comment, and approval. Approval is not assured. Our County takes our input seriously and may or may not adopt or enact everything we propose. If you attended the Informational Town Hall meeting recently, you may have heard the pride exuding from Commissioner David Yamamoto. Tillamook county and its staff are very community minded, hardworking, and receptive to both community and individual input. Please get involved and stay involved, this is your special place just as much as your neighbors. You must attend meetings to vote. There are no provisions for proxy votes.

If you have not read the bylaws, we urge you to because they address and service a number of very important purposes.

The Neskowin CAC is a county sanctioned group organized as a public body. The Neskowin CAC is a group of citizens organized under Statewide Planning Goal 1 (adopted by the State Land Conservation and Development Commission on Dec. 27, 1974, effective Jan. 1, 1975) as an advisory body to local, state, and federal government agencies and citizens. The Neskowin CAC is dedicated to promoting communications between the citizens and government bodies on land use and other relevant issues and operates pursuant to Order #13-034 as adopted by the Tillamook County Board of Commissioners on May 1, 2013.

Activities will be determined by the membership and may include, but not be limited to, making recommendations to applicable governmental bodies on land use, environmental, public safety and public health matters and actions, suggesting community plan and county code amendments, advocating for consideration of county services and other matters deemed relevant by the membership; and conducting special community studies. In all activities, the Neskowin CAC shall provide for and encourage increased citizen participation.

All of the officers are volunteers and were elected at a meeting just like this one. We will be having elections again soon, on June 5th, two meetings from now. Today, we are going to establish the Nominations Committee. Then, the Chair will open nominations at the April 3rd meeting and close nominations on May 29. Please read the bylaws for the detail that governs elections. If you plan to run or nominate someone to run, that has to be made known to the Nominations Committee between April 3rd and May 29th.

Now let's reflect on our mission a little more.

Under the bylaws AS AN ADVISORY BODY to local and state and federal agencies, we gather information presented to us by the community about land use, public safety, and public health matters and actions, suggesting community plan and county code amendments, advocating for consideration of county services, other matters deemed relevant by the membership and conducting community studies. IN ALL ACTIVITIES, THE NESKOWIN CAC SHALL PROVIDE FOR AND ENCOURAGE INCREASED CITIZEN PARTICIPATION.

One distillation of our mission and activities is (1) that the elected volunteer officers act as advisory body operating within the mandates of the bylaws. (2) We gather

information on topics generated at the meetings and before the meetings. (3) We share the information with the county, state, and federal agencies if appropriate. That is what we do.”

New Voting Procedures Via Zoom

Biff Schlichting described the new voting procedures, using the polling functionality within Zoom, and how they would be utilized on Zoom at today’s meeting.

Approval of Minutes from December 2020 NCAC Meeting

Ran described a correction that had been made to the minutes which originally described the vote on the STR resolution as having passed unanimously when, in fact, there were at least three persons out of 34 attendees voting “no”. The minutes have been corrected to indicate that the majority of the persons in attendance voted for the resolution.

Several persons asked that the minutes reflect the fact that the vote regarding the resolution proposed to the County Commissioners was “flawed” because, in their opinion, not all property owners were notified of the proposal and the related vote prior to the meeting. After much discussion, a motion was made to accept the minutes as posted on the website, a second to the motion was obtained and the motion passed by a majority of persons in attendance.

Tillamook County Public Notices that Effect Neskowin

None were reported.

Treasurer’s Report

Chris Silkowski reported that we had a beginning balance of \$1,055 as of our December meeting and we had received donations from six donors totaling of \$550, \$5 in PayPal fees, leaving use with a balance of \$1,600 on February 6th.

In addition to the direct donations, there were indirect donations made by Randall Koch, Brenda Freshman, and Chris Silkowski of \$338 paid directly to Zoom and/or Randall Koch for various items such as Zoom add-ons and reimbursement of the cost of the postcard printing.

Chris also noted that we had a pending payable to reimburse Randall Koch for approximately \$606 for postage paid by him directly to the post office. A motion was made to reimburse Randall Koch for the \$606 paid to the USPS for the postcard mailing. The motion was seconded and the vote to reimburse was unanimous.

Chris opened it up to questions, for which there were none.

Community Plan Update

Chris Silkowski provided an overview of the community plan process for those new to the NCAC, noting that one of the NCAC’s primary responsibilities is coming up with recommendations to the County around land use planning and that the deliverable to the County will be in the form of a community plan document. The process is typically completed every 10-20 years or more frequent as needed. The current community plan we are operating under was executed in 1999 and accepted in 2001. We kicked

off the update process last year. To manage expectations, the process will take approx. three years and begins with educating the community on the States' 19 planning goals. Our cadence has been about one informational town hall per month, and we have held four town halls to date. Our next one town hall is scheduled for February 23rd and is on Goals 8 & 9 (Recreational Needs and Economic Development). Chris noted that town halls are typically scheduled out for the quarter and they are listed on the NCAC website. Once we feel we have adequately educated the community, a community survey will be developed, and the results of the survey will drive the recommendations in the plan. Guy Sievert, member of the Tillamook County Planning Commission, gave a description of the process that will result in a new Neskowin Community Plan being incorporated into the Comprehensive Plan for the County, which may include recommendations for zoning ordinances that apply to Neskowin only, as are now in effect.

Discussion of the Effects Short-Term Rentals

The resolution passed at the December 12th, 2020 meeting of the NCAC regarding a moratorium on new short term rental permits was vigorously discussed. Numerous persons reminded the Committee of the benefits of short-term rentals to the economy, property owners and renters. Sarah Absher, Director of the Tillamook County Department of Community Development joined the zoom call after a great deal of discussion and described the make-up of the Short-Term Rental Committee and its function in 2018 in assisting in the development of the short-term rental ordinance. She plans to call this committee into session to help in evaluating the adequacy of the current short term rental ordinances. More information on this committee can be found at:

<https://www.co.tillamook.or.us/gov/comdev/STR%20Committee/default.htm>.

Ran described the responses received to a NCAC request for information about STR effects and then read the following statement:

...the following is a summary of the report compiled from the 36 letters we received regarding the impacts of Short-Term Rentals in our community. The resolution, report and the letters have been forwarded to the Tillamook County Board of Commissioners based on the motion passed at the Dec. 12 NCAC meeting.

"The NCAC asked for information about the significant effects short-term rentals (STR's) have on the Neskowin community. Respondents reported problems with STR's in the community but also reported the numerous benefits of STR's.

The most common problems reported as associated with STR's were excess vehicular traffic which contributed to concern for pedestrian safety and road wear, management of garbage collection, and problems with noise, unleashed dogs, and inadequate parking.

The report also noted benefits of STR's in the Neskowin area including support of local small businesses and jobs, enhancement of County revenues which help fund enforcement of ordinances and good behavior by STR renters."

Identifying these issues was a helpful exercise in understanding some issues in our community. It is incumbent on all of us to work together as a community to address problems.

We are at the beginning and at this early juncture, we do not know if we understand this fully. The county is more familiar and experienced with this as they are looking at it in neighboring communities.

We all create the place in which we share. Let's work harder to manage expectations, to help others when we see the opportunity, find new solutions to our common problems, and listen to each other thoughtfully, showing respect for each other's perspective.

Thank You all who took the time to compose and send your thoughts.

The NCAC will hold an Informational Town Hall in this Spring with a panel from the Tillamook County Committee on Short Term Rentals (STR). Neskowin has a representative on the Committee.

A motion was made and seconded for the NCAC to recommend a continuation of the current STR permit process in Neskowin.

A second motion was made and seconded that the NCAC submit an addendum to the County comprising more input from STR owners.

The persons making these motions were told that the motions would be addressed at the April NCAC meeting.

Beach access Improvements

Ran gave an update on the beach access improvements.

Next Meeting

The next meeting of the NCAC will be at 10 AM on Saturday, April 3, 2021.

Adjournment

The meeting was adjourned at 12:05 pm.

Prepared by Cathy Benneth, Secretary