

DRAFT SUMMARY NOTES
Neskowin Citizen Advisory Committee Meeting
December 8, 2018

The Neskowin Citizen's Advisory Committee (NCAC) convened its regular bi-monthly meeting at 9 a.m. on December 8, 2018 at the Neskowin Fire Station. The meeting was led by NCAC Chair Richard Hook. Attending were Jeff Walton; Earl Ingle; Troy Trute; Doug Olson; KC Fagen; Rick Schaefer; Scott McLeod; Candice and Gregory Miller; Joanna Stelzig; Mark Lyman; Blake Fry; Joanie Blum; Mary Kimball; Gale and Chris Silkowski; Alex Sifford; Evie Harris; Clay Dyer; Bill Busch, NCAC Vice Chair and Treasurer; and Jean Cameron, NCAC Secretary Pro-tem.

Adoption of October NCAC meeting notes

- The draft summary notes of the October NCAC meeting were approved with one correction. The final summary notes will be available at: <http://neskowincommunity.org/cac.html>

Hawk Street Update

- Bill Busch introduced this topic by noting that three Neskowin residents had brought questions to the October meeting of the Tillamook County Commissioners regarding a private survey of Hawk Street north. Commissioner Yamamoto told them to bring their concerns to the Neskowin CAC. Bill also noted that Commissioner Josi had recommended a meeting of the affected landowners, since the topic involves a private road.
- At a later point in the discussion, Bill also noted that Chris Laity, Director of Tillamook County Public Works, had stated that this was a private road. Others attending believe that it is a County road.
- Bill had arranged for Dan Wolmark, an attorney for Tigor Title Company, to speak to the group via Skype. Wolmark explained that he had hired Terry Jones, a surveyor, to survey the existing road as built in preparation for litigation in which Tigor's clients are affected parties.
- In the interest of full disclosure, Richard Hook explained that he had filed a claim with Tigor to protect his access, as he had been advised to do by his own attorney.
- Jeff Walton and other landowners were unhappy that they had not received notification of the survey, but Wolmark said that he had notified landowners by mail, although he acknowledged that the notifications were mailed to the physical addresses and asked for help finding correct mailing addresses.
- Wolmark had notified the County attorney, but stated that he did not need County approval to survey Tigor's clients' properties.
- Mark Lyman, one of the affected landowners, summarized a statement which he had prepared for this meeting. See attached
- There was considerable discussion regarding whether the NCAC should host a meeting on this topic with the County Commissioners or whether the private landowners should form a group to address and resolve this issue among themselves. No decision was made either way.

- Earl Ingle noted that the County is not taking a lead on this, so it should be up to the landowners to resolve the issue. Jeff Walton said that there is no real problem anymore, since access has been clarified, so he agreed that landowners should resolve the issue themselves.
- The issue of utility access on either a public or private road was discussed. Troy Trute stated that the Water District does not have formal easements for their pipes along Hawk St. Doug Olson and KC Fagan explained that the Tillamook PUD has a legal right through state statute to access lines for repairs in the case of failures, so easements are not crucial for the PUD.
- Bill Busch will ask Wolmark for a final copy of the survey and provide Wolmark's email address (with his permission).

Tsunami Bridge update

- Noting an example of community action to resolve a problem, Richard gave kudos to Roger Wicklund and Paul Bender – as well as to the Water District - for the recently improved Tsunami Bridge and Trail. Roger and Paul moved this issue forward. The Water District contributed staff and equipment in order to improve access to the water line under the trail. And community members donated \$16,000 to cover costs and also donated labor. The CAC used their bank account to hold the donations until costs were repaid.
- Guy Sievert noted that the U.S. Fish and Wildlife Service also helped by reviewing their fish passage strategy and working with the community to widen the channel as part of the renovation.

Short Term Rental (STR) Survey

- Richard noted that the County Commissioners formed a special STR Committee of local officials and leaders to review the ordinance that regulates short term rentals and to recommend revisions. The Committee has created a survey to collect and assess feelings of community members.
- This survey has been distributed to Neskowin residents and was attached to the notice of this meeting. The deadline for replies is December 10th, although replies would probably be welcomed in the next several weeks. Surveys can be emailed or mailed to Sarah Absher, CFM, Director, Tillamook County Department of Community Development.

Tillamook PUD's proposed substation and transmission lines for the Neskowin area

- This presentation was given by KC Fagan, Engineering Manager for the Tillamook County Public Utility District (PUD). He explained that South County is at the end of the existing transmission lines, and Tillamook PUD has recognized the need to strengthen the power and meet increasing demand in South County. The PUD's goal is to address this need in the next ten years by constructing a looped 115-kV overhead transmission line and substation in Neskowin.
- The PUD already owns land on the east side of the highway upon which it plans to build a substation. *(KC Fagan is supposed to send me a link to a map showing the location of the substation – I'll forward it to you when received)* In response to a question regarding fire dangers associated with substations, he explained that 8 inches of gravel is placed around

the equipment and a fence is in place 20-30 feet beyond the equipment. In addition, a buffer area is cleared 10 – 15 feet beyond the fence. This helps prevent any damage from trees or blowing branches as well as fires from sparking.

- The transmission line routes under consideration include two from the existing Nestucca substation to the north, one from the east, and two from the south connecting to an existing PacifiCorp line in Otis.
- The two from the north are the Nestucca Alternative route (which would follow existing lines buried in the Nestucca wetland, but this is not likely to be a good idea for high-voltage lines) or the Meda Route. The eastern route would connect with an existing BPA line near Dolph, but would have to cross rugged, heavily forested country. The options for the southern routes include going south through private forest land to connect with Highway 101 or with Slab Creek Road and following either to Otis.
- Mr. Fagan noted that transmission lines carry 115,000 volts, whereas distribution lines carry 25,000 volts.
- He explained that the connection to PacifiCorp in Otis would provide back-up power if needed by either party. Troy Trute noted that Otis experiences frequent power outages and recommended that the PUD conduct a reliability study on the PacifiCorp line before signing any agreements.
- Mr. Fagan noted that the PUD is one-two years out before they begin surveys and preliminary designs, and noted the value of early input from the Neskowin community. Guy Sievert also noted that the sooner we get involved and the more we understand, the better the outcomes will be.
- A summary of the environmental impacts, zoning, right of way and construction costs can be reviewed in the *Neskowin Substation Transmission Line Feasibility Study*. The study can be viewed at www.tpud.org/news-community/neskowin-transmission-line-substation/ or a copy can be requested from the PUD at PO Box 433, Tillamook, OR 97141-0433 or call 800-422-2535. Questions can be sent to KC Fagan at kcfagen@tpud.org, but comments submitted online are more transparent to the public.

Other items

- Guy Sievert introduced GarshawAmidi-Abraham, the new Coordinator for the Nestucca, Neskowin, Sand Lake Watersheds Council. Garshaw reported that the Watershed Council was continuing to support the Hawk Street Emergency Egress road, which will improve fish passage for Hawk and Butte Creeks. He noted that Tillamook County has renewed the necessary permitting process for the project.
- Bill Busch and Jean Cameron both noted that the Community Emergency Response Team has begun a process to place signs in the various Neskowin neighborhoods that would guide residents and visitors to high ground in the event of an impending tsunami. The uncertainty regarding the Emergency Egress extension of Hawk Street is complicating that process.
- Alex Sifford provided the following cost/benefit analysis of the suggestion that the Neskowin Community acquire the Wayside from State Parks:

NESKOWIN BEACH STATE WAYSIDE

Operating Cost Estimate

Estimate of sewage, water, garbage & other expenses:

- Sewer (NRSA) \$3,600 4 hookups
- Water (NRWD) \$1,209 2 Hookups
- Power (TPUD) na
- Garbage (NVSS) \$9 00 2 cans weekly
 - subtotal utilities \$5,709

Estimate of labor and other expenses:

- Parks labor 36,000 hours one Parks employee stated ~180 days per year, assume 4 hrs
- Equipment \$1,000 estimated
 - subtotal labor and equipment \$42,709

Estimate of maintenance Reserves:

- Reserves for bathrooms \$1,000 est
- Reserves for painting, paving \$2,000
 - subtotal reserves \$3,000

TOTAL ESTIMATED OPERATING COSTS \$45,709

How to pay?

- Could we charge for parking and use that to pay for the expenses? This would involve staffing to collect fees and enforce charges. The likely result would be that people would park elsewhere in the village, which is already filled with vehicles during tourist season.
- Should Neskowin become an incorporated community to fund these issues? This has already been looked at and was not cost efficient.
- Should Neskowin establish a special taxing district for funding?
- Alex noted that the Oregon Department of Transportation actually owns half of the Wayside land, not State Parks, so Parks probably could not transfer full title to Neskowin anyway.
- Alex concluded that the cost/benefit does not recommend local management of the Wayside. Applause by those in attendance indicated support for this statement.

Richard Hook announced the meeting adjourned at 11 a.m.

Respectfully submitted,
Jean Cameron, NCAC Secretary Pro-Tem
Neskowin Citizen Advisory Committee