

Neskowin Citizen Advisory Committee

Summary Notes

February 9, 2019

Chair, Richard Hook, convened the bi-monthly meeting of the Neskowin Citizen Advisory Committee (NCAC) to order at 9:30 at the Neskowin Fire Hall. Due to icy road conditions the meeting was delayed allowing our guests to safely drive to the meeting. A special thank you to the Fire District for a heated location.

Introductions

Richard Hook, Bill Busch, Cathy Benneth, Denny McNally, Shelley Stoll, Susan Amort, Gale Ousele, Nancy Hadley, Roger Wicklund, Marge Jozsa, Jeff Walton, Mike Herbel, Bob Schlicting, Joanie Blum, Kathy and Russ Oullette, Jean Cameron, Rowan Mizer, Sarah Absher, Mary Faith Bell, Biff Schlicting, Dave Benneth, Guy Sievert

Guest Speaker Sarah Absher Regarding Short Term Rentals

- Richard introduced our first guest, Sarah Absher, Director, Tillamook County Department of Community Development.
- Sarah spoke regarding the information she sent to NCAC about the new regulations proposed to all communities concerning short term rentals and the impact they have on our community.
- The discussion covered issues of tourism, lodging taxes, density rules, parking, water and sanitation, roads and traffic congestion, maintaining roads, housing crisis for our fulltime work force in the county, compliance with the county ordinance for short term rentals, absentee landowners.
- 850 Short Term rentals have been permitted in the County as of this date. This does not include motels or condos, Air B&B or HRBO units.
- Many rentals advertised online have not registered and are not in compliance with the regulations and lodging taxes.
- The enforcement of these regulations relies on the communities to report issues. Each rental needs a contact telephone number, posted on the dwelling, which when called, requires a twenty- minute response time. The rental must have County regulations posted in the home. There is a three- strike rule. The Community Development Office is tracking any and all complaints and looking to increase compliance throughout the County.

- South Beach residents stressed the question of density. Are there any requirements as to the total number of occupants that may be lodged in a dwelling? Is there a correlation between the number of parking spaces and bedrooms as part of the equation?
- A short-term rental is defined as a rental with less than 30 days of occupancy by any one renter.
- Sarah reminded all of us that the report and regulations may be found at the following web location:

<http://www.co.tillamook.or.us/gov/ComDev/documents/Till%20Co%20STR%20Report.pdf>

December Summary Notes:

Richard called for approval of the December Summary Notes. They were approved.

Beach Erosion:

Bill Busch spoke to the concerns of residents of South Beach regarding this amount of sand erosion this fall and winter. The extent of erosion appears comparable to the record loss of sand in 2007. This indicates that we could be entering a phase of significant erosion issues along our beaches.

- This may mean a change in maps and description of what is flood way or flood plain.

Tsunami Wayfinding Signage Project:

Bill Busch and Jean Cameron presented the proposed Emergency Wayfinding Plan for Neskowin. This joint effort of the Community Emergency Response Team (CERT), South County Emergency Volunteer Corps (SCEVC) and community involvement, will together, develop a Wayfinding plan for Neskowin.

- From February through April these groups will be working to develop signage for Neskowin and the areas surrounding Neskowin.
- Eventually we will need to conduct drills using the new signage.
- Bill and Jean will present a proposed resolution at the NCAC meeting in April and the Neskowin Community Association at the Memorial weekend meeting in May.
- We are all encouraged to get involved in this important project.

Introduction and remarks from Tillamook County Commissioner, Mary Faith Bell

Mary Faith Bell spoke to her major issues, as she sees them for our County and the community of Neskowin.

- Emergency preparedness is one of her major concerns.
- The CERT and SCEVC and the work they are dealing with are extremely important and she supports the work they are engaged in.

- The road access to the south leaving Neskowin in an emergency. Where are we now?
- Money given by the Neskowin Community, has been used to fund engineering and permit application for the development of the road.
- There are funding opportunities that could possibly develop in this current legislature, but action needs to be taken now.
- Continued questions and concern from the residents concerning the Hawk Creek egress road. Are there ways to make the old road passable? Is it possible to use the Transient Lodging Tax for road work? What if we established a special road district?
Guy Sievert commented that the County is still putting money aside for this project.

Mary Faith stated she recognized the unique issues of our community and is looking forward to working together with us.

Other

- Jeff Walton requested that the October 2018 Summary Notes be amended to remove comments made about the County approving the survey of the road from Neskowin North to the "S" curve. Having been approved already, the Summary Notes for October cannot be amended, but it will be noted in the February notes that the sentence in the October notes stating, "Tillamook County has given permission for the survey to be conducted." Is not correct. The County was aware of the study, but did not grant permission for it to proceed.
- Several people made suggestions how the Hawk Street North issue could be resolved. Some of the suggestions included: A common easement granted to property owners. Legalizing the road through the county. All owners granting access to all neighbors.
- In response to Mark Lyman's letter about the establishment of a park along the road by the county, the NCAC has no information regarding plans to develop a park in that area.
- Marge Jozsa, South County SCEVE Chair, announced that there will be an Emergency Preparation Fair for South County at the Hebo Fire Station on April 13, 2019. She encouraged everyone to attend the event.
- Richard announced that the Nomination Committee needs to convene to provide candidates for NCAC Chair and Vice Chair. Elections will be in June. Guy Sievert will schedule a meeting of the Nominations Committee.
- Our next meeting will be April 13, 2019 at 9:00 am.

Richard adjourned the meeting.

Respectfully submitted,

Cathy Benneth

NCAC Secretary

Draft