

**SUMMARY NOTES**  
**Neskowin Citizen Advisory Committee Meeting**  
June 3, 2017

The Neskowin Citizen Advisory Committee (NCAC) convened for their regular bi-monthly meeting at 10 a.m. on June 3, 2017, at the Neskowin Fire Station. The meeting was led by NCAC Chair Richard Hook. Attending were Bill Busch, Vice-Chair and Treasurer, Tillamook County Commissioner David Yamamoto, Mike Herbel, Earl Ingle, Jim Ullrich, Guy Sievert, Roger Nobel, Susan Amort, Andreas von Foerster, Ron Wojotowicz, Barbara Triplett, Julie Steiner, Jeff Walton, Mark Lyman, Rob Schlicting, Jim McPherson and Jean Cameron, Secretary.

The summary notes of the April 1<sup>st</sup> NCAC meeting were approved as drafted. The final notes will be posted at <http://www.neskowincommunity.org/cac.html>.

Update on Proposal Rock Cove and Seashore Woods Subdivision applications and the application to expand/remodel the Café on Hawk Creek

- Richard Hook explained that the County Planning Commission approved the application of the preliminary plat for *Proposal Rock Cove*, which allows the developer to take the necessary steps to initiate development of the property. That approval was appealed to the County Commissioners, who also approved it. The next appeal level is to the Oregon Land Use Board of Appeals (LUBA), and two appeals have been made to LUBA. No date has been set for a hearing. Only parties of record are allowed to comment at this point.
- Regarding *Seashore Woods*, Richard explained that Tillamook County requested additional material from the developer, which essentially “stops the clock” on the process until that material is received, which it has not been. It was also noted that the U.S. Fish and Wildlife Service may be interested in that property, which abuts its wildlife reserve.
- Two applications were made to Tillamook County by the Café on Hawk Creek: one for a remodel and one for a waiver of the parking requirements. The remodel needs approval because the building is so close to Hawk Creek. As for the waiver for more parking spaces, the Oregon Department of Transportation (ODOT) has agreed that the Café can use part of their parking lot near the bus stop. No decisions have yet been made by the County on these applications.

Update on Hawk Street reconstruction project

- Richard Hook summarized that the residents of Neskowin raised \$100,000 toward this project; this has helped the County pay for the engineering design as well as cultural, archeological and hydrological studies. The project is now “shovel ready.” It was also noted that the Neskowin Golf Course has had input into this process and is very supportive.
- Approximately \$1.1 million is needed for actual construction. Working with Liane Welch, the Director of the Tillamook County Public Works Department, who recruited letters of support, the Nestucca, Neskowin and Sand Lake Watershed Council Coordinator Haley Lutz put together an application to NOAA for funding based on the promise of improved salmon habitat if the project goes forward.
- The question was raised as to whether we should simply ask the County to improve the existing road bed with gravel so that it might be usable in the near-term. Following discussion, it was agreed that we should see if the NOAA grant is received before making a decision on that suggestion.

- County Commissioner David Yamamoto informed everyone that Liane Welch was resigning after June 25<sup>th</sup> to take another job. He will meet with her before that date to gather more information on this project.
- Richard Hook noted that a “resilience grant” from FEMA may be another possibility, although he did not consider it as likely as the NOAA grant. Barb Triplett pointed out that President Trump’s proposed budget for 2018 included reductions in NOAA’s funding.
- Commissioner Yamamoto suggested that the State of Oregon should be approached next for funding.

#### Right-of-way issues along Hawk Street

- Richard Hook explained that Hawk St., from the “s” curve at Corvallis Ave. north to the gate for Neskowin North, has never been surveyed by the County, although it has been there for years.
- County maps show Hawk St. on some of private lots on the west side (the USFWS reserve is primarily on the east side).
- There are two types of lots along Hawk Street; some abut the county dunes and some go all the way out to the high tide line. About thirty years ago, some of the property owners on the west side exchanged land abutting the street for County land in the dunes to the west, but this was not done uniformly, so rights-of-way along sections of the street are not clear.
- This winter, the section around the “s curve,” which had previously been shown as owned by the County, was changed on the County maps from “public” to “private.” This caused two real estate transactions to be challenged, since the title companies declared that public access was no longer available to the properties in question. This brought this long-standing “murky” problem to a head, Richard noted.
- He reported that he had spoken with many of the property owners along Hawk St. and they agree that this is a problem that needs to be fixed. It was also noted that utility rights-of-way are part of the issue.
- Richard stated that he wants to lead an effort to work with the County and the property owners to get Hawk St. legalized.
- Earl Ingle noted that, even if the road is not legally located, Tillamook County has maintained Hawk St. for many years.
- Commissioner Yamamoto explained that the County helped with maintenance with many local streets during the years when the County had more funding that is currently the case. Tillamook County is still willing to help when they can, but can’t afford to do so on a regular basis.
- He further explained that the change to the County maps in February, which caused the title companies to determine that titles were “clouded,” should not have done so. The title companies should have checked the property deed for action information, rather than relying on the county maps.
- He further explained that the cost to Tillamook County for correcting these problems was estimated to be \$0.5 million. He believes that the Neskowin community should fix this problem with the County’s help.
- Richard Hook noted that not all of the affected property owners are aware of this problem. Many are family properties that have been there for years without proper corner surveys.
- He offered to organize a community meeting to address this issue. Guy Sievert recommended also inviting representatives from the Tillamook PUD, the Neskowin Regional Water District, and the Neskowin Regional Sanitary Authority.
- On June 13, Richard Hook provided the following instructions for viewing County maps of Hawk St.:
  - Click on: <http://tillamookcountymaps.co.tillamook.or.us/geomoose2/geomoose.html>

- Use the drop down menu Jump to and select “Neskowin”
- From “Layers” select Assessor Map and be sure “Tax lots” box is checked
- From backgrounds select “Google Satellite”
- Use your mouse to navigate around the map and enlarge the images

#### Update on sampling plans to monitor pollution in Hawk Creek

- Guy Sievert, chair of the Water Quality Sampling Subcommittee, reported that the Neskowin Regional Sanitary Authority (NRSA) is testing their pipes as well as offering dyes to owners of septic systems so that they can test their systems. To test their pipes, NRSA is running cameras through the pipes, although they won’t fit into all the pipes in the system.
- NRSA has checked all their holding tanks, which are cement.
- NRSA is also testing 10 selected sites in the Hawk Creek watershed this summer, trying to locate “hot-spots” that might indicate the source of the bacteria. No elevated levels have been detected so far this summer.
- The Oregon Department of Environmental Quality (ODEQ) has agreed to run E-coli DNA testing if the sampling program finds specific hot-spots.
- Regarding warning signs along the Hawk Creek section of the beach, Guy reported that he had talked with the County Health Department and is hoping that they will post that area if warranted by test results.

#### Review and approve DRAFT Bylaws

- Jean Cameron reported that Charlie Cieko and Andreas von Foerster had worked with her to mark up the old bylaws with recommended changes and topics for discussion.
- However, since the meeting was running late, she recommended that this topic be postponed and placed at the top of the agenda of the August 5<sup>th</sup> NCAC meeting. That recommendation was accepted.

#### Update on the Neskowin Community Plan Review

- Bill Busch, who had agreed to lead a review of the Neskowin Community Plan (see [http://www.co.tillamook.or.us/gov/ComDev/documents/community/nesk\\_plan.pdf](http://www.co.tillamook.or.us/gov/ComDev/documents/community/nesk_plan.pdf)), reported that the process is likely to take several years and will need assistance from the Tillamook County Department of Community Development (planning). They are currently assisting Pacific City, so are not available now.
- He also pointed out that the Neskowin Community Plan was recently updated by the Coastal Hazards Zone overlay, and suggested that we may want to consider additional changes to the Plan based on beach erosion. We may also want to consider zoning changes of surrounding resource lands to accommodate residential needs above the tsunami and coastal erosion zones, as well as affordable housing needs.
- Guy Sievert explained that most community plans need to be updated with more specifics, which are key for decision-making by the Planning Commission. Commissioner Yamamoto also stressed the importance of avoiding vague language in the plans.
- Jean Cameron recommended that Bill contact the Department of Community Development to get Neskowin in their “queue” for planning assistance.
- Bill Busch was urged to convene a subcommittee soon to review the current Plan and identify the important issues that need to be addressed. Bill noted that Andreas von Forester and Mike Herbal had already volunteered. Guy Sievert indicated that he could help with the initial review and recommended involving Gail Ousele as well.

#### Nominations report and election of NCAC Officers

- Guy Sievert nominated Richard Hook as Chairman, Bill Busch as Vice-Chair and Treasurer, and Jean Cameron as Secretary, all for two-year terms.
- Jean explained that she had volunteered for only one more year, and noted the importance of the NCAC officers being on “staggered” terms so that not all terms came up for re-election each year.
- Guy advised her to resign in one year in order to accomplish that goal.
- With that in mind, those present voted to re-elect the current slate of officers as noted above for two years.

#### Other

- It was reported that the Golf Course was interested in excavating the “Kiwanda ditch” and could do so without special permits, since it was not designated as a fish-bearing stream – and if no more than 60 yards were removed and the spoils were not deposited streamside. They are working with the Army Corps of Engineers and the Department of State Lands on this. Guy Sievert stated that the Watershed Council is concerned and does consider it a fish-bearing stream.

The meeting adjourned at approximately 11:55 a.m.

Respectfully submitted,  
Jean Cameron, Secretary  
Neskowin Citizen Advisory Committee