

Oceanside Neighborhood Association
Annual Meeting,
June 4, 2016 • Oceanside Community Center
MEETING MINUTES

I. Welcome

II. Call to Order

President Judson Randall called to order the annual meeting of the Oceanside Neighborhood Association at 8:37 a.m. on June 4, 2016, at the Oceanside Community Center. There were 28 people present by 9:37 a.m., sufficient for a quorum.

Approval of minutes from last meeting

The minutes of the April 2, 2016, ONA regular meeting were approved as written. Motion for approval by Tonia Devin, seconded by Pam Zielinski.

Treasurer's Report

Treasurer's report was provided. No changes from the previous report: ONA has \$1,299 in the bank. \$490 of that is for the Clean Water Subcommittee use.

III. New Business

Public Meeting*: Presentation for an Oceanfront Setback Line for an expanded deck on the westerly most building of the Pastega family complex on Maxwell Point

Presenters: Sarah Absher, Senior Planner, Tillamook County Department of Community Development; Mike Dowd, Dowd Architecture; and Wayne Cook, C. Wayne Cook Land Surveying.

**This presentation served as the Public Meeting to provide information and obtain community input concerning an Application for Administrative Review #851-16-000149-PLNG*

Hand out materials provided at meeting included:

- May 20, 2016, Notice of June 4, 2016, Public Meeting
- Excerpt from TCLUO Section 3.530(4)(a)(1)(c) Criteria for Oceanfront Setback Line (OSL) determination
- Area maps (2 pages) and color aerial lot and beachfront views (1 page)
- Copy of TCDCD Planning Application, Permit # 851-16-000149-PLNG for Tax Lot 1S11W-25AA-2200. Request description: "Remodel the most Westerly structure on the

subject property, to expand the existing second story deck on the Southwesterly portion of the subject structure.” Applicant: C. Wayne Cook. Property Owner: Denny Pastega

Absher described the Application being reviewed was for the Pastega property located on Maxwell Point that contains multiple dwellings that were formerly marketed as hotels: “The House on the Hill Motel” and “Clifftop Inn.” Owner Pastega wants to remodel and convert his property to multiple single family dwellings including expansion of the deck as described in the application. The expanded deck is to be cantilevered and designed according to the geotechnical requirements of the terrain, based on information provided in the required geologic and structural engineering reports specific to the project.

Absher explained that consideration of this Application and its impact includes Oceanfront Setback Line Determination as well as Beach and Dune Overlay Zone planning inputs. The Beach and Dune Overlay Zone in particular was described as being very “detailed, prescriptive and with little flexibility.” Absher confirmed, upon public question, that Pastega’s property is a designated oceanfront parcel according to definition, as there is no developed area between it (the subject building) and the ocean.

Absher described the review considerations of the Community Development Department would include the required reports of an engineering geologist with the purpose to maintain safe setbacks and not trigger hill instability and landslides caused by the impact of land grading and/or storm-water run-off.

A community member asked if Tillamook County would be ‘at risk’ or liability concerning its decision if it permitted/approved Pastega’s application. It was answered that a Hold Harmless legal clause would apply. Another community member commented that, in her prior experience as an attorney, Hold Harmless terms were not that useful.

Absher concluded the formal part of her presentation at 8:52 a.m. and later answered several other community questions, including clarifying that the new oceanfront setback line would be located “where the proposed deck ends.”

Mike Dowd, architect, of Dowd Architecture then discussed the Pastega project, including his background of working with Mr. Pastega as a client for over 20 years. Dowd reviewed and displayed the proposed site plans and described Mr. Pastega’s planned building renovations. These include renovating some existing buildings to the same footprint, with the westerly house being slightly deeper and including the larger wrap-around deck. Upon participant questioning, Dowd confirmed that current building code standards and requirements, such as the 25-foot height code, would be applicable.

Several community members asked questions and voiced concerns over maintaining public safety during construction, such as earth moving, grading, building and loosening rocks that could fall down the slope onto people and other property. Dowd responded that the project process would include analysis and reports by an engineering geologist (who determines site

stability) and a structural engineer, as well as follow all of the specified standard safety and building requirements.

A community member also asked if the engineering geologist could speak to the heavier load-bearing requirements of new construction and impact on hill stability. Absher told the group that 1) typically an engineering geologist is present onsite during excavation of new footings and performs his/her own inspection; 2) concerns similar to those expressed during the meeting would be addressed by the Geologic Hazard Report and Structural reports and 3), in regard to the entire project timeline, only the one application for which Tillamook County was soliciting public comment in the meeting was received to date. This meeting was informational only for public input purposes for this Application.

Concern over Tillamook County liability was again voiced, with public commenters expressing the view that owners assume all responsibility and that the county was not liable.

A community member commented that prior remodel/construction applications had been made and rejected, and favored homeowner freedom of rights while respecting the building requirements. Absher commented that part of the application analysis must include “the adverse impact on adjacent properties, including the State Park.”

Absher summarized that project standards and permit review processes apply and include those for the Geologic Hazard Report, Zoning Permit and Building Permit.

Wayne Cook, surveyor and applicant for the Pastega project, then spoke to the group. He explained that setback determination was intended to protect respective owner views. He contrasted the relatively even and straightforward beachfront line of Rockaway to the horizontally and vertically uneven terrain of Oceanside, creating the need to determine minimum setbacks that are “reasonable.” Absher demonstrated how oceanfront setbacks are usually determined between houses, but Oceanside topography doesn’t allow this. In the absence of any houses, you measure “from the Beach Zone Line.”

Public presentation of and comment on the Pastega Application ended at 9:30 a.m.

IV. Election of New Officers

ONA President Judson Randall confirmed there were 28 Oceanside community members present as of 9:20 a.m. and that a quorum was established to elect new Officers for the next term.

Pam Zielinski, Chair of the Nominating Committee, and several others, thanked the current Officers who have served this term through June 30, 2016: President: Judson Randall, Vice President: Elki Powers, Treasurer: Mary Flock, Secretary: Ron Young and Cheryl Evans.

Pam Zielinski introduced the proposed slate of officers for the July 1, 2016, to June 30, 2017, term. Candidates who were present: Judson Randall, current President, and Ann Demaree,

candidate for Secretary, each spent a few minutes sharing their backgrounds and interests. There being no other candidates nominated from the floor, Shelley Stump moved to accept the proposed slate of candidates, which was seconded by Bob Steele and approved by unanimous vote.

The July 1 2016 – June 30, 2017, ONA Officers are:

- Judson Randall, President
- Elki Powers, Vice President
- Mary Flock, Treasurer
- Ann Demaree, Secretary

Election of new officers ended at 9:40 a.m.

V. Wayfinding: Input from the Oceanside community on wayfinding –ex. Welcome signage, street or view signage, interpretive panels

Nan Devlin, Director of Tourism, Tillamook County.

Nan Devlin described Wayfinding and the potential of using signage for positive impact on county tourism and telling the community’s story. She has engaged the firm Cascade Interpretive Consulting of Seattle. Devlin described ideas such as a “Welcome to Oceanside” sign, including history, location and directions. Goal is to get input and make a recommendation to the Tillamook Economic Development Council by Summer 2016, and work with ODOT and/or private property owners as to requirements and location.

Community participants engaged in discussion for possible signage including area history, Three Arch Rocks, Parking and No Parking signs, improved directional signs, such as for Maxwell Mountain Road, family genealogy, etc. Ron Rosenberg described having an interesting written family history document he will send to Nan Devlin.

Devlin pointed out that there are Tillamook County Branding Guidelines for consistency in signage. The desirability of an idea using “Village” to describe Oceanside center met with both positive and negative community opinions voiced.

A community participant queried the impact and use of the Transient Lodging Tax (TLT) on these types of projects. Devlin responded that TLT collection and appropriation methodology is in accordance with state law that requires a petition to change. Currently it is 30 percent for Roads, and 70 percent for tourism -- designated as 62.5 percent of that portion for facilities and 37.5 percent for marketing and promotion. It was mentioned that the next Tillamook County Board of Commissioners Meeting was scheduled for June 22nd for more information.

Devlin then requested feedback in participating in a community holiday light program, with community-supported lights on display Thanksgiving through New Year’s. Communities can request, help install and store seasonal lighting for display in Oceanside via this new marketing

program. Devlin described potential involvement of high school vocational classes and others to help build location and community-specific holiday lighting that will be attractive and attuned to the local community. The deadline for an expression of interest is the end of June. President Judson Randall mentioned that a quorum was not present at the time of this topic to vote for support, but would investigate possible other ways to solicit community feedback by this time.

Community members then asked about any designations for a Three Capes Bike Trail and similar. Devlin mentioned that bicycle tourism is very popular and desirable now statewide via organizations such as Travel Oregon, etc. but there were many concerns about road safety in our area. Devlin informed that Commissioner Bill Baertlein has asked for community meetings for input to support tourism, with feedback needed to provide recommendations by this fall.

Devlin's discussion concluded at 10:03 a.m.

VI. Public comment from the floor

- a) The topic of drinking water quality was brought up. Paul Newman suggested that Oceansiders refer to the ONA web site to access the Oceanside Water District Water Quality Report located at <http://www.oceansidefriends.org/wp-content/uploads/Water-Quality-Report-2015.pdf>

Ron Rosenberg mentioned he was working on transferring Baughman Creek water rights to Oceanside Water District. Refer to Water Quality Report above for more information.

- b) Judson Randall reported that the ONA website has been upgraded. View the new look at <http://www.oceansidefriends.org/>

VII. Announcements

Oceanside Gathering will be July 30, 2016.

The next ONA meeting will be at 10 a.m. Saturday, August 6, 2016, in the Oceanside Community Center,

Recycling center will be open behind the Netarts Fire Hall, 10 a.m. to 2 p.m. the 1st Saturday of each month.

President Judson Randall adjourned the meeting at 10:10 a.m.

Minutes submitted by: Ann P. Demaree, ONA 2016-17 Secretary, and acting Secretary for June 4, 2016, Annual Meeting.