

Oceanside Neighborhood Association
www.oceansidefriends.org
 Meeting Minutes
 Regular Meeting — February 5, 2022, 10 a.m. — Zoom Format

President Jerry Keene called the online meeting to order at 10:00 a.m. on February 5, 2022.

1) Quorum Poll:

A poll was taken indicating 35 single viewers and 21 double viewers, for a total of 77 Oceanside registered voters in attendance at this online meeting. Later in the meeting, 86 zoom logins were noted, representing and estimated 100-125 individuals attending.

2) Approval of Past Meeting Minutes (posted on the ONA website):

Mary Flock made the motion to approve the following meeting minutes, and Sue Wainwright seconded the motion. The motion was passed by a show of hands with no objections in chat.

- October 2, 2021 (voting on Outdoor Lighting and Building Height Formula reports)
- December 4, 2021 (workshop on Oceanside Incorporation Taskforce Report)
- December 11, 2021 (special meeting to vote on Oceanside Incorporation Task Force Report)

3) Treasurer's Report (per Mary Flock):

ONA General Fund:	\$ 1,459.84
Oceanside Beach Access	<u>\$12,437.39</u>
Total funds:	\$13,897.23

4) Nominating Committee for June 4 ONA Officer Elections

Jerry is soliciting volunteers to serve on this committee which collects (and solicits) names for people to run in the ONA Officer elections at the June 4, 2022 meeting. He asks those interested in serving to send him an email at oceansidefriends@gmail.com.

Update: the following ONA members have volunteered to serve on this year's Nominating Committee: Pat Himes, Melissa Farlow and Jane Sandquist.

5) Incorporation Hearing Report

Jerry gave a report on the Oceanside Incorporation Petition Hearings before the Tillamook Board of Commissioners on January 26 and February 2, 2022.

The commissioners found the petition satisfied all of the statutory requirements to go on the county ballot. However, they found issues with whether The Capes Development should be included in a city of Oceanside. The commissioners wanted to continue the hearings for additional input and consideration, however the resulting extended timing would have delayed a public vote past the time when a new city government could be funded for the current year. Therefore, Jerry Keene and Blake Marvis, representing the petitioners, Oceanside United, requested the commissioners make a decision that day (2/2/22), so the matter might be voted on at the May election. Consequently, the commissioners unanimously denied the incorporation petition, 3-0, stating concerns with the proposed city budget, primarily that the proposed tax rate of \$0.80/\$1,000 assessed property value was too low.

The complete audio and video recordings of the Tillamook County Commissioner meetings may be found at:

https://www.co.tillamook.or.us/meetings?field_microsite_tid=431

On February 4, Oceanside United filed a request for the Commissioners to reconsider their opinion at the next Commissioner meeting, February 9, 2022.

The ONA will continue to keep community members updated, and future ONA meetings are anticipated to discuss this subject further.

Jerry made observations on the community's ability to positively engage in discussion and debate on the subject of Oceanside Incorporation. He expressed pride in the high level of Oceansider involvement, whether they were for or against the petition, noting the number of registered ONA voters rose from 129 to almost 400 over the last six months. The hope is this will lead to an increased level of civic engagement on matters affecting the Oceanside community.

Jerry acknowledged and thanked those who helped register ONA voters and vetted all votes conducted at online ONA meetings: ONA Secretary Carol Horton, and the Credentials Committee - Jerzy Rub, Melissa Farlow and Leslie Kay. He also acknowledged and thanked the Incorporation Task Force for their thorough, detailed investigation of the incorporation proposal and their resulting report. Members: Blake Marvis, Sharon Brown, Sue Wainwright, John Prather, Mike Dowd, Carol Kerns, and Susan Moreland. He also thanked Tillamook County staff who assisted in this process.

Question from Chat: What is the difference between the ONA and Oceanside United?

The ONA, as a Citizen's Advisory Committee (CAC), is an official arm of the county. Its roll is to provide community input to the Tillamook County Commissioners, primarily, but not limited to, land use matters. It has an advisory capacity, but no legal power to affect policy.

Oceanside United is a separate community group, and was formed as a political entity for the purpose of filing a petition of incorporation for Oceanside. It can file appeals and take other legal action. As a Political Action Committee (PAC) it can legally accept donations for expenses.

6) Oceanside Centennial Celebration Update (July 3-5, 2022)

Marilyn Roossinck, chair of the committee planning this celebration, gave an update:

The official Oceanside Centennial is July 5, 2022. The Celebration will run July 3-5, 2022.

Marylin recognized the group who joined her for an initial brain storming session: Mary Flock, Sue Miller and Joanne Jene.

The main focus of the event will be a history display in the Oceanside Community Hall. One display board per decade for last 100 years of Oceanside history will be presented. In addition, a board will cover pre-Oceanside history, and Jim Young will display a board on the natural environment of the Oceanside area.

An exhibit of local artists will be organized by Kay Wooldridge.

An oral history project is underway. Amy Dowd and Joanne Jene are recording oral histories from individuals. Email Marilyn if you know of someone who could provide oral history. Matt Bennett will be putting together an audio loop of excerpts of the oral histories that will play during the exhibit.

Outside, a tent will be set up on Joanne Jene's green space next to the community hall. Here there will be live performances, food booths from local restaurants, and a place for people to gather and visit.

Maps for a walking history tour of Oceanside will be available.

All of this history will be archived and digitized so it will be available for future viewing.

Several Rosenbergs will be recorded and a number of the family will visit the celebration.

Gill Wiggins will be organizing set up and take down of exhibits, tables and chairs, so he will be soliciting help for this.

\$5000 was received from the Tillamook Coast Visitor's Association to help fund the celebration, but additional donations are needed to defray expenses. Tax deductible donations can be made to the OPS (Oceanside Protection Society).

Marilyn is looking for additional volunteers:

- To be present during the exhibit (4 hour shifts)
- Help in developing historical walking tour maps, She seeks volunteers knowledgeable of Oceanside history and those with graphics skills for drawing the map.

A shuttle will be provided to transport visitors to/from a parking area away from central Oceanside. The remote parking area is to be determined with help from Tim Carpenter.

The committee would like to borrow original (high quality) photographs that will be scanned and printed for the exhibit.

Marilyn thanked the Tillamook Pioneer Museum for their advice on gathering and preserving Oceanside history.

Please contact Marilyn at mjr25@psu.edu if you can help with any of these areas.

7) Beach Access Construction Update

This project, to provide improved and safer access to the beach, has been underway for 5 years. The original cost was estimated at \$80,000, but the county raised the reserve to \$130,000, anticipating cost increases due to COVID and supply chain issues. Bids were put out for anticipated construction beginning in March, however, the bids came in at around \$190,000, more than three times the original estimate. We are not sure where the extra money will come from, and this complication will most likely delay construction until the fall or later. Engineering plans for the stairs can be viewed at www.oceansidefriends.org.

Update: As of 2/16/22, funding has been secured via a \$55,000 commitment from the Oregon Parks and Recreation Department (OPRD) and "matching" \$60,000 TLT funds allocated by the County Commissioners. Timing for construction is to be determined.

8) Fusion Lodging Hotel Update

Fusion Lodging, the new owners of the Oceanside Cabins, saying the old cabins are beyond restoration, want to tear them down and build a new hotel with triple the occupancy of the existing lodging. A hotel plan was submitted to the county for a "pre-application" meeting with the various regulatory agencies to learn what would be required for approval. Representatives from sewer, water, state parks, fire, roads (traffic, parking) departments gave Fusion Lodging feedback on the requirements needed to build a 30-unit hotel at this location. Since the meeting, there has been no further communication from Fusion Lodging to the County Planning offices. There has been no building plan submitted.

Comments from Jerry: It is established law that this area is zoned commercial, has been used as lodging since the inception of Oceanside, and can be built up to the existing height limits currently allowed (35 feet). It is hoped that Fusion Lodging will work with the community early on in the design process so the new hotel blends with the surrounding area and does not overburden Oceanside's infrastructure.

9) Guest Speaker: Sarah Absher — Director of the Department of Community Development for Tillamook County

Topic: County Updates to Land Use/Zoning Rules for Geologic Hazards: What was behind the county hearing notices in the mail a few weeks ago?

Sarah shared with us that when the county proposes updates or changes to the land use program, some of the changes require a Measure 56 notice be sent to all property owners in the affected area. **New maps for the beach and dune overlay zone** triggered the need for notice; additional amendments (regarding geologic hazard and flood zones) were included with this hearing notice. Everyone in the unincorporated coastal community received this notice, even if their property was NOT in an affected overlay map. The aim was to keep the whole community informed.

Old 1975 maps are currently used for county planning matters. The detail in these maps is not good, and the county has wanted updated maps for long time. DOGAMI (Oregon Department of Geology and Mineral Industries) chose Tillamook County to be the first coastal area to re-study the beaches and dunes and draw new, improved digital maps. This measure 56 notice is to allow the county to use these new DOGAMI maps.

- These new maps do not affect Oceanside owner's ability to develop their properties (development rights have been grandfathered in).
- The significant change that affects areas like Oceanside is the requirement that a more robust geotechnical report will be required before building, and an inspection confirming the resultant home is indeed built to the specification.
- Another change affecting Oceanside is the hazard disclosure statement for new property owners. (Technically, pretty much all of Oceanside's homes are in the geologic hazard zone (consisting of old landslide areas) and/or beach and dune overlay maps.)
- Additional amendments are detailed in the hearing notice.

These proposed changes do not affect already developed properties, but if expansion of a home changes it's footprint or it's foundation, there could be additional requirements to obtain a building permit.

The flood hazard overlay map has not changed, but some wording has changed.

If you have questions, please contact Sarah at sabsher@co.Tillamook.or.us

10) Member and Public Comment (and other non-agenda items)

Reminder to check radon levels. Winter is the time to do this. Radon has been detected in some Oceanside homes. 2 detection meters are available to be borrowed from Pat Himes. Contact the ONA at oceansidefriends@gmail.com to reserve one.

After an underwater volcano violently erupted in Tonga on 1/15/22 a Tsunami Alert was issued for the west Coast and provided a test of our Tsunami alert system. Fire Chief Tim Carpenter had hoped to attend today and talk about the tsunami alert system and answer questions. He will reschedule. If you did not get a text alert on your phone, contact the ONA for information on how to sign up for the emergency alert system.

Update on building height and lighting ordinances: In October we passed several formal recommendations to the county: to change the way building height is calculated, to lower the height limit from 35 to 30 feet on non-ocean front property, and to revise the exterior lighting standards to include shielding. Next, these measures will go to the county Planning Commission for hearings and approval/rejection, and then to the County Commissioners for approval or rejection. Sarah Absher indicates this process could begin later this spring. Her first step has been to obtain the County Commissioner's authorization to begin the code amendment process which then allows her to schedule hearings. She will discuss next steps with Jerry.

Questions and Comments from Chat:

Jennifer Byrne: "I encourage the ONA officers to activate the ONA Zone and Plan Review committee to engage Oceansiders in the Fusion, House on the Hill, and other projects. We should be harnessing citizen energy on these issues in an organized fashion, and this standing committee is a good way to do that. It would be good to know who is currently on this committee and what their activities are."

Discussion between Jennifer and Jerry followed.

Pam Zielinski had a question for Sarah Absher: "The Oregon Seller's Property Disclosure contains a question a homeowner must answer when selling a house. "Is your property located in a designated geohazard area?" In your opinion shouldn't that answer be yes for the entire coast? How would you determine when to answer "yes" to that question?"

Sarah responded that the answer for most homes in the Oceanside area would be "yes," and suggested she and Pam talk further.

Announcement from Joanne Jene:

! ROADS.....CEDAR there will be a MIRROR installed on upper CEDAR turn....so vehicles and hikers can be aware of oncoming vehicles...

SIGNS.....many are down due to weather issues...Public Works has ONE sign maker.....Please be aware that if there is a down sign, Please contact Public Works at 503-842-3419. Leave a location of down signs. Note Healdlight Herald Feb 1 page A4 for FENCEPOST Column.

11) Meeting adjourned at 11:30 a.m.

Next ONA Regular Zoom Meeting: April 2, 2022, 10-11:30 a.m.

Respectfully submitted,

Carol Horton
ONA Secretary