

Oceanside Neighborhood Association  
[www.oceansidefriends.org](http://www.oceansidefriends.org)  
Meeting Minutes  
Regular Meeting — October 2, 2021 — Zoom Format

President Jerry Keene called the online meeting to order at 10:00 a.m. on October 2, 2021. At that point in time, per Zoom registration and polling, 65 ONA members were in attendance. (Additional ONA members joined the meeting later.) The meeting quorum of 37 was met.

**Approval of Meeting Minutes:**

There were no objections; meeting minutes for June 6, 2021 were approved.

**Treasurer Report:** (per Mary Flock via Jerry Keene)

Bank balance total is \$14,054.37 (ONA General Fund \$1,616.98, Beach Access Donation Fund \$12,437.39).

**Today's Agenda:**

**Discussion and Voting on Final Team Reports RE: Zoning Ordinances**

The purpose this meeting was to have three votes addressing whether the ONA will be requesting the Tillamook Planning Commission & County Commissioners to make certain changes in Zoning Ordinances that govern Oceanside building and land use in these three areas:

- 1) Exterior Lighting
- 2) Building Height Calculation
- 3) Option to reduce Oceanside building height to 30 feet

**Background:**

Jerry Keene summarized the history of work on these issues. In late 2019, the ONA board announced the formation of teams and a request was made for volunteers to analyze these and other issues. Teams researched their topics and wrote reports. Their work was announced multiple times in meetings and ONA newsletters, and ideas and comments were solicited.

In June 2021, the ONA Exterior Lighting Team and the ONA Building Height Team posted their preliminary reports on the ONA website, asking for additional comments from the public. These comments were evaluated by the teams and many suggestions were incorporated into their reports.

Special ONA meetings were held online to discuss each report:

- July 10, 2021 - Lighting Report (about 50 people attended)
- Sept 11, 2021 - Building Height Proposals (about 70 people attended)

Input was requested and received from Tillamook County (Sarah Absher)

Final reports were posted to the ONA website Sept 23, 2021 and can be found via the links below:

**Final Report - ONA Lighting Team**

<https://oceansidefriends.us12.list-manage.com/track/click?u=bed158b5fc9dc079133a511fa&id=74d22754cb&e=8793890cef>

**Final Report - ONA Building Height**

<https://oceansidefriends.us12.list-manage.com/track/click?u=bed158b5fc9dc079133a511fa&id=1cbda406e9&e=8793890cef>

**Final Version of Proposed Building Height Ordinance**

<https://oceansidefriends.us12.list-manage.com/track/click?u=bed158b5fc9dc079133a511fa&id=a55aef2540&e=8793890cef>

ONA email newsletters covered the above mentioned activity. MailChimp data shows 220-250 people consistently opened the emails regarding these reports. (Many of these emails go to two people). Jerry is encouraged to see how many people are reading these emails and feels confident that **adequate public notice has been provided and input received.**

**Meeting Process:**

- Each team committee chairperson will provide comments regarding their team’s report.
  - The president will entertain a motion to adopt the report and a motion to second is will be sought.
  - 30 minutes will be taken to discuss the issues.
  - An online Zoom poll will be conducted among ONA members to determine whether the ONA will request the Tillamook Planning Commission & County Commissioners to make the requested changes in Zoning Ordinances that govern Oceanside building and land use.
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**1) LIGHTING TEAM REPORT**

Chair Marilyn Roossinck

Other members: Mike Neunzert, Mike Dowd, Craig Olson.

Marilyn commented that these reports have been on the ONA website for months and the team has received good feedback.

**MOTION:**

Marilyn Roossinck made a **motion to accept the final Lighting Team Report and ordinance revision as submitted** and also authorizing the ONA board to make technical or legal adjustments as required while working with the County Planning Commission.

The motion seconded by Michael Neunzert.

**DISCUSSION on Lighting report:** (Meeting participants were asked to put comments and questions in the Zoom Chat.)

Pam Zielinski - question: how is lighting trespass measured?

Michael Neunzert responded: light trespass can be evaluated by standing at one’s property line. Guideline: if the bulb or brightest part of neighbor’s exterior lighting fixture is visible, then light is trespassing across property line.

Jerzy Rub - comment: Welcomes reducing light pollution, but objects to report as written as being intrusive. Original mandate was for OUTDOOR lighting standards. Scope has changed to include light trespass from INSIDE the home. Verbiage requiring indoor lights to point downward. Not purview of county/Oceanside. Also concerned with increased scope to include the energy efficiency of outdoor lights. While a good idea, not in the scope of reducing light pollution.

**MOTION:**

Jerzy Rub made a **motion to amend the lighting report: to strike out references to interior/indoor lighting & to energy standards, and leave rest of report as is.**

Motion seconded by Pam Zielinski

**DISCUSSION on motion to amend:**

Comments from task force:

Marilyn: the team observed that having a home’s interior light shine directly into another’s home is also a form of light trespass.

Michael: team wanted to focus on the problem of light trespass, whether or not it was from indoor or outdoor lighting. Regarding energy efficiency: team saw in this in other community lighting standards and wanted to suggest this good idea,.

Sam Kaluf agrees with Jerzy. Interior lighting standards are overreach. Homes on the hill in Oceanside cannot stop their ceiling down lights from shining onto properties below unless shades are drawn.

Dan & Kathy Hendrix. Agree to motion to strike references on indoor lights.

**VOTE:**

Zoom poll conducted on **whether to amend Lighting Report:**

A YES vote would **strike all references to interior lighting and energy efficiency standards, the balance of the report to remain the same.**

Basis: interior lighting and energy efficient lighting are outside the original mandate of the team, as well as being hard to measure and enforce.

**RESULTS** read verbally by Jerry: 80% yes to amend, 20% no  
Based on results, **the move to amend the Lighting Report passes.**

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**DISCUSSION on accepting Exterior Lighting report as amended:**

Pam Zielinski: due to Oceanside's hilly topography, bulbs for OUTDOOR lighting would be visible to neighbors below, so she is not in favor of Exterior Lighting standard. Sam agreed.

Jerry responded: this would be one of the common grey areas in building standards that the county has to interpret the intent of the amendment.

Jennifer Byrn: agreed with Jerry. This would be a complaint driven process. There would not be inspectors walking around Oceanside issuing citations. This ordinance would allow egregious light trespass to be addressed.

Susan Wainwright: agreed with Jennifer. Light deters crime, so we wouldn't want complete darkness. Public Utility can shield streetlights and lower LED intensity.

**VOTE:**

Zoom poll conducted on **whether to accept the Lighting Report as amended**

**RESULTS** read verbally by Jerry: 77 yes votes, 7 no votes  
Based on votes **the Exterior Lighting Report as amended is accepted.**

This proposal will be sent to the County Planning Commission and Tillamook County Commissioners.

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**2) BUILDING HEIGHT TEAM REPORT**

**Background:**

Jerry wanted to let members know that the ONA addressed this issue at the request of Tillamook County. Several issues were raised in emails and at the special meeting to discuss this report, and Jerry wanted to respond to them:

1) There was a concern that the new building height formula would do away with the ability to ask for a building height variance.

Jerry responded: adopting the proposed building height formula would not negate the ability to ask for a building height variance. Article 8 of the county's Land Use Ordinances outlines the criteria for evaluating variance requests, of which blocking views is not currently a factor. The

ONA report on building height asks the county to add blocked views as one of the many criteria already in place to be considered in evaluating variance requests.

2) People asked for case studies or examples of how the building height formula would work.

Jerry shared illustrations of how both the current formula and proposed formula would measure building height and shared an existing home in Oceanside as a case study. These illustrations are included at the end of this document.

Figures 1, 2 and 3 show how the current building height formula results in a different “average building height” depending on the number and placement of walls in a hillside home’s design. The current formula-derived average height for Building 1 is 35’, for Building 2, 25’ and for Building 3, 23’. The more walls and “pop-outs” placed on the uphill side of a building, the lower the overall calculated building height, and the taller the actual building can become.

Figure 4 shows a photo of an actual Oceanside home, which according to the current building height formula, allowed for a 5-story home.

Figure 5 shows the proposed revised building height formula applied to the home in Figure 3. The proposed method provides a more normalized average, not influenced by the addition of extra walls.

Jerry asked to entertain a motion to adopt the team’s report on the revised building height formula and added variance language. He emphasized this report does not include any specific height limit.

Carolyn Neunzert, chair of Building Height Formula Committee, reiterated this report was only on the revised building height formula, not on any specific maximum building height. The group’s original task was to simplify and clarify the building height formula. Other committee members include Kathie Norris, Mary Beeks and Jerry Keene.

#### **MOTION:**

Carolyn Neunzert made **the motion that the Final Report and Ordinance Revisions regarding the Building Height Formula be approved**, as well as authorizing the ONA board to negotiate any technical or legal adjustments if necessary when working with the county planning commission or the county commissioners.

The motion was seconded by Sam Kaluf.

#### **DISCUSSION of proposed Building Height Formula:**

A number of questions regarded application of the building height formula to aspects of house design (decks, stilts, chimneys etc.).

Jerry responded: these issues are covered in the proposal and in existing ordinances. The proposed formula would not affect them.

Several people expressed concern that the new formula would harm or restrict building design potential for future construction.

Carolyn responded: the new proposal would actually open up certain aspects of building design since house plans with multiple corners on the downhill side of a lot will not be penalized and have their overall building height lowered.

Question: if a house built to the old code burns down, can it be built to old height or must it use the new formula.

Sarah Absher responded: if 80% or more of home is destroyed, it would need to adhere to the current building standards.

Additional comments:

More restrictive subdivision building covenants would override county ordinance (Camelot, Trillium, etc.)

Sarah Absher responded to questions by Jerry:

—75% to 90% of Oceanside variance requests have been approved by the county over time. This is especially true along Maxwell Mtn & Portland Ave due to steep topography. Often these variances have to do with reduced front yard setbacks.

—the proposed building height formula would simplify county staff's job in calculating average building height. Going from measuring and averaging 15-30 wall heights to 4 wall heights per building would make their job easier and less prone to error.

**VOTE:**

Zoom poll conducted on **accepting the Final Report and Ordinance Revisions regarding the Building Height Formula**, as stated in the motion.

**RESULTS** read verbally by Jerry: 75 yes votes, 10 no votes

Based on votes **the motion to accept the new building height formula and ordinance revisions passes.**

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**3) OPTION TO REDUCE OCEANSIDE BUILDING HEIGHT TO 30 FEET**

**Proposal to revise maximum building height in Oceanside residential and commercial zones from the current state-wide 35 feet limit to 30 feet.**

**Background:**

When doing research on building height, Jerry discovered that Neakahnie imposed a maximum height standard of 24 feet. Jerry didn't know this was an option (and this was not in the scope of the Building Height Formula work group) but he wanted to present this to ONA members as a policy option for Oceanside.

**MOTION:**

Kathy Norris moved **to approve the ONA board's proposal to reduce the maximum building height in Oceanside from 35 feet to 30 feet**, and also that the ONA board be authorized to negotiate any technical or legal changes in the proposal that are deemed necessary before the planning commission and the board of county commissioners

The motion was seconded by Marilyn Roossinck.

DISCUSSION of 30 foot height limit:

- Question about legality of this ordinance reducing people's property value. Response: This is a reality of any zoning change. It could also increase other's property value.
- Is there a relationship between the 30 ft. limit and maximum number of stories? Response: The proposal does not address this. It depends on the slope of the property.
- Pam: Neakahnie has large lots so they can build wide houses vs Oceanside has narrow lots. This would negatively affect owners of narrow steep lots in Oceanside.
- Marilyn: Tall houses have a negative impact on my property and quality of life.
- Steve E: This is an additional restriction in addition to the building formula change.
- Dardn: This 30 ft. restriction is on the backs of new construction and benefits currently existing homes.
- Wendy Shi: Plans to build home. Asks existing homeowners to be considerate of future home builders.
- Steve Ewalt: What would be the timing on such a change? Jerry responds: Can't become law unless it gets through the planning commission, and this would involve public hearings. If planning commission allowed this to go forward, it would go to the county commissioners for hearings and a vote. The soonest this process could possibly be completed would be mid-2022.

- Mandy: concern 30 ft. limit would incentivize tall flat roof, blocky buildings. Also, suggested we don't have to do all of this at once. Could seeing how things go with new building height formula before pursuing lowered maximum building height. Jerry responds: County only can provide staff to consider Oceanside ordinance changes every so often. It's been 4 years since last changes were considered. Any ordinance recommendations held back now wouldn't be considered for another 4-5 years.
- Steve, others agree with Mandy's comment about incentivizing blocky designs. Jerry responds: We are already seeing more blocky designs with 35 foot limit.

#### **VOTE:**

Zoom poll conducted on **approving the ONA board's proposal to reduce the maximum building height from 35 feet to 30 feet**, as stated in the motion.

**RESULTS** read verbally by Jerry: 55 yes votes, 33 no votes

Based on results, the **motion to approve the ONA board's proposal to reduce the maximum building height from 35 feet to 30 feet passes.**

#### **ANNOUNCEMENTS:**

**Beach Access Update:** Plans and budget are approved, the money is in place. The county took longer than expected to get the contract out for bid, so it was too late in the season for contractors to bid and complete construction before the winter weather arrived. All permits are still in hand, but the contract will go out for bid in February 2022 for construction in early spring. Jerry noted that we need to name the steps and asked for ideas - a naming contest?

**Cape Meares Loop Road update:** this is set to begin construction this winter. Construction trailer will be set up at the waste water processing plant. The project will take 2-3 years to complete.

**Oceanside Centennial: July 5, 2022.** Centennial celebration committee has been formed, chaired by Marilyn Roossinck, along with Mary Flock and Susan Miller. They are planning to create a 3-day Centennial Celebration Event, including an exhibition at the Community Center. Additional volunteers are welcome.

#### **PUBLIC COMMENTS:**

Jerry invited comments from the community; none were offered.

The next regular meeting will be the first Saturday in December (12/4/2021) at 10 am.

Meeting adjourned 11:50 am.

Respectfully submitted,  
Carol Horton  
ONA Secretary

*A video recording of this meeting will be retained for a limited time. To review it, please contact the ONA at [oceansidefriends@gmail.com](mailto:oceansidefriends@gmail.com).*

#### **Building Height Figures**

See below:

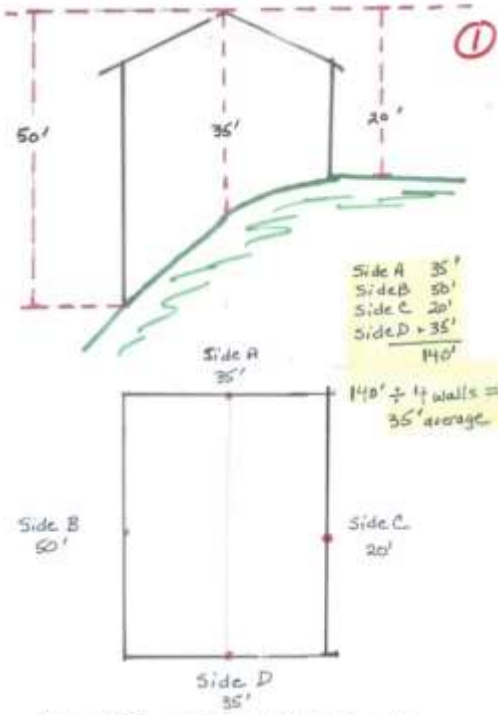


Figure 1: Current Building Height Formula

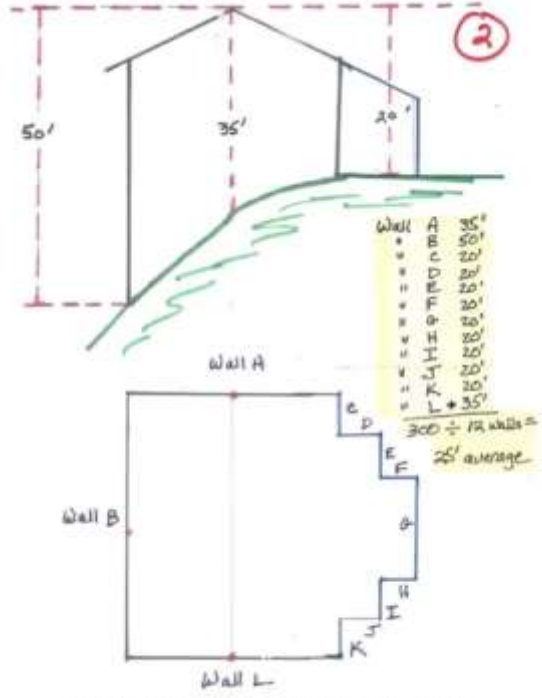


Figure 2: Current Building Height Formula

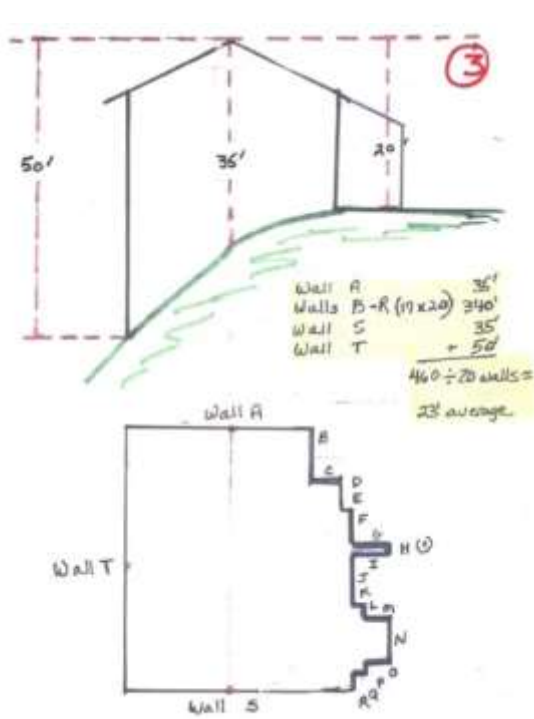


Figure 3: Current Building Height Formula



Figure 4: Oceanside Home similar to Figure 3

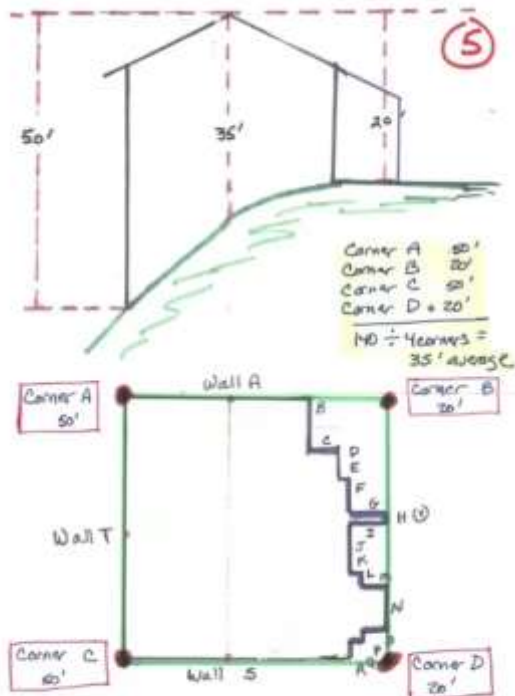


Figure 5: Proposed Simplified Formula