

Oceanside Neighborhood Association

P.O. Box 425, Oceanside OR 97134

www.oceansidefriends.org

Meeting Minutes

Regular Meeting — **October 1, 2022**, 10 a.m. — Zoom Format

1) President Sharon Brown called the online meeting to order at 10:00 a.m. on October 1, 2022.

Zoom attendance was 45 log-ins (many of which represented two people), plus three phone attendees.

Membership attendance was estimated at least 44. Because no business requiring voting was conducted at this meeting, a quorum was not required.

2) Approval of Past Meeting Minutes (Carol Horton-Secretary):

Minutes from ONA's June 4 meeting have been posted on the ONA website:

(<https://www.oceansidefriends.org/about-ona/meetings/>).

Sharon asked for any corrections or changes to the minutes. With no comments or objections, either verbal or entered into chat, the minutes were approved by acclamation.

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

ONA General Fund:	\$1,147.90
Fundraiser by Oceanside Protection Society for the ONA:	\$1,500.00
Total funds:	\$2,647.90

(Based on discussion and an approved motion made at the June ONA meeting, Oceanside Beach Access Donations were transferred to the Oceanside Protection Society 501(c)(3) for use on longer term maintenance of the the new walkway.)

As no objections were raised, Sharon approved the treasurer's report by acclamation.

4) Incorporation Update

Oceanside Incorporation will be on the Tillamook County ballot for the upcoming Election Day, Tuesday November 8, 2022. The last day to register to vote in this election is October 18. (For more information: <https://sos.oregon.gov/voting/Pages/registration.aspx?lang=en>). Ballots will be mailed out October 19.

In addition to voting for/against incorporation, the ballot will provide the opportunity to vote for city council candidates in the event the incorporation measure is passed. The ONA will hold an online candidate forum on Sunday, October 9 at 7:00 p.m., and another on Sunday, October 16 at 4:00 p.m. Zoom links will be sent out via an ONA newsletter prior to the forums. Additional forums may follow. Contact the ONA for more information.

5) Beach Access Project Update

The new beach access stairs are in use! Sharon commented how nice it was to see the stairs and ramp being used by so many, and the improvement in safety and access provided. She also expressed thanks to Jerry Keene for his persistence and tenacity to bring this project to fruition.

6) Discussion of Projects for upcoming ONA year 2022-23

Sharon opened up discussion by asking members to comment on projects they'd like to see the ONA tackle in the coming year. Up to \$15,000 in grant funding from the county could be available to Oceanside, as well as other sources of funding.

Suggestions:

—Would like to see more **organized parking near the Symons Viewpoint** beach access (across from the pump station). Currently, parking is haphazard, and drivers often unsafely stop in the middle of Hwy 131 while trying to access parking. Perhaps a paved shoulder and/or parking area with diagonal lines could be created. (Elizabeth Wipperman)

—**Bike paths along Hwy 131 for safety** of tourists and residents, both bicyclists and pedestrians. (Elizabeth, Gill Wiggins, Jane Sandquist expressed support for bike paths; Bob Joondeph agrees bike/pedestrian safety are a problem in our area, especially on Hwy 131 and by Netarts Bay. Carol Horton - bicycle traffic will increase when Cape Meares loop opens fall 2023.)

Discussion:

Sharon: Creation of bike paths along Hwy 131 would definitely enhance safety, but is a complicated issue because it involves both the state and county. Perhaps interested people could meet and explore options with government representatives.

Jerry: from conversations with the State Park manager and the ODOT representative for our area, we may encounter resistance with parking along Symons Viewpoint (west side of highway 131) because that area is not considered an official beach access area. Any encouragement of accessing the beach via climbing down the rocks increases liability. However, the east side of the highway is ODOT right of way and possibly also Oceanside Sanitary District land. Recommends getting ODOT, Oceanside Sanitary and the State Parks representatives together to discuss.

Sharon asked Elizabeth Wiperman if she'd head up a committee to pursue parking and bike paths. Elizabeth agreed. Others interested in getting involved can email Sharon at oceansidefriends@gmail.com.

Suggestion:

—**Emergency supply storage** and information for Oceanside? (Pat Himes)

Discussion:

Sharon: Committee with Gill Wiggins, John Prather, Rob Hoepfer, Blake Marvis are working on this. Update from Jerry: committee has gotten tentative approval to site a storage container on Sanitary District property. Have been looking into cost, logistics, and funding sources for a storage container, and are learning from Nehalem's efforts in this area (need for weatherproofing, electricity, etc.). There could be the possibility of obtaining some TLT funding for this.

Sharon: CERT (Community Emergency Response Team) Training classes were scheduled in Tillamook County for September, but have been postponed indefinitely. She encourages people to consider signing up for these classes which help people prepare for what to do in the event of a disaster. The ONA will advise membership when these classes are rescheduled.

Suggestion:

—Possibility of getting a few **EV (Electric Vehicle) chargers?** (Kristy Maher)

Discussion:

There are free EV chargers at the Tillamook PUD office (Leslie Kay) Tillamook Cheese Factory and Blue Heron have Tesla chargers, possibly other kinds as well (Carol Horton) Could look into getting local EV charger if desired. A number of homeowners in town have installed private ones, so demand is growing. (Sharon)

Sharon will send out information on forming groups to discuss these project suggestions.

7) Discussion of meeting format for upcoming ONA year 2022-23

Sharon: Zoom format for ONA meetings was necessitated by the COVID pandemic, but has had the benefit of allowing more people to participate than in the past. Residents who are out of town, part time residents, and non-resident property owners can all easily attend the meetings.

In-person meetings may be an option in the future, but we'd want to provide a "hybrid" format for people to participate remotely via Zoom. The task of setting up and running hybrid in-person/zoom meetings is non-trivial, and would require volunteers with expertise to design and operate such a system. Additional audio-visual equipment would need to be purchased.

A request was made for volunteers with expertise and/or interest in designing and running hybrid in-person/zoom meetings to come forward to work on this project. Please contact Sharon at oceansidefriends@gmail.com.

Discussion:

Some discussion on options and logistics (Mary Flock, Sharon, Jerry)

These people expressed support for Zoom meetings in the chat section: Craig Pratt, Kay Wooldridge (zoom good for now), Kristy Maher, Leslie Kay (but would like opportunity to meet socially), Jane Sandquist (attendance great!), Carol Horton.

Concern with quality of hybrid meetings for remote participants: Carol Horton (bad experiences), Leslie Kay (audio difficult to follow at Tillamook County Meetings).

Carol said she'd like remote participants to be able to see both audience speakers and the main speakers (at the front of the room). Ideally, each person speaking would talk into a microphone (including audience members); it is very difficult for remote participants to hear in-person participants via a central "room microphone."

Jerzy Rub: What Carol outlined is doable but complicated; we would need to be prepared for technical issues (especially feedback). Craig: hybrid meetings would definitely require good/expensive equipment. Michael McElfresh: I lecture in rooms at the university that are set up for this. I'm remote, but could help.

Regarding opportunities to meet socially: Elizabeth shared that the Oceanside Community Club has its potluck and meeting the first Monday of the month, September through June. Social time starts at 6 p.m., dinner at 6:30 p.m.

8) Guest Speakers:

—**Thomas J. (TJ) Fiorelli, Tillamook County Housing Coordinator**, speaking about the **Tillamook Housing Commission**

—**Sarah Absher, Tillamook County Director of Community Development**, speaking on a proposed county **ADU (Accessory Dwelling Unit) ordinance**

Thomas "TJ" Fiorelli gave a presentation on the structure, function, and ongoing projects of the **Tillamook County Housing Commission**.

A few highlights:

Housing Needs Analysis, conducted in 2019, shows Tillamook County housing demand greatly outstrips supply. Recommendations from this study are being implemented. (This study can be viewed at the Housing Commission's website.)

The **Housing Commission** was created by the Tillamook County Board of Commissioners and had its first meeting in January 2019. Mr. Fiorelli began his work as Housing Coordinator in fall 2021.

Mission: to collaboratively advocate for attainable and equitable solutions that impact Tillamook county's greatest housing needs.

Monthly **meetings** on 1st Thursday at 9 a.m. (In person/online hybrid)

Members: 15 representatives from broad areas and industries in Tillamook county.

Four Committees:

- **Legislative Committee** - interfaces with Oregon state legislature with regard to housing. Four priorities: expand capacity of *Infrastructure*, identify *Buildable Lands*, optimize modest housing *Density* in rural areas ("missing middle housing"), and examine creative *Housing Types*.
- **Development Committee** - deals with land use and land use codes. Current focus is on Mapping & Spatial Analysis—web tools: Identify land availability/constraints, housing distribution within county, integrate

HUCD/Census/State housing data, and map out investments in community (Business Oregon Projects and Qualified Opportunity Zones).

- **Finance Committee** - seeks funding to support grants for housing development. Provides grants—for example: the Multi-family Rental Housing Fund which had 6 applicants from across the county.
- **Outreach Committee** - provides public education about the work of the Housing Commission, existing issues and solutions. *Information* about programs and resources, housing *Experience* of people & community, *Engagement* (surveys, maps, media), and *Progress* of Housing Commission work (newsletter, goals, etc.)

Work is ongoing to develop a coordinated housing strategy utilizing work done by these committees. The Housing Commission presents strategy to the Board of County Commissioners for their approval and then works on its implementation.

Homelessness in Oregon: The 2022 Oregon Legislature passed HB 4123 to establish locally led, regional housing coordination through 8 pilots across the state. Each pilot received \$1 million in state funding to operationalize coordinated offices, anchored by city-county partnerships, *to strengthen their communities' homeless response*. Tillamook County is one of these areas, and the **Tillamook County Coordinated Homelessness Response Pilot** is in the process of being launched. Keep an eye out for the new county website coming soon.

Mr. Fiorelli can be reached at tfiorell@co.Tillamook.or.us, 503-842-3408 x3419. Much information about the Housing Commission can be found at the county website: <https://www.co.tillamook.or.us/bc-hc>. People are also encouraged to interact with them at their Facebook Page: "Tillamook County Housing Commission."

Sarah Absher presented "Accessory Dwelling Units in Coastal Unincorporated Communities"

In 2019, Community Development hosted Tillamook County's first **Housing Summit** in which several *strategies to address the local housing crisis* were explored by community representatives. The top three strategies were:

- 1) Creation of the **Short Term Operator License Fee** to **fund grants** administered by the Housing Commission.
- 2) A **property tax exemption** proposal implemented as County **Ordinance 84** (2021).
- 3) **Accessory Dwelling Units** allowed and regulated via ordinance in unincorporated community zoning districts.

What is an Accessory Dwelling Unit (ADU)?

An ADUs is a subordinate dwelling unit: an independent facility for living, sleeping, cooking, eating and sanitation on the same lot or parcel as the primary dwelling unit, and *which is incidental to the main use of the property*. It can be within or attached to the existing dwelling, or in a detached separate structure.

What are some reasons for allowing ADUs in unincorporated communities?

- Increase and diversify long-term rental housing options to meet the needs of the local workforce.
- Accommodate unique or special housing circumstances such as caretaker housing.
- Provide convenience for property owners to accommodate family and guests with independent living quarters.
- An ADU is not intended to be a Short Term Rental.
- Promote more efficient use of existing or planned public/private utilities; transportation, public transit and other facilities.

Some reasons for an ordinance regulating ADUs:

- Ensure that accessory housing is clearly subordinate to the primary use of the property.
- Ensure that adequate sanitation facilities are available to serve the ADU.
- Ensure that ADUs meet residential development standards (see detail, below).

If the ordinance is approved by the Tillamook County Commissioners, ADUs would be allowed in the following unincorporated communities: Neakahnie, Mahler, Barview/Twin Rocks/Watseco, Idaville, Siskeyville, Oceanside, Netarts, Beaver, Hebo, Cloverdale, Pacific City/Woods, and Neskowin.

Development Standards to be addressed in an ADU ordinance include:

- **Location & Number:** Location: residential zoning districts within unincorporated Tillamook County; Number: one ADU per property.
- **Design & Area:** RVs would be disallowed as ADUs; Limitations on how various materials could be used (eg storage containers). Ensuring independent access, cooking and sanitation facilities, etc.
- **Setbacks, Height & Lot Coverage:** Requirements for an ADU would follow regulations for the underlying residential zone with some modifications to setbacks.
- **Non-conforming Structures:** Provision for allowing such structures to be altered to accommodate an ADU.
- **Other Provisions and Considerations:** Requiring at least one off-street parking space, and limiting ADUs to no more than two bedrooms. Other considerations as well, such as updated sewer and water, as well as meeting current building codes.

Next Steps for proposed ADU ordinance:

- Present to county's Citizen Advisory Committees (CACs). (This is Sarah's presentation to Oceanside's CAC.) Following today's presentation, a draft copy of the ADU ordinance will be sent to the ONA (Sharon) to allow our community look at and think about it, and forward any comments to Community Development.
- Present to Housing Commission
- Finalize draft ordinance language
- Initiate legislative text amendment process (target for December):
 - Planning Commission hearing
 - Board of County Commissioners hearing
- Target adoption in January 2023

For more information or if you have questions, please contact:
Sarah Absher, CFM, Director Community Development
sabsher@co.Tillamook.or.us

Discussion:

What are cities within Tillamook County doing with respect to ADUs? (Sharon)

Sarah: Legislation passed several years ago requiring cities to allow ADUs on residential property within their Urban Growth Boundaries, so that process has begun. The draft ADU ordinance for unincorporated communities largely aligns with those developed for cities. She especially likes Nehalem's ordinance for its simplicity and clarity, so it was as a model, with some changes (for instance, the unincorporated ADU ordinance requires off-street parking).

Would ADUs not be used for Short Term Rentals? (Rory Green)

Sarah: Her personal opinion is that ADUs should not be eligible for use as Short Term Rentals, and she will be advocating for this. However, it may be that such restrictions would be better placed in a Short Term Rental ordinance rather than this ADU ordinance. She would like to keep the ADU ordinance clean, clear, simple and concise. Sarah also pointed out that she is shepherding this process, but is not in the position to make decisions. The Board of County Commissioners will have that responsibility.

Are there existing ADUs in the Oceanside area? (Bruce)

Sarah: County wide, there are permitted ADUs and un-permitted ADUs. She is hoping the new ordinance will allow current un-permitted ADUs to go through the process and become lawfully permitted. Un-permitted, non-compliant ADUs run the risk of being shut down which can result in the displacement of people from their living quarters.

How many ADU's are currently in the county? (Dan Hendrix)

Sarah knows of a handful of ADUs, but there are probably many more un-permitted ones that she does not know about. She's seen about 20 ADU permitting requests over the last ten years, which includes ADUs located in incorporated cities.

Sarah would be happy to come back to our next ONA meeting (12/03) to discuss ADUs. We will have seen the draft ordinance by then.

9) Member/Public Comments:

- Clarification on the time for the Community Club Potluck on 10/3: social time begins at 6:00 p.m., dinner at 6:30 p.m.
- Remember to test for Radon. It has been found in about one third of Oceanside homes tested. A Radon meter is available for loan - send a request via an email to oceansidefriends@gmail.com. (Pat Himes)
- An appeal to the "for" and "against" Oceanside incorporation organizations (Oceansiders United and Oceanside True Friends) as well as the ONA: In the name of greater transparency and accountability would like to see all communications (email, letters to the editor of local papers, etc.) *signed with the name of the author.* (Jerzy, Susan Wainwright agrees)

10) Meeting adjourned at 11:21 a.m.

The next ONA Regular Meeting will Saturday, December 3, 2022 at 10 a.m. via Zoom.

Respectfully submitted,
Carol Horton
ONA Secretary