

## Oceanside Neighborhood Association

P.O. Box 425, Oceanside OR 97134

[www.oceansidefriends.org](http://www.oceansidefriends.org)

### Meeting Minutes

Regular Meeting — **February 4, 2023**, 10 a.m. — Zoom Format

#### 1) President Sharon Brown called the online meeting to order at 10:01 a.m. on February 4, 2023.

Zoom attendance indicated up to 78 log-ins during the course of the meeting. 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 the ONA's December 3, 2022 meeting have been posted on the ONA website: (<https://www.oceansidefriends.org/about-ona/meetings/>).

Sharon asked for any comments, corrections or changes to the minutes; with none offered, Jerry Keene motioned to adopt them into the record. Carol Horton seconded the motion. With no objections from meeting attendees, minutes are adopted by acclamation.

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

There has been no financial activity since the last report, so the general fund remains at:

ONA General Fund:     \$2,647.90

Anticipated expenses for next period: annual Zoom membership and equipment expenses to conduct hybrid online/in-person ONA meetings.

Hearing no questions or comments, Simeon Dreyfuss made the motion to adopt the Treasurer's Report which was seconded by Mandy Mock. With no objections, the Treasurer's Report was adopted by acclamation.

#### 4) Guest Speakers : Emergency Planning for Oceanside

##### Background:

In late December, Oceanside experienced a 3-4 day power outage as a result of severe weather. Power lines along Hwy 131 were downed by fallen trees. Many people, especially visitors staying in short-term rental homes (STRs), without phone or cell service, did not know where to turn for information or assistance. While Oceanside adopted an Emergency Plan in 2021, its primary focus is on major events such as earthquake, tsunami and wildfire, and not power outages, which occur with some frequency in our area. Today we will discuss suggestions and available resources for residents and visitors in our area during a power outage.

Our speakers include **Chief Tim Carpenter** and **Division Chief Jamie McCamman** from the **Netarts-Oceanside Rural Fire Protection District** as well as our **ONA Emergency Preparedness** experts **John Prather**, **Gill Wiggin** and **Rob Hoeper**.

##### Netarts-Oceanside Rural Fire Protection District

##### Fire Chief Tim Carpenter:

The Oceanside/Netarts area experiences a higher frequency of power outages than many visitors are familiar with, so they may not know what to do. It is important to plan for these outages and provide resources to visitors.

— It is recommended that Short Term Rental Owners/Managers provide their guests with basic emergency supplies (flashlights) and instructions on resources.

— The Fire District has preparation plans for when severe weather is forecast:

Both the Netarts and Oceanside Fire Stations are staffed and supplied with emergency generators to ensure uninterrupted electricity. These locations can be a resource to residents to recharge electronic devices and access email via wifi (Century Link - subject to storm related outages).

Fire District volunteers located in Oceanside and Netarts monitor the road between Oceanside and Netarts for downed trees to ensure access for emergency services.

### **Answers to questions:**

—People in Oceanside would be able to **access power to charge electronics** at the Oceanside Fire Station. If staff is away, the Fire District could leave a door open for access to inside outlets. HOWEVER, because the station needs to be available for emergency response, it cannot handle more than 2-3 people at a time trying to access electricity. People will need to be patient and take turns.

—The main Netarts Fire Station has more staffing and a larger, heated room to accommodate electronics charging.

—**Wifi access** at the station is dependent on Century Link (which often loses connectivity when electricity goes out). Chief Carpenter said he'd look into guest-Wifi that could be accessed without a password during emergencies.

—Answers from Jerry Keene and Sharon Brown: **Emergency Preparedness for STRs**. It is up to STR owners/managers to provide basic emergency supplies and instructions/information regarding community resources. While the Ordinance governing STRs covers posting evacuation routes in the event of a tsunami, requirements for handling power outages are not detailed. Jerry suggests this topic could be discussed in ongoing meetings of the Short Term Rental Advisory Committee. Sharon suggests raising awareness among residents that nearby STR visitors may need a helping hand.

—Closing comments from Chief Carpenter: He applauds the ONA for raising this subject. While not considered a life threatening emergency in the same vein as tsunami, wild fire, etc., extended power outages have a significant impact on residents and visitors, and can be an emergency for those who are not prepared.

—Jerry: a reminder that the Tillamook PUD (Public Utilities District) is in a multi-year process to bring **more reliable power** to the Oceanside/Netarts area. The new high-voltage line will be less subject to falling trees and will provide redundancy when our current source of power is interrupted.

## **ONA Emergency Preparedness Update**

### **John Prather:**

—John plans to talk to Century Link about how **land-line telephone access** can be maintained during power outages. Many people in Oceanside maintain land-lines to use in emergencies, but unfortunately, telephone service tends to go out during power outages.

—The Emergency Preparedness committee is considering placing **lists and links on the ONA website** so people have a centralized place to look for information.

—Committee is **considering a plan to divide Oceanside into smaller areas (“pods”)** and designating a “**pod captain” responsible for emergency information and plans**. The pod captains could coordinate communications with each other and/or Emergency Services via walkie-talkies, and possibly, Ham Radio. At some point, the committee will be looking for volunteers to be pod captains. John mentioned the tips they were getting from well organized citizen emergency response teams in Nehalem Bay and The Capes (see web links, below).

—Still considering how and where to **stockpile supplies** for emergencies.

—**CERT training** by EVCNB (Nehalem Bay) is expected in March. It is a good learning and training opportunity for anyone interested in emergency response. Sign up via their website.

—John points out that if an emergency happened during the summer tourist season, Oceansiders could be in the position to help the hundreds of **day-visitors** on the beach.

### **Good sources of emergency preparedness information:**

- **Tillamook County Emergency Management** provides emergency alerts via Everbridge and Nixle. You can go to their website and sign up to receive these alerts. The website also provides weather and road information. <https://www.co.tillamook.or.us/emergency-management>. Also: <https://www.shakealert.org> to sign-up for advance earthquake alerts.

- **Emergency Volunteer Corps of Nehalem Bay (EVCNB):** <https://evcnb.org>
- **South Tillamook County Emergency Volunteer Corps (STCEVC)** <https://southillamookcountyevc.org>
- **The Capes Emergency Readiness Committee** <https://www.thecapeshoa.org/emergency-readiness/>

### Gill Wiggin:

#### **How to put together a “Black-Out Box” for when Oceanside loses electricity:**

- Store your items in a **plastic tote** with lid (the 27-gallon black & yellow tote from Costco is a good size)

#### **Short term (<12 hours):**

- 2-4 **Electric lanterns**
- 2 **LED flashlights**
- Spare **batteries** (3 complete replacements for all lighting devices) NOTE: try to pick lanterns/lights that use one type of battery to simplify backup battery selection
- \*SAFTEY NOTE: avoid using candles which are a fire hazard, especially if you have children or pets (see additional safety notes, below)
- USB car **charger** & phone **cable** to charge phone off car battery\*\* (see SAFTEY NOTE, below)
- 1-2 packs of **baby wipes** (to freshen-up without hot water)
- **Food:** box of trail bars, jar of peanut butter, other shelf stable foods that do not require heating
- **Note pad and pencil.** Make these **lists** in advance:
  - List of your **medications**
  - Important **phone numbers** (don't depend on cell phone address book)
  - List of **places around town where your specific cell phone can get a signal and have service.** (Gill's phone has service at the top of Maxwell Mountain and at House on the Hill, but that might not be the case for your provider. Do some research in advance & write it down.) NOTE: Consider providing this information in STRs.

#### **Long term (>12 hours), add to items above:**

- A small camp **stove** and extra **fuel** (Gill has a Coleman 2-burner stove + propane) SAFTEY NOTE: must be used out of doors or in a very well ventilated space
- **Kettle** or **saucepan** to heat water & soup
- Ready to eat **canned foods**, such a soup (avoid concentrates in order to preserve water and avoid opening refrigerator)
- Can/bottle **opener**
- Instant oatmeal, tea, coffee (instant or pre-ground, unless you have a hand grinder), non-electric way to make coffee (drip or French Press)

#### **Extras:**

- AM/FM emergency **radio**, battery or solar powered, to access weather/news/music
- Air-activated hand **warmers** to take into bed to keep warm
- **Battery bank** to charge phones\*\* (see recommended brands and SAFTEY NOTES, below)
- Deck of cards, puzzles, games to pass time
- Consider setting up an emergency plan with your neighbors and check on each other every few hours
- Know how to open a garage door without power and in the dark so car is not trapped inside garage
- Water purification tablets (in case of water line issues). (From chat)

Suggested **power backup brands** from Chat (\*\*see **SAFTEY NOTES** below):

- Lithium Jump Pack to power/charge all USB devices, provide safe lighting and even start your car if the battery is dead. (Dave Friedlund)
- Power station Morphie. Check with AmazonCharger (Joanne Jene)
- Goal Zero has a variety of products from the tiny to the household size for backup power (Simeon Dreyfuss)
- Jackery is another power bank brand with a great reputation (Gill Wiggin)

#### **IMPORTANT SAFTEY NOTES ON CANDLES AND LITHIUM BATTERIES:**

\*Chief Carpenter on **CANDLES**. If you use them, only have one lit in the room you are in. Don't leave lit candles in unattended rooms. Alternatively, a great choice is to get some of the LED candles that are popular around the holidays. They put out a lot of light, are battery operated and easily turned on & off.

\*\*Division Chief McCamman on **LITHIUM BATTERY PACKS**. Be sure to read & follow safety instructions. Know how to look for potential hazards with these batteries. If damaged or used incorrectly they can start fires. In several cases, these fires have trapped people in their homes because the devices were near the home exit and blocked egress.

Gill also has a list with links which will be posted on the ONA webpage. He also recommends Cape Mears Emergency preparedness website: <https://capemeares.org/emergency-preparedness/>

#### **Comments:**

Susan Miller: Some ten years ago, the **Oceanside Chapel** was designated as an **emergency shelter** and Oceanside purchased a generator for it. In recent years, management of the church has changed along with the passcode for access to the church.

Fire Chief Carpenter: the **Oceanside Chapel is still a designated gathering spot during emergencies**, and some supplies are still there. The generator needed repair and the part was unavailable during COVID. Tim Mayne (also pastor at the Tillamook Adventist church) and his wife Bonnie are the current caretakers of the chapel. Tim is aware and supportive of current emergency plans. He expects to do more with the Oceanside Chapel once he retires.

#### **5) Cape Meares Watershed Conservation Project – Bev Stein** (President Cape Meares Community Association)

Their association is pursuing the purchase of 120 acres of forested land to protect their community's watershed (Coleman Creek area) and provide recreational access. They need to raise \$1.8 million. They are hoping to receive grants to help with the purchase, and to that end are having the land appraised and the habitat assessed. They are coordinating with a variety of conservation groups. Contributions are welcome to help defray costs for their lawyer, appraisal, etc., and also, to show support for the project. So far, the community has raised \$75,000. Check out their website at <https://capemeares.org>. Click on "support CMCA" and designate support for WCP (Watershed Conservation Project).

For questions, contact Bev at [capemearesca@gmail.com](mailto:capemearesca@gmail.com).

#### **6) Tillamook County Business License Proposal Pause**

Ordinance 88, a proposal to require businesses in unincorporated Tillamook county to have a license, is on hold. You can view the proposed ordinance, listen to discussion, and read and hear public comments via this page showing public records for the 11/30/22 BOCC meeting: <https://www.co.tillamook.or.us/bocc/page/board-commissioners-meeting-62>.

Background information can be found at:

[https://www.tillamookheadlightherald.com/news/county-s-business-license-workgroup-now-on-pause/article\\_bc13da16-a325-11ed-a9c1-5f2a7da5ae4e.html](https://www.tillamookheadlightherald.com/news/county-s-business-license-workgroup-now-on-pause/article_bc13da16-a325-11ed-a9c1-5f2a7da5ae4e.html)

<https://www.tillamookcountypioneer.net/tillamook-county-board-of-commissioners-business-license-workgroup-on-pause-ordinance-88-off-the-table/>

## 7) Oceanside hotel proposal update

The new owners of Oceanside Beach Cabins have again reached out to the county regarding a revised design for approximately 20 rental units and a small restaurant. The developers have been referred for preliminary development to the sewer and water districts, and then will have a pre-application meeting with the county. We will have more details about this development at that time.

## 8) ONA Building Height and Lighting ordinance amendment proposal status

These proposed ordinances were approved by the ONA membership in October 2021 and were forwarded to Sarah Absher, Director of the Tillamook County Department of Community Development. Progress was delayed due to other higher priority projects, but Ms. Absher is now able to move ahead with the process. Public hearings will be scheduled for the Planning Commission and then the Board of County Commissioners to consider the adoption of these ordinances. This process will take a few months.

You can read the proposed ordinances here: <https://www.oceansidefriends.org/resources/>

The ONA teams involved in this work are:

Exterior Lighting Team: Marilyn Roossinck (Chair), Mike Neunzert, Mike Dowd, and Craig Olson.

Building Height Formula Team: Carolyn Neunzert (Chair), Kathie Norris, Mary Beeks and Jerry Keene.

## 9) Discussion of hybrid meeting transition progress

Volunteer Michael McElfresh provided Sharon specific equipment recommendations after touring the Community Club meeting space. Sharon hopes to acquire the equipment and be able to provide for a hybrid in-person/Zoom ONA meeting in April.

## 10) Short-Term Rental Advisory Committee update – Jerry Keene

### Background:

Short Term Rentals (STRs) in unincorporated Tillamook County are regulated by the county through the Department of Community Development (Sarah Absher) via Ordinance 84, which was last revised in 2017. Since then, the numbers of new STRs, as well as interest in restricting their growth, has risen in our coastal counties. In response, the Board of County Commissioners (BOCC) empaneled a Short Term Rental Advisory Committee to evaluate issues surrounding STRs and make recommendations on revising Ordinance 84. At the same time, the BOCC implemented a year-long pause on issuing new STR permits to allow the committee to do it's work. The intent is to have a revised ordinance in place before the pause on new STR permits ends July 1, 2023.

**Information about the Short Term Rental Advisory Committee** — its members, monthly meetings (agendas, supporting documents, audio recordings), public comments and proposed Ordinance 84 revisions, can be found here:

<https://www.co.tillamook.or.us/commdev/page/short-term-rental-advisory-committee>

Four of the committee's 18 members are from Oceanside/Netarts.

### First Draft of Revised Ordinance 84:

The first draft of a revised Ordinance 84 was offered by the county in December, 2022. Jerry sees this draft as concentrating in three main areas:

- 1) Life, health and safety regulations (parking, occupancy, bedroom definition... logistics of STRs and requirements they need to meet).
- 2) Complaint procedures, response to complaints, and enforcement.
- 3) Licensing Limits: addressing the number and concentration of STRs in an area and how to implement fairly.

**Anyone who wants to provide input on this issue is encouraged to write an email to the advisory committee and the BOCC at [publiccomments@co.tillamook.or.us](mailto:publiccomments@co.tillamook.or.us)** and/or sign-up to make a comment at one of the public meetings. Comments need to be on public record in order to influence decisions made by the advisory committee and the BOCC.

The ONA conducted **surveys in 2017 and 2022** to see **how the Oceanside community viewed Short Term Rentals**. Results were shared with the Short Term Advisory Committees and with the County. Results can be viewed on the ONA website:

**2017:** <https://www.oceansidefriends.org/wp-content/uploads/ONA-STR-Report-Survey-Summary.pdf>

**2022:** <https://www.oceansidefriends.org/wp-content/uploads/Oceanside-2022-Short-Term-Rental-Survey-Results.pdf>

### **11) Status report from Oceanside Community Coalition Study Group – Bruce Jaeger**

Bruce introduced the group whose purpose is to study and report to the ONA members the feasibility, usefulness, and importance of creating an **Oceanside Community Coalition to collectively prioritize community projects, pursue funding, and oversee project management**. The team members are Bob Ault, Kent Brown, Nan Devlin, Cathy Hendrix, Bruce Jaeger, Cynthia Miller, Sally Tuttle, Gill Wiggin, Steven Young, and Pam Zielinski.

Their report can be found on the ONA website here: <https://www.oceansidefriends.org/wp-content/uploads/Oceanside-Community-Coalition-Study-Report-Final-Version.pdf>. Oceansiders are encouraged to read over this report and contact Bruce or any of the team members with your questions or comments. Bruce can be reached at [nguyenjaeger@gmail.com](mailto:nguyenjaeger@gmail.com).

Sharon's comments: She applauds the effort of the study group. Oceansiders can agree that the Coalition's goals are worthwhile. However, she would like to see specifics on what the ONA would be voting to approve with respect to the proposed Community Coalition. How would it be structured? How would it operate? Additionally, she doesn't know if the ONA, as a quasi-governmental Citizen Advisory Committee (CAC), would be allowed to oversee the Community Coalition as it seeks county/government funding for Oceanside projects. Since the Coalition seeks to include stakeholders who do not qualify for ONA membership, Sharon is not sure if the Coalition could operate as a sub-committee of the ONA. So, additional conversation is needed to find the best way forward.

A series of three informational meetings will be held at the Oceanside Community Club in March. This will be an opportunity for Oceansiders to provide input into this process. Dates and times will be provided in the ONA newsletter. (If you want to receive the ONA newsletter, please email [oceansidefriends@gmail.com](mailto:oceansidefriends@gmail.com) or sign up via our website: <https://www.oceansidefriends.org>.)

### **12) Update on Cape Meares Loop Road**

The fixed completion date remains October 31, 2023. You can follow progress at the following website where weekly newsletters are posted:

<https://www.co.tillamook.or.us/publicworks/page/cape-meares-project-newsletters>

### **13) Meeting adjourned at 11:40 a.m.** Chat saved, recording ended.

**The next ONA Regular Meeting will Saturday, April 1, 2023 at 10 a.m.** at the **Oceanside Community Club**. This meeting will be both in person and via Zoom.

Respectfully submitted,  
Carol Horton  
ONA Secretary