

Oceanside Neighborhood Association

P.O. Box 425, Oceanside OR 97134

www.oceansidefriends.org

Meeting Minutes

Annual Meeting — June 3, 2023, 10 a.m. — Hybrid Format (In-Person + Zoom)

1) President Sharon Brown called the meeting to order at 10:00 a.m. on June 3, 2023.

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

Minutes from the ONA's April 1, 2023 meeting are 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, Leann Bennett motioned to adopt them into the record. Kay Wooldridge seconded the motion. With no objections from meeting attendees, minutes were 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: \$2,277.52

Anticipated expenses for next period: \$100 renewal of CAC (Citizen Advisory Committee) status with Oregon Secretary of State. \$26.50 per month for MailChimp email services (x2 for upcoming period), reimburse Jerzy Rub for web site fee.

With no questions or comments from attendees, acceptance of the Treasurer's Report was motioned by Carol Horton, seconded by Bruce Jaeger, and adopted by acclamation.

Questions:

Does the ONA have a budget? No. Expenses are minimal: Zoom, website, email and state registration expenses.

How are ONA expenses financed? The ONA does not charge any dues to its members and relies on donations. Typically, funds needed by the ONA are donated through the Oceanside Protection Society (OPS) which carries a tax-exempt status.

4) Attendance for Quorum Requirements

A quorum of 49 people is required for the ONA to elect officers. A total of 55 ONA members were present (22 in-person + 33 online/Zoom), so quorum was met.

5) Annual ONA Election of Officers

The current slate of officers was nominated to continue for the coming year; there were no other volunteers. The current officers accepted the nomination and were voted into office by a majority of ONA members.

President	Sharon Brown
Vice President	Jerry Keene
Secretary	Carol Horton
Treasurer	Mary Flock

6) Guest Speaker - Update from Sarah Absher, Director Community Development, Tillamook County

Accessory Dwelling Unit (ADU) Ordinance is now in effect county wide. This means incorporating an ADU on one's property is now a permitted use. County is developing a checklist for applications. Note that approval letters from the water and sewer districts will be required.

Planning Commission Hearing Thursday, June 8: The Mock family is requesting approval to convert a single family dwelling on Chinook Ave to a **duplex** (conversion of a three-car garage located under a residence to a small apartment). Meeting may be attended in-person or online.

New development **Cougar Ridge**: conditions of approval amended so each of its three phases can be recorded separately.

Update on **FEMA Biological Opinion (BiOp)**: Tillamook county submitted a detailed comment letter. Other concerned/affected groups (such as the Oregon Coast Scenic Railroad and Union Pacific Railway) are also taking interest in this issue as it will affect their operations.

County is working on the **Hazard Mitigation Plan Update** (required every five years). This is sent to Oregon Emergency Management and FEMA. Keeping this program active makes the county eligible for federal disaster funding relief. The update will be adopted by Tillamook County's BOCC and cities.

The county follows Oregon state legislature activities, one of which is **Senate Bill 406** sponsored by Senator Suzanne Webber. Commissioner Skaar and Ms. Absher have been involved in the writing and amendment of this bill which would **allow for "Middle Housing" (up to 4 dwelling units per property)** throughout Tillamook County. This could result in amendment of Oceanside's residential zoning, but lot size would be a large factor in how many units/property would be allowed.

Question from chat regarding a possible shipping container STR dwelling on Hillsdale St. Ms. Absher said it was possible such a building has met residential building code (they are seeing many innovative designs), but no Short Term Rentals are being approved since the program is currently on hold.

House on the Hill is in the process of being purchased. Ms. Absher has been sharing land use information with the new owners. She has not seen any concrete designs, and has encouraged them to reach out to the ONA to share their plans.

Three Arch Inn is pursuing a remodel and Ms. Absher has encouraged them to attend an ONA meeting to share their plans.

Increases in building permit fees are being proposed. These have not been raised in 10 years. Building programs need to be self-supporting and the department has not been able to recover costs on some projects. Desire is to move away from fixed fees for all projects and move to increased fees for more complex buildings requiring extensive inspections.

The **Short Term Rental** Advisory Committee's May 23 **Ordinance 84** draft amendment came before the BOCC at the first of several hearings on May 30, 2023. 40 people made public comment. The commissioners requested several revisions, and a new draft will be posted June 6 on the county website so it will be available for 7 days prior to the next BOCC hearing on June 13. This hearing may be attended in person or online via Microsoft Teams. The meeting link and all written materials (draft ordinance and public comments) can be accessed here:

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

In addition to the STR ordinance revision, the BOCC is also considering when and how to lift the year long pause on new STR licenses.

Questions regarding revised STR Ordinance 84:

—Does the current draft still include language that says 3 unresolved complaints or 3 violations occurring during a 12 month period are grounds for revoking or not renewing a STR license? (Bruce Jaeger)

Sarah: Yes, but the language says violations "*may*" lead to such consequences. An appeal process is described for any decision the administrator may make. Space is built in for reasonableness regarding complaints/violations, but also space for holding an STR owner/operator/manager accountable and responsible.

—What is the perceived level of nuisance associated with STRs? (Ken Marlow)

Sarah: it depends on who you talk to - there is a great range of opinion. The county does not currently have good data on STR complaints because up until now, issues have been handled between private parties (neighbor and STR owner/operator) per the 2018 ordinance. Over the last several years residents county-wide have voiced concerns with the increased numbers of STRs and with community livability issues. The number of STR licenses increased during the pandemic as well as the number of visitors to the coast. As a result, the County Commissioners instituted a one-year pause on new STR licenses and reconvened the STR Advisory Committee to examine the issues and recommend revisions to Ordinance 84.

In the near future, a new STR Hot Line will be available for questions, concerns and complaints. This 24/7 Hot Line will connect to a dispatch service which will phone/text the contact person for the rental of concern and provide follow up to the complainant if desired. The revised ordinance will specify how quickly issues must be addressed. The ordinance also tightens up requirements for areas typically voiced as problems (trash, parking, noise), so that enforcement is more straight forward. From the Hot Line data, the county will be able to quantify the number and frequency of the various types of issues.

—Comment: the ONA has conducted community surveys on Short Term Rentals. The report from the 2018 survey can be found here: <https://www.oceansidefriends.org/wp-content/uploads/ONA-STR-Report-Survey-Summary.pdf>

—Question: Will STRs be required to comply with “Dark Sky” Lighting?

Sarah: yes, the revised ordinance has standards for better addressing lighting issues. Also, once the county has completed working on the STR ordinance revision, they will begin processing the lighting code amendment Oceanside has requested.

The county is working on a compliance schedule for existing STRs to move to the updated ordinance standards.

In the interest of managing the growth of Short Term Rentals in Tillamook County, **caps on the number of STRs within each community are being proposed.** In light of the approaching end of the year-long pause in issuing new STR licenses, allowing a 1% increase is being considered on a temporary basis until a final cap number can be decided. Sarah proposes to work with each individual community to establish an appropriate STR percentage cap for their specific area. She will also plans to work with the STR Advisory Committee on an annual basis to monitor how the ordinance is working.

At the end of October 2022, 19% of Oceanside’s 692 dwellings had STR licenses (132)*. A 1% increase would result in 6-7 new STR licenses. *Of 132 licensed STRs, 16 did not rent, 12 rented <30 nights per year, 18 rented 30-100 nights, 47 rented 101-200 nights, and 39 rented 201-365 nights per year.

—Question: is the county concerned with the loss of long term rentals?

Yes. The county has been concerned about this for some time. One way it has been addressing this is through the STR Operator License fee. Recently, these fees have helped fund six new work-force housing projects in Tillamook County. Senate Bill 406 and the Accessory Dwelling Unit ordinance are also expected to help address housing shortages.

—Question: at what point can a land owner planning to build a home petition the county to acquire the status of a STR?

The ability to build a house on one’s property, per zoning, is a land-use decision and a property right. The county is obligated to provide a building permit assuming standards are met. Short Term Rentals are not part of the land-use program, but a voluntary program to participate in via a license. Therefore, the county is not obligated to provide a STR license; it is not a property right. (While some state jurisdictions have put STRs within their land-use programs, Tillamook county made a decision in 2009 to *not* regulate STRs through the land-use program, but to create a separate program.) Once a home is built, a property owner can apply for a STR license according the regulations stipulated in the STR Ordinance, but there is no guarantee of obtaining a license. Sarah acknowledged Pam Zielinski’s chat comment that there is a difference of opinion on whether renting one’s home is a land-use right. Sarah is reflecting the county’s perspective.

—Question: If a single structure has several different units, does it count as one STR?

No. Each individual unit must have a separate STR License.

7) Status report from the Oceanside Action Partnership (previously known at the Oceanside Community Coalition Study Group) – Bruce Jaeger

About 45 people attended the first of a series of three workshops. A number of great ideas were generated. A second workshop will be held 6/12/2023. The goal is to work collaboratively to develop community improvement projects, priorities and timelines, and to pursue TLT revenues for funding. OAP has applied and been approved for non-profit status with the IRS and is awaiting finalization.

Please reach out to Bruce to be included in detailed email updates: info@oceansideactionpartnership.org.
One can also view the website at <https://www.oceansideactionpartnership.org>.

8) Member/Public Comments

The Annual ONA Gathering will be Saturday, July 29, 2023 at the Oceanside Community Center

9) Meeting adjourned at 11:30 a.m.; recording ended.

The next Regular ONA Meeting will Saturday, October 7, 2023 at 10 a.m. at the **Oceanside Community Club** and may be attended either in-person or via Zoom.

Respectfully submitted,
Carol Horton
ONA Secretary