

**NEHALEM CITY COUNCIL
COUNCIL MINUTES
REGULAR MEETING
August 12, 2019**

Mayor Dillard called the Regular Council Meeting to order at 6:00 p.m.

COUNCIL MEMBERS PRESENT: Bill L. Dillard Jr., Mayor
Hilary Howell, Councilor
Stacy Jacobsen, Councilor
Jim Welsh, Council President (arrived 6:06 p.m.)

EXCUSED: Jeff Pfeifer, Councilor

STAFF PRESENT: Dale Shafer, City Manager
Melissa Thompson-Kiefer, Asst. City Mgr/Recorder
Brian Moore, Maintenance Specialist I
John Morgan, Planning Consultant

VISITORS: Jacki Hinton, EVCNB
Debbie Moberly, EVCNB
Glenna Gray
Barbara McLaughlin
Tracey Curtis
Lane deMoll
Mary Lynn Morgan

Mayor Dillard led those present in the Pledge of Allegiance.

MINUTES

The Council reviewed the minutes of the July 8, 2019 Regular Council Meeting. Councilor Howell **MOVED** to approve the minutes of the July 8, 2019 Regular Council Meeting as presented. Councilor Jacobsen **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Dillard, Howell, and Jacobsen; No: None).**

PUBLIC HEARING

At 6:03 p.m., Mayor Dillard opened the Public Hearing on **Ordinance 2019-02**: An Ordinance Amending City of Nehalem Zoning Ordinance 80-02 to Include Certain Changes Required by SB1051, Adopting Rules and Regulations to Allow Accessory Dwelling Units Outside the Nehalem City Limits, but Inside the Nehalem Urban Growth Boundary.

OLD BUSINESS

POLICE REPORT

The Council reviewed the Police Report for July 2019.

VACANT HOUSE AT 8TH AND TOHL

City Manager Shafer reported that the Planning Commission granted a variance to the property owner at 35795 8th (Front) St. and the variance has been appealed. She said the appeal will take place in front of the City Council at the September Council Meeting.

NEW BUSINESS

PUBLIC HEARING: Ordinance 2019-02: An Ordinance Amending City of Nehalem Zoning Ordinance 80-02 to Include Certain Changes Required by SB1051, Adopting Rules and Regulations to Allow Accessory Dwelling Units Outside the Nehalem City Limits, but Inside the Nehalem Urban Growth Boundary.

At 6:06 p.m., Council President Welsh arrived.

Planning Consultant John Morgan explained that the city's development code needed to be modified to comply with Senate Bill 1051 (SB1051) to allow accessory dwelling units (ADUs) on land outside city limits, but inside the Urban Growth Boundary. Mr. Morgan reviewed each article and section of the Ordinance. He said both staff and the Planning Commission had reviewed the Ordinance and recommended it to the Council for approval.

There were public comments that the intent was to create more housing opportunities and it was suggested that wording be added to the Ordinance to preclude ADUs from becoming short-term rentals. There were additional public comments recommending that the City apply the Ordinance within city limits.

There was a public comment inquiring about the cost of water System Development Charges (SDCs). City Manager Shafer and Mr. Morgan explained SDCs were a financial policy decision that would be addressed by the City Council. There were public comments requesting that SDCs be kept reasonable. There was additional public comment sharing that an Ordinance was being

proposed by the County Housing Commission that would allow ADUs in the unincorporated parts of the County and would prohibit their use as short-term rentals.

There was Council comment that the public comments regarding short-term rentals and SDCs were valid and should be reviewed. There were additional Council comments that the short-term rental issue should be reviewed and addressed. There was additional public comment suggesting again that the Ordinance be amended to address short-term rentals. In response to a public inquiry, City Manager Shafer confirmed that the Council could amend Ordinance 2019-02 if they wished to do so.

There being no further public comments, Mayor Dillard closed the Public Hearing on **Ordinance 2019-02** at 6:23 p.m.

City Manager Shafer recommended that the short-term rental issue be addressed separately in the short-term rental ordinance. After further discussion, Mr. Morgan explained that the City's short-term rental ordinance only applied within city limits and the County would need to address the regulation of short-term rentals outside city limits. There was Council comment that further discussion and understanding between all jurisdictions involved was warranted before taking action on short-term rentals.

There being no further comments or discussion, Councilor Jacobsen **MOVED** to perform the first reading of **Ordinance 2019-02** by Title only. Council President Welsh **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Welsh, Howell, and Jacobsen; No: None)**. City Manager Shafer read the Ordinance by title only.

Councilor Howell **MOVED** to approve the first reading of **Ordinance 2019-02**. Councilor Jacobsen **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Welsh, Howell, and Jacobsen; No: None)**.

Mayor Dillard said that the second reading of Ordinance 2019-02 would occur at the September Council meeting. He thanked the public for their comments.

EMERGENCY PREPAREDNESS MONTH PROCLAMATION

Councilor Jacobsen **MOVED** to proclaim September 2019 as Nehalem Bay Area Preparedness Month. Councilor Howell **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Welsh, Howell, and Jacobsen; No: None)**.

EMERGENCY VOLUNTEER CORP OF NEHALEM BAY (EVCNB) UPDATE

Jacki Hinton from the Emergency Volunteer Corp of Nehalem Bay (EVCNB) presented an update on emergency preparedness activities in Nehalem Bay, including Prepare Your Neighborhood clusters, Neighborhood Emergency Supplies & Tools (NEST) kits, development of a food plan, facilitation and planning services provided to cities and other agencies, and work toward the long-term sustainability of EVCNB. Ms. Hinton provided the Council with a list of NEST kit contents. Debbie Moberly of EVCNB discussed the success of the picnic that was

held in 2018 and the need to establish leadership in neighborhood clusters. Ms. Moberly explained she was available to meet with any members of the Council and wanted to find ways to bring city support to the Prepare Your Neighborhood program. She shared that citizens will receive a fundraising letter from EVCNB in September and requested that everyone consider donating.

CORRESPONDENCE/OTHER BUSINESS

None.

STAFF REPORTS

CITY MANAGER REPORT

City Manager Shafer reported on meetings she has attended and will attend in August.

PUBLIC WORKS REPORT

Maintenance Specialist I Moore reported that our average daily water usage for July 2019 was 140,000 gallons, turbidity averaged .07 NTU's and both Bacteriological samples were negative.

BILLS

Council President Welsh **MOVED** to approve payment of the bills. Councilor Howell **SECONDED** the motion. **MOTION PASSED 3-0 (Yes: Welsh, Howell, and Jacobsen; No: None).**

COUNCIL COMMENTS

None.

PUBLIC COMMENTS

In response to a public inquiry, City Manager Shafer said that a local clear cut was not on city property but was on Weyerhaeuser property. Maintenance Specialist I Moore added that the cut was below the city's dam and the water intake on Bob's Creek. In response to further public inquiry, City Manager Shafer said the city did not have plans to clear cut the Bob's Creek property. She further explained that spraying was not allowed in the city watershed and Weyerhaeuser had to notify the city if they were going to spray nearby, and the city had not

received notice. She confirmed that if the city received notice regarding spraying, public notice would be posted. Mayor Dillard shared that he did not recall Weyerhaeuser spraying that area in the past. Glenna Gray invited the Council to attend a presentation by Lisa Arkin, an expert on pesticide and herbicide spraying, on August 13th at 6:00 p.m. at NCRD.

ADJOURNMENT

Mayor Dillard said the next Council Meeting will be August 12, 2019.

There being no further business, Mayor Dillard adjourned the meeting at 6:57 p.m.

APPROVED: _____
Bill L. Dillard Jr., Mayor

ATTEST: _____
Melissa K. Thompson-Kiefer, Assistant City Manager/Recorder