



TILLAMOOK COUNTY BOARD OF COMMISSIONERS

Paul Fournier - Mary Faith Bell - Erin Skaar

BOARD MEETING

Wednesday, April 1, 2026, 9:00 AM

Join In Person:

County Courthouse, Board of Commissioners' Meeting Room 106, 201 Laurel Avenue, Tillamook

Join Virtually:

tillamookcounty.gov/bocc/page/meetings-agendas-minutes or 1-971-254-3149, ID: 866 914 607#

Additional viewing options are available at tctvonline.com. Closed captioning and translation options are available for recorded videos at www.youtube.com/@tillamookcounty1434.

More detailed [meeting instructions](#) are available at tillamookcounty.gov/bocc/page/meetings-agendas-minutes. Call 503-842-1814 or send an email to helpdesk@tillamookcounty.gov regarding any meeting technical issues.

2026-04-01 BOCC MEETING AUDIO.MP4

CALL TO ORDER – April 1, 2026 9:00 a.m.

1. Welcome & Request to Sign Guest List
01:35
2. Pledge of Allegiance
01:38
3. Public Comment: There were none.
02:11
4. Non-Agenda Items: One unscheduled agenda taken after Item #7/Commissioner Paul Fournier
02:17

PRESENTATIONS AND REPORTS

5. Employee Recognition for April 2026 – Continuous Years of Service/Kelly Fulton, Human Resources Technician
02:24
6. Tillamook County Housing Commission's Housing Production Solution Fund Award Recommendations (HPSF)/Parker Sammons, Housing Coordinator, Department of Community Development
05:12

LEGISLATIVE - ADMINISTRATIVE

7. Consideration of an Application for Property Tax Exemption for a Multifamily Housing Development Project Located at Township 1 North, Range 10 South, Section 34DD, Tax Lot 2100 in Bay City, Oregon/Parker Sammons, Housing Coordinator, Department of Community Development
27:11

A motion was made by Commissioner Skaar and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board approved the application.

UNSCHEDULED: Consideration of a Resolution in the Matter of Proclaiming April, 2026 as "*Sexual Assault Awareness Month*" in Tillamook County, Oregon/Valerie Bundy, Executive Director, Tides of Change

33:58

A motion was made by Commissioner Skaar and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed #R26-006.

8. Consideration of a New, Regular Full-Time Personnel Requisition for a Patient Navigator Promotion in the Health and Human Services Department/Marlene Putman, Administrator, Health and Human Services

43:53

A motion was made by Commissioner Skaar and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Chair signed the personnel requisition.

9. Consideration of a Non-Prevailing Wage Rate Contract with Angus Electric for the Fairgrounds Maintenance Shop Electrical Upgrade/Camy VonSeggern, Fair Director

47:57

A motion was made by Commissioner Skaar and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Board signed the contract.

10. Consideration of Hazardous Material Emergency Preparedness Grant No. 2026-HMEP-003 with the Department of the Oregon State Fire Marshal to Implement Training and Planning Programs/Randy Thorpe, Director, Emergency Management

49:51

A motion was made by Commissioner Skaar and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Chair signed the agreement.

11. Consideration of Amendment Number 01 with the State of Oregon, Oregon Business Development Department for the Shilo Levee Rehabilitation Project/Chris Laity, Director, Public Works

58:19

A motion was made by Commissioner Skaar and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Chair signed the amendment.

12. Consideration of a Cooperative Service Agreement with the United States Department of Agriculture for Animal and Plant Health Inspection Service Wildlife Services/Dan Keyes, Director, Parks Department

1:02:21

A motion was made by Commissioner Skaar and seconded by Vice-Chair Bell. The motion passed with three aye votes. The Chair signed the agreement.

13. Board Concerns

1:09:01

Chair Fournier recessed the meeting at 10:09 a.m. to go into executive session pursuant to ORS 192.660(2)(h) and ORS 192.660(2)(f).

Chair Fournier reconvened the meeting at 10:56 a.m.

OTHER MEETINGS AND ANNOUNCEMENTS

1:09:15

The Commissioners will attend a quarterly retirement meeting with RVK Consultants on **Monday, March 30, 2026** at **9:00 a.m.** The meeting will be held in the Board of Commissioners' Meeting Room 106 in the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. The teleconference number is: 1-971-254-3149, Conference ID: 866 914 607#.

The Commissioners will attend an executive session on **Tuesday, March 31, 2026** at **11:00 a.m.** pursuant to ORS 192.660(2)(i), to conduct a performance evaluation. The executive session will be held in the Board of Commissioners' Meeting Room 106 in the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. The executive session is not open to the public.

The Commissioners will hold a Board Briefing on **Wednesday, April 1, 2026** at **2:00 p.m.** to discuss weekly Commissioner updates. The meeting will be held in the Board of Commissioners' Meeting Room 106 at the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. The teleconference number is 1-971-254-3149, Conference ID: 866 914 607#.

A budget workshop of the Tillamook County Budget Committee will be held on **Tuesday, April 7, 2026** at **9:00 a.m.** The budget workshop will be held in the Board of Commissioners' Meeting Room 106 in the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook. Additional budget workshops will be held on **Wednesday, April 8, 2026** at **1:00 p.m.**, and **Wednesday, April 15, 2026** at **10:30 a.m.** The teleconference number is 1-971-254-2149, Conference ID: 866 914 607#.

There are **NO** Board Briefings scheduled for **Wednesday, April 8, 2026** or **Wednesday, April 15, 2026**.

ADJOURN – 10:56 a.m.

Wednesday, April 1, 2026

PLEASE PRINT

Item of Interest

(Please use reverse if necessary)



Tillamook County

Employee Recognition

for continuous years of service

APRIL
2026

Amy Lake	Health & Human Services	28
Jana Prock	Sheriff	18
Tonya Owens	Justice Court	18
Caitlin Munoz	Clerk	16
Sheila Shoemaker	Community Development	14
Roxanne Ruhl	Solid Waste	14
Greg Cickavage	Public Works	13
Joseph Boyd	Sheriff	6
Matthew Amazing	Assessor	4
Jeremy Walker	Public Works	4
Daniel Trescott	Library	3
Brandi Pierson	Parks	2
Monte Van Valin	Parks	2
Robin Denni	Library	1
Tara Shepersky	Library	1



Tillamook County Housing Commission HPSF Allocation Recommendations

Acronyms for criteria

- **A** - Affordability (AMI)
- **ACT** - Affordability Commitment Term
- **ATRDP** - Applicant Track Record and Development Partners
- **CBLP** - Community Benefit and Local Partnerships
- **CPS** - Clarity of Project and Scope
- **E** - Efficiency
- **SOD** - Stage of Development
- **AtSAF** - Ability to Secure Additional Funding



Alder Ridge

Ask: \$100,000

Recommended: \$0

Housing Commission Conclusion

The Housing Commission agrees with the Finance Committee's conclusion to not award this cycle, and encourages future applications further along the construction process.

Applied Criteria Findings

Finance Committee:

- Not a land trust model (may be initiated when property subdivides) [ACT]
- Project remains in initiation stage and is too early for pre-development funding [SOD]
- Development partner not identified [ATRDP]
- High development costs could constrain project [E]

Housing Commission:

- Project has not progressed beyond initiation [SOD]
- Project scope is not defined [CPS]
- Needs more clearly defined affordability commitments [ACT]



Tillamook Bay Commons

Ask: \$200,000

Recommended: \$80,000

Housing Commission Conclusion

The Housing Commission agrees with the Finance Committee's conclusion to award funds with the contingency of a successful MIRL application.

Applied Criteria Findings

Finance Committee:

- Construction ready [SOD]
- High ability to secure additional funding [AtSAF]
- Operating costs may be understated [E]
- Non-profit is newly established and not endowed [AtSAF]
- Operational losses would require additional, not identified, funding sources [AtSAF]
- Infrastructure concerns may impact stage of development [SOD]

Housing Commission:

- Additional funding would secure project [AtSAF]
- Project scope is significant [CPS]
- Non-profit would eventually be self-sufficient [ATRDP]
- Inability to secure private equity [AtSAF]
- Uncertainty around funding stack | MIRL review will clarify funding stack [AtSAF]



HOUSING
— BUILDS COMMUNITY —



Thompson Springs

Ask: \$200,000

Recommended: \$50,000

Housing Commission Conclusion

The Housing Commission agrees with the Finance Committee's recommended award amount with the contingency that financial impact is reflected on final closing documents. The Housing Commission identifies this project as third priority for unawarded contingency funding.

Applied Criteria Findings

Finance Committee:

- Additional funding will support unit affordability [ACT]
- Other potential funding sources include MIRL and CERTA [AtSAF]
- Unit cost is high due to accessibility features [E]

Housing Commission:

- Wide range of AMI levels [A]
- Additional funding sources secured [AtSAF]
- Project scope is clearly defined [CPS]





Schoolhouse Flats

Ask: \$100,000

Recommended: \$100,000

Housing Commission Conclusion

The Housing Commission agrees with the Finance Committee's conclusion to award full amount of ask.

Applied Criteria Findings

Finance Committee:

- Clear pre-development stage [SOD]
- Cost per unit is of good value [E]
- Applicant has good track record [ATRDP]
- Community benefits and partnerships (Library) increase financial health [CBLP]
- Low operating expenses [E]

Housing Commission:

- Private equity resolved concern of operating expenses [AtSAF]
- Applicant has strong track record [ATRDP]
- Project is in area of high need [A]
- Community benefits and partnerships [CBLP]



HOUSING
— BUILDS COMMUNITY —



Nehalem Workforce Pilot

Ask: \$80,000

Recommended: \$20,000

Housing Commission Conclusion

The Housing Commission agrees with the Finance Committee's recommended award amount.

Applied Criteria Findings

Finance Committee:

- Affordability commitment (10 years) [ACT]
- Not a land trust model [ACT]
- Funding stack is a good mix of public and private funding [E/AtSAF]
- High development costs could constrain project [E]
- Mixed AMI [A]
- Unique and replicable design and concepts [CPS]
- Project could return for construction funding to balance any gaps [E/AtSAF]
- Project is in initiation stage [SOD]

Housing Commission:

- No permanent affordability mechanism - Project affordability is self-constrained by design [ACT]
- Short (10 years) affordability term commitment [ACT]
- Replicable pilot project [CPS]
- Innovative housing type [CPS]



Manzanita Heights

Ask: \$125,000

Recommended: \$75,000

Housing Commission Conclusion

The Housing Commission agrees with the Finance Committee's conclusion for award amount, with the contingency that funds be returned upon a successful LIHTC where tie-breaker was not needed.

Applied Criteria Findings

Finance Committee:

- Request is for local contribution for LIHTC [AtSAF]
- NOHA projects are tax exempt [ACT/E]
- Very established and experienced developer [ATRDP]
- HPSF request will help catalyze additional funding [AtSAF]

Housing Commission:

- Has ability to secure other funding not available to other types of housing projects [AtSAF]
- Meets AMI needs of community [A]





NBHD Workforce

Ask: \$50,000

Recommended: \$25,000

Housing Commission Conclusion

The Housing Commission agrees with the Finance Committee's conclusion for award amount, and identifies this project as the priority for unawarded contingency funding.

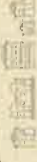
Applied Criteria Findings

Finance Committee:

- Project is in initiation stage [SOD]
- Applicant has good development track record [ATRDP]
- Has potential development partners [ATRDP]
- Clear scope of ask [CPS]

Housing Commission:

- Serves need of community [A]
- Ability to secure additional funding [AtSAF]
- Community benefits [CBLP]





Habitat for Humanity

Ask: \$100,000

Recommended: \$50,000

Housing Commission Conclusion

The Housing Commission agrees with the Finance Committee's conclusion for award amount, and identifies this project as second priority for unawarded contingency funding.

Applied Criteria Findings

Finance Committee:

- Community Land Trust Model [ACT]
- High development costs could constrain project [E]
- Ask will improve LIFT application [E/AtSAF]
- Ask will improve access to Habitat International funding [E/AtSAF]

Housing Commission:

- High infrastructure costs [E]



Housing Commission

HPSF Allocation Recommendations

Project	Ask	Award Amount	Contingency
Alder Ridge	\$120,000	\$0	-
Tillamook Bay Commons	\$200,000	\$80,000	Contingent upon successful MIRL application
Thompson Springs	\$200,000	\$50,000	Contingent upon demonstration of affordability impact
Schoolhouse Flats	\$100,000	\$100,000	-
Nehalem Workforce	\$80,000	\$20,000	-
Manzanita Heights	\$125,000	\$75,000	Returned upon a successful LIHTC where tie-breaker was not needed
NBHD Workforce	\$50,000	\$25,000	-
Habitat for Humanity	\$100,000	\$50,000	-



HOUSING
— BUILDS COMMUNITY —

Tillamook County



DEPARTMENT OF COMMUNITY DEVELOPMENT

BUILDING, PLANNING & ON-SITE SANITATION SECTIONS

1510 – B Third St.

Tillamook Oregon 97141

www.TillamookCounty.gov

(503) 842-3407

1 (800) 488-8280

Land of Cheese, Trees, and Ocean Breeze

Section 1 – Purpose, Eligibility, Terms and Process

Introduction:

This form is first of several steps for a multifamily housing development project to apply for up to 10-years of property tax exemption. Applicants will be asked to supply additional information in addition to what is requested within this intake packet. If you have any questions or require assistance while completing this form, please contact Tillamook County Community Development at 503.842.3408 or by emailing Housing@TillamookCounty.gov

Purpose:

The purpose of Tillamook County [Board Ordinance #85](#) is to incentivize multi-family housing in furtherance of Tillamook County's housing and livability goals. Oregon House Bill 2377 (2013) authorizes local governments to enact a property tax exemption for certain multifamily housing. This Ordinance implements House Bill 2377 and provides additional terms for receipt and administration of the property tax exemption.

Eligibility:

For a **new** housing development project to be eligible for this program, all the following must be true.

- The project is multifamily (or multiunit) with at least three (3) new housing units becoming available for rent.
- The project is within unincorporated Tillamook County (or within the limits of a participating city).
- Average rent of the housing units is set at or below 100% AMI (Tillamook County AMI can be found by [following this link](#)).
- No housing unit's rent exceeds 120% AMI.
- The property owners are willing to enter into a legally binding agreement which **prohibits** the housing units from being converted into **any form** of transient lodging or short-term rental for the lifetime of the building.

There are additional requirements that may apply, for a comprehensive list of eligibility requirements, please review [Board Ordinance #85](#), which can be located at this [link](#).

If you're your project is a **renovation** or have questions about eligibility, please contact Tillamook County Community Development at 503.842.3408

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Terms:

For successful applications, this property tax exemption begins the first property tax year (begins **July 1st**) after receipt of a Certificate of Occupancy for the property. The exemption must be reapplied and approved annually. A maximum of ten (ten) consecutive years of exemption may be granted.

Process:

The application process begins when the application form is filled out and returned to Tillamook County Community Development. The deadline for applications is March 1st. Late filling options may be available.

A member of Tillamook County Community Development will then reach out to help you provide any additional information that may be required for your project as well as explain any specifics of the program that may apply to your project.

The application will then be submitted to the Board of County Commissioners for approval. Annual reapplications do not require Board approval.

Contact Information:

Department of Community Development

503.842.3408

www.tillamookcounty.gov/commdev

Housing@TillamookCounty.gov

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Section 2 – Statement of Understanding Regarding Transient Lodging Restrictions

By signing this document all parties with a legal ownership of the project submitted for tax exemption under Tillamook County Ordinance#85 make clear their understanding of and attest to the following:

- 1) It is understood that the property seeking tax exemption must agree to enter a legally binding covenant with the County Clerk that will prohibit the property from being converted to any form of transient lodging for the lifetime of the building. This includes transient lodging accommodations and short-term vacation rentals of any type.
- 2) To maintain tax exempt status, the average rent of the housing units within the property must never exceed 100% of AMI and no one unit may ever exceed 120% of AMI.
- 3) There are ongoing reporting requirements to maintain tax exempt status, including notifying Tillamook County Community Development of rent changes as well as an annual reapplication to the program.
- 4) Failure to adhere to the requirements set forth in Tillamook County Board Ordinance #85 will result in the loss of the property's tax-exempt status.
- 5) Loss of tax-exempt status does not mean a restoration of the ability to convert to transient or short-term lodging.

Signature: 

Name: Nathaniel Palmer Title: Member

Company: Seagulls Rest LLC

Property Address: 9455+9465 4th, 9450+9460 5th, 5615,5625,5635,5645,5655,5665,5675,5685 A st, Bay City OR

Tillamook County



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Land of Cheese, Trees, and Ocean Breeze

Section 3 – Application

Applicant Information (if an LLC or S-Corp, or member company, please provide legal documentation of the LLC's formation and list of members, authorized to sign on LLCs behalf)

Name: Nathaniel Palmer Title: Member
Company: Seagulls Rest LLC
Mailing Address: 1233 Cherry Lane, Lake Oswego OR 97034
Phone: 503-707-7355 Email: natepalmer@gmail.com

Applicant's Representative Information (if different than above)

Name: _____ Title: _____
Company: _____
Mailing Address: _____ City, State, Zip: _____
Phone: _____ Email: _____

Additional Representative Information

Name: David Scott Imholt Title: Member
Company: Seagulls Rest LLC
Mailing Address: 16600 Vermilyea Rd City, State, Zip: Nehalem OR 97131
Phone: 503-351-4444 Email: scottimholt@gmail.com

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*Land of Cheese, Trees, and Ocean Breeze***Property Information**Applicant has legal ownership property: Yes or NoIs the property within an Incorporated City? Yes or NoSitus Address: 9455+9465 4th, 9450+9460 5th, 5615,5625,5635,5645,5655,5665,5675,5685 A st, Bay City ORMap & Tax Lot: 1N1034DD02100Tax Account: 46079Date of Certificate of Occupancy (or expected): 5/14/2025**Rental Information**

Please provide the breakdown of units and rents (including utilities).

<u>Unit Type</u>	<u>Total # of Units</u>	<u>Averaged Rent</u>
Studio		\$
1bd		\$
2 bd	12	\$ 1864.58
3 bd		\$
4 bd		\$

Additional InformationHas this property received State or Federal funding? Yes or NoProperty owner has reviewed, understands, and signed the TLT/STR waiver form? Yes or No

I certify that all the above statements are true, accurate, and complete to the best of my knowledge and belief.

Applicant's Signature: Nate Palmer Date: 3/25/2026Applicant's Name (Please print or type here): Nathaniel PalmerApplicant's Title: Member

If you have any questions or require assistance while completing this form, please contact Tillamook County Community Development at 503.842.3408 or by emailing Housing@TillamookCounty.gov

Tillamook County**DEPARTMENT OF COMMUNITY DEVELOPMENT***BUILDING, PLANNING & ON-SITE SANITATION SECTIONS*

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*Land of Cheese, Trees, and Ocean Breeze***OFFICE USE ONLY**

Application Received:

Filing Fee Received:

Received By:

Date Sent to BOCC:

BOCC Meeting Date:

BOCC Results:

If approved: Document # of Covenant restricting transient lodging:

Comments: