



TILLAMOOK COUNTY BOARD OF COMMISSIONERS

Paul Fournier - Mary Faith Bell - Erin Skaar

BOARD MEETING

Wednesday, August 12, 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#

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.

MEETING - 2026-08-12 BOCC MEETING AUDIO.MP4

CALL TO ORDER – August 12, 2026 9:00 a.m.

1. Welcome & Request to Sign Guest List
00:39
2. Pledge of Allegiance
00:43
3. Public Comment: There were none.
01:15
4. Non-Agenda Items: There were none.
01:18

PRESENTATIONS AND REPORTS

5. Employee Recognition for August 2026 – Continuous Years of Service/Kelly Fulton, HR Technician
01:20

CONSENT CALENDAR

6. Consideration of a Modified, Full On-Premises, Commercial Liquor License Application for JAndy Oyster Co. Inc.
05:51

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

LEGISLATIVE - ADMINISTRATIVE

7. Consideration of a Professional Services Agreement with Northwest Medical Foundation of Tillamook DBA Adventist Health Tillamook for Adult in Custody Healthcare Services/Lieutenant Fernando Silveira, Corrections Division, Sheriff's Office

06:32

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

8. Consideration of a Letter of Support to Name an Unnamed Creek "Shoelace Creek," Located at Cape Meares in the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 1 South, Range 10 West, Tillamook County, Oregon/Steve Quinn, Cape Meares

08:35

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

9. Consideration of Modification #1 to a Memorandum of Agreement with Helping Hands Reentry Outreach Centers for a Budget Amendment to the Jail-Based Medications for Opioid Use Disorder Grant for Housing and Transition Supplies Support/Bridgette Conn, OUR Tillamook Project Coordinator & Deflection Coordinator, Adventist Health, Tillamook; Joshua Blomquist, Chief Operating Officer, Helping Hands

13:51

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

10. Consideration of Grant Agreement #2026-P1 Transient Lodging Tax (TLT) for Destination Management with the Tillamook County Pioneer Museum/Isabel Gilda, Administrative Analyst

18:28

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

11. Consideration of Modification #2 to a Professional Services Agreement with AKANA for the Barview Jetty Campground Improvements Project/Dan Keyes, Director, Parks Department

23:52

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

12. Consideration of Internship/Practicum Agreement #2026-0311-DOE-JR with Western Oregon University for the Supervision of Practicum Students at the Tillamook County Public Health Offices/Sandra Assasnik, Administrator, Health and Human Services Department

27:55

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

13. Consideration of a Personnel Requisition for a New, Regular, Full-Time Dental Director at the Health and Human Services Department's Dental Clinic/Sandra Assasnik, Administrator, Health and Human Services Department

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

14. Consideration of Modification #1 to Professional Services Agreement #6804 with Shannon & Wilson for Geotechnical Services for the Nehalem Quarry Exploration Drilling Project/Chris Laity, Director, Public Works
32:50

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

15. Consideration of Modification #1 to Professional Services Agreement #6656 with Exeltech Consulting, Inc. for Engineering Services for the Burton Creek Culvert Replacement Project/Chris Laity, Director, Public Works
35:06

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

16. Consideration of a Contract for Goods with Zones LLC for Health Department Laptops and Equipment/Brandy Norrbom, Information Services Manager
38:49

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

17. Consideration of Change Order #2 to Prevailing Wage Rate Contract for Construction with Convergent Technologies LLC for the Courthouse Interior Door and Card Reader Installation Project/Kevin Jolly, Facilities Supervisor
43:50

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

AGENDA ITEM TAKEN OUT OF ORDER

18. Consideration of a Professional Services Agreement with Tiberius Solutions, LLC for the County Financial Plan Project/Debra Jacob, Director of Financial Services/Treasurer
41:26

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

19. Consideration of an Order in the Matter of Filing a Property Lien to Reimburse the County for Legal Fees and Costs/Bryan Libel, County Counsel
45:41

A motion was made by Vice-Chair Bell and seconded by Commissioner Skaar. The motion passed with three aye votes. The Board signed #26-053.

20. Consideration of an Order in the Matter of Adopting the Tillamook County Employee Compensation Policy/Rachel Hagerty, Chief Administrative Officer
48:55

A motion was made by Vice-Chair Bell and seconded by Commissioner Skaar. The motion passed with three aye votes. The Board signed #26-054.

Chair Fournier recessed the meeting at 9:52 a.m.

Chair Fournier reconvened meeting at 10:00 a.m.

21. **9:45 a.m.**

First Public Hearing: Concerning an appeal of the Planning Commission to approve Variance Request #851-25-000533-PLNG to exceed the 25-foot height maximum by 8-feet 10 ¼-inches for a maximum building height of 33-feet 10 ¼-inches as measured from existing, pre-construction grade. The subject property is located within the Breakers Condominium, Unit #11. Located in the Unincorporated Community of Neskowin, the subject property is accessed via Breakers Blvd., a County road, zoned Neskowin Low Density Residential (NeskR-1), and designated as Tax Lot 92411 of Section 25CB, Township 5 South, Range 11 West of the Willamette Meridian, Tillamook County, Oregon/Sarah Absher, Director, Department of Community Development

52:02

53:24 Public Comments Rules/Bryan Libel, County Counsel

58:36 Staff Report and Presentation/Melissa Jenck, Senior Planner, Department of Community Development; Sarah Absher, Director, Department of Community Development

1:27:11 Presentation/Appellant Doug Parks

1:32:32 Presentation/Applicant Representative Glenn Garrett

1:53:11 Opened Public Hearing

1:53:51 Concerned granting variance is policy change without public process and violation of Oregon Statewide Planning Goal 1/Lori Severino

1:56:25 Concerned sets terrible precedent; this same issue could recur and county deal with same issue/Alex Sifford

2:00:45 Closed Public Hearing

2:00:52 Discussion regarding leaving open written vs. in-person comments until second public Hearing on August 26, 2026/Commissioner Paul Fournier and Commissioner Erin Skaar

Chair Fournier recessed the meeting at 11:14 a.m.

Chair Fournier reconvened the meeting at 11:20 a.m.

22. Board Concerns: There were none.

2:06:00

OTHER MEETINGS AND ANNOUNCEMENTS

2:06:02

The Board of Commissioners will attend a Quarterly Financial Review on **Monday, August 10, 2026** at **9:00 a.m.** The financial review 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#.

The Commissioners will attend a Board of Commissioners' luncheon on **Wednesday, August 12, 2026** at **12:00 p.m.** at Blue Heron French Cheese Company, 2001 Blue Heron Road A, Tillamook.

There is **NO** Board Briefing on **Wednesday, August 12, 2026**.

The Local Public Safety Coordinating Council teleconference will be held **Monday, August 17, 2026** at **12:00 p.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: 155 858 952#.

The Commissioners will hold a work session on Monday, August 17, 2026 at **1:30 p.m.** to discuss the County Administrative Annex. The work session will be held in the Board of Commissioners' Meeting Room 106 at the Tillamook County Courthouse, 201 Laurel Avenue, Tillamook.

The Tillamook County Courthouse will be closed on Friday, August 21, 2026 from **8:00 a.m.** to **12:00 p.m.** for in-service training.

Chair Fournier recessed the meeting at 11:25 a.m. to go into executive session pursuant to ORS 192.660(2)(h).

Chair Fournier reconvened the meeting at 11:45 a.m.

ADJOURN – 11:45 a.m.

BOARD OF COMMISSIONERS' BOARD MEETING

Wednesday, August 12, 2026

	Present	Absent		Present	Absent
Paul Fournier	<u>✓</u>	<u> </u>	Rachel Hagerty	<u>✓-✓</u>	<u> </u>
Mary Faith Bell	<u>✓</u>	<u> </u>	Bryan Libel	<u>✓</u>	<u> </u>
Erin Skaar	<u>✓-✓</u>	<u> </u>			

PLEASE PRINT

<u>Name</u>	<u>Email or Address</u>	<u>Item of Interest</u>
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Terry Sprenkel	3200 Aldencrest	None
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Brandi Pierson	brandi.pierson@tillamookcounty.gov	
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David Mathies	david.mathies@tillamookcounty.gov	
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STEVE QUINN	STEVEANNQUINN@CREDIT2.NET	#8
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~~Brandi Pierson~~

Brandy Norrbom	brandy.norrbom@tillamookcounty.gov	#16
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Isabel	Gilda	Agenda
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(Please use reverse if necessary)

TILLAMOOK COUNTY BOARD OF COMMISSIONERS' MEETING

WEDNESDAY, AUGUST 12, 2026 – 9:00 A.M.

PUBLIC COMMENT SIGN-IN SHEET

PLEASE PRINT

[illegible]

BOARD OF COMMISSIONERS'

DCD APPEAL – FIRST PUBLIC HEARING
VARIANCE REQUEST #851-25-000533-PLNG

Wednesday, August 12, 2026 – 9:45 A.M.

Guest Sign-in

Name

Contact Information

Glenn Garrett

503-619-6143

(Please use reverse if necessary)

PLEASE PRINT

[illegible]



Tillamook County Board of Commissioners

201 Laurel Avenue, Tillamook, OR 97141

Phone: 503-842-3403

Paul Fournier, Chair
Mary Faith Bell, Vice-Chair
Erin D. Skaar, Commissioner

August 12, 2026

Oregon Geographic Names Board
Oregon Historical Society 1200 SW Park Avenue
Portland, OR 97205

RE: Steve Quinn Proposal to Name Unnamed Creek in Tillamook County

Dear Board Members:

As the local governing body for Tillamook County, the Tillamook County Board of Commissioners offers its support regarding Mr. Steve Quinn's proposal to name an approximately one-half mile long creek that flows into Cape Meares Lake, located in the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 1 South, Range 10 West, Tillamook County, Oregon.

Sincerely,

BOARD OF COMMISSIONERS FOR TILLAMOOK COUNTY, OREGON

A blue ink signature of Paul Fournier, written in a cursive style.

Paul Fournier, Chair

A blue ink signature of Mary Faith Bell, written in a cursive style.

Mary Faith Bell, Vice-Chair

A blue ink signature of Erin D. Skaar, written in a cursive style.

Erin D. Skaar, Commissioner

BOARD OF
COUNTY
COMMISSIONERS
HEARING

AUGUST 12, 2026

#851-25-000533-PLNG-01

APPEAL OF VARIANCE REQUEST

#851-25-000533-PLNG

Appellant: Doug Parks

Applicant: Ready2Market, LLC

Property Owner: Wells Fargo
Bank, N.A. Trustee of the Cael
O'Donnell Forceskie Trust

ORIGINAL REQUEST

- Exception to 25-ft building height by 8-ft 10 ¼-inches, for a proposed building height of 33-feet 10 ¼-inches.
- Reconstruction of a dwelling which was lost due to a fire.
- Neskowin Low Density Residential (NeskR-1) Zone
- Property is part of the Breakers Condominium plat, with the proposed exception for Unit #11.

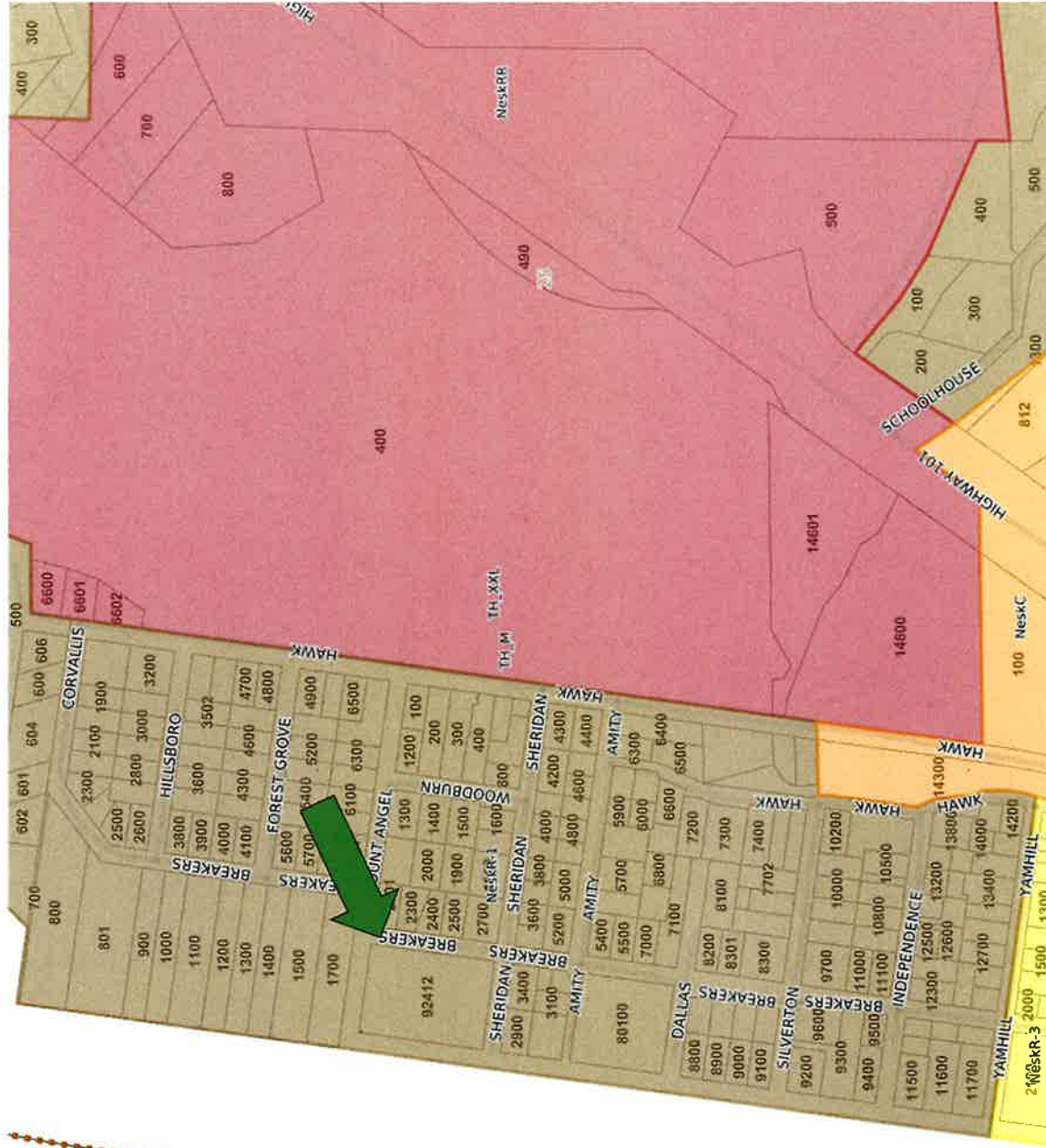
PROCESS TO DATE

- Planning Commission heard the Variance request on June 25, 2026, where a decision was made.
- Commission voted four (4) in favor, one (1) opposed to approve the request subject to conditions of approval.
- Decision by Planning Commission was appealed by Doug Parks.
- BOCC Hearing dates scheduled for August 12th and August 26th.

VICINITY MAP

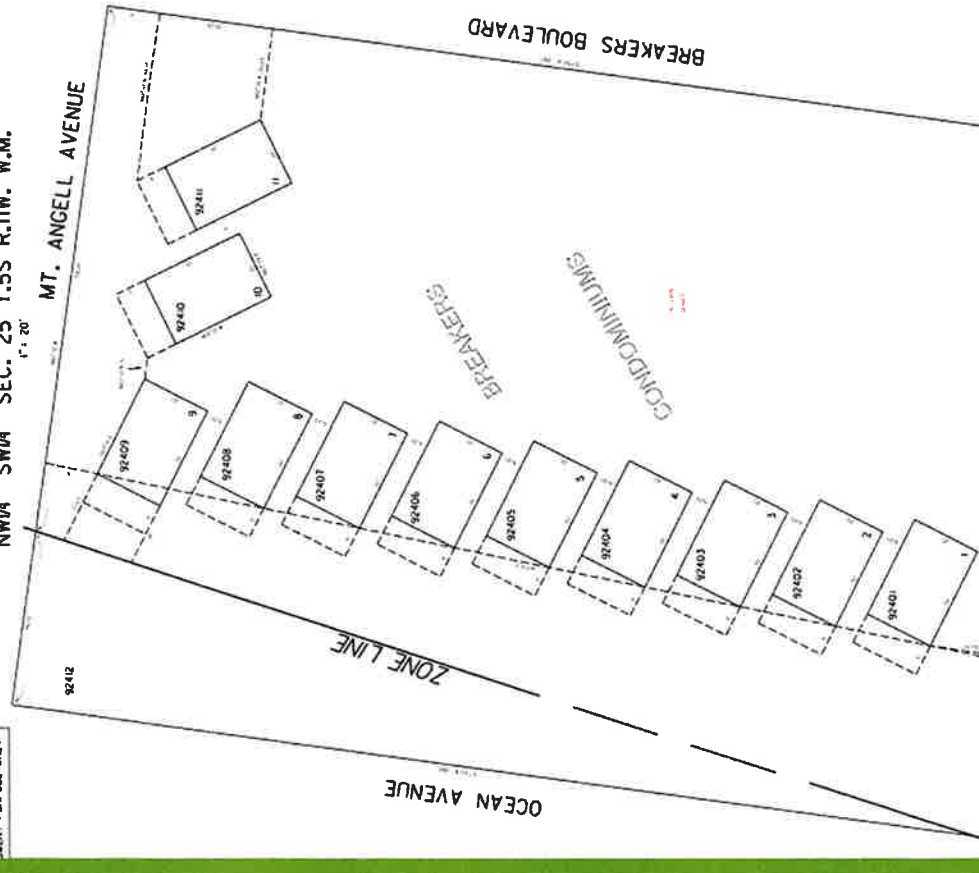


ZONING MAP

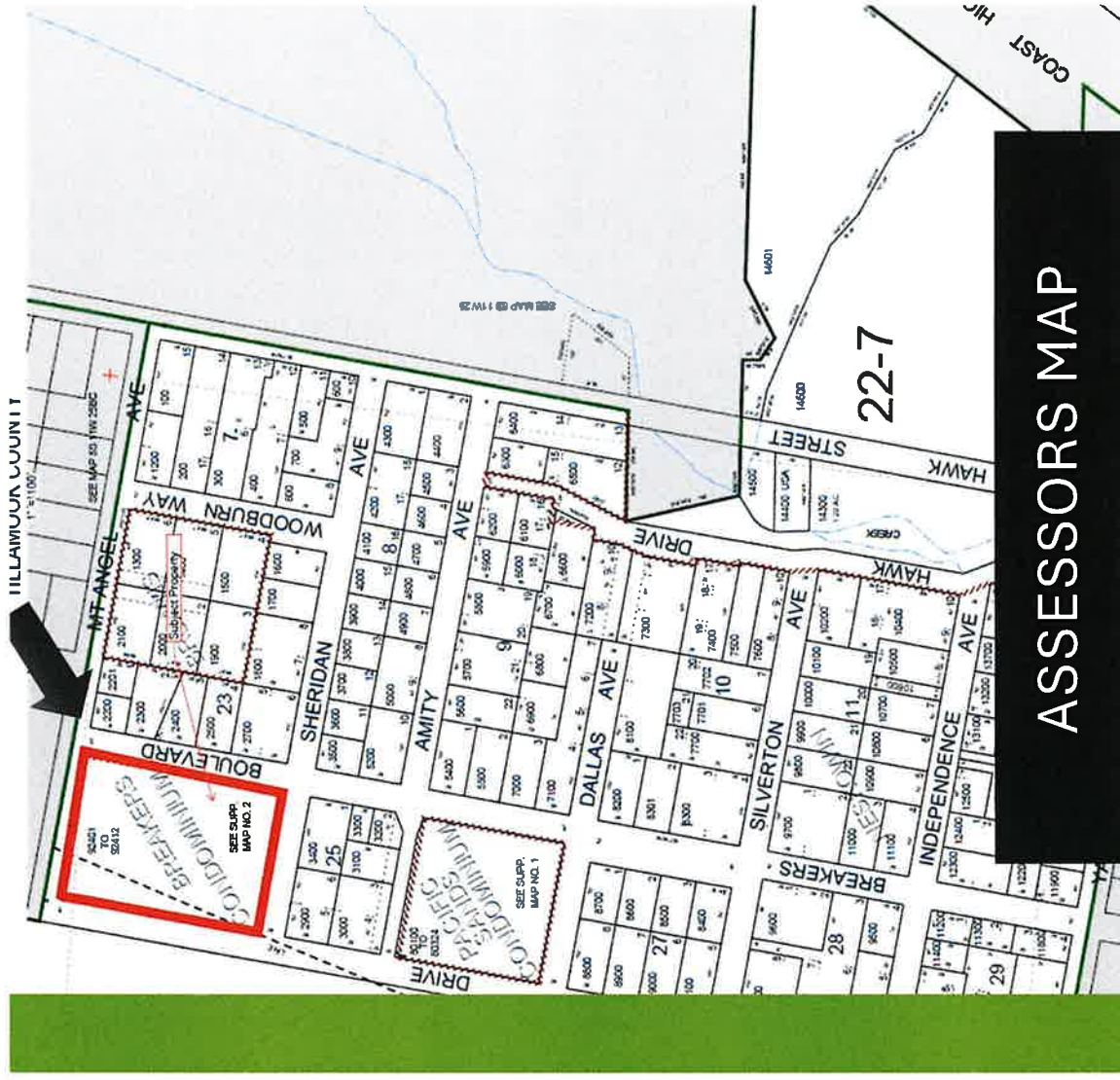


SUPPLEMENTAL MAP NO. 2
NW/4 SW/4 SEC. 25 T.5S R.11W. W.M.

MAP WAS PREPARED FOR
CURRENT PURPOSE ONLY



PLAT MAP

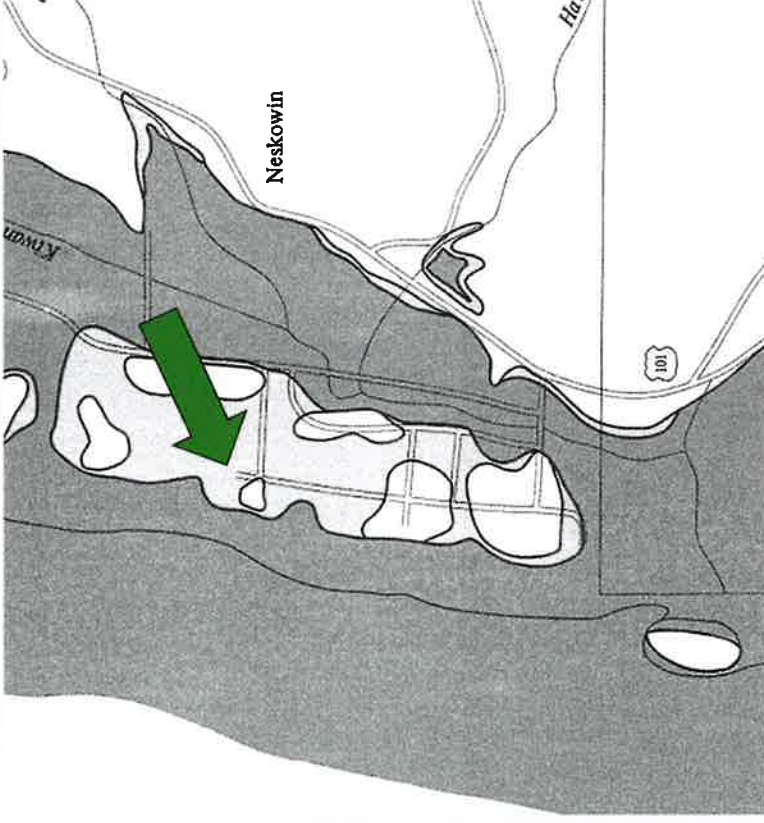


ASSESSORS MAP

COMPARISON OF FLOOD MAPS

ORIGINAL FIRM:

ADOPTED AUGUST 1, 1978

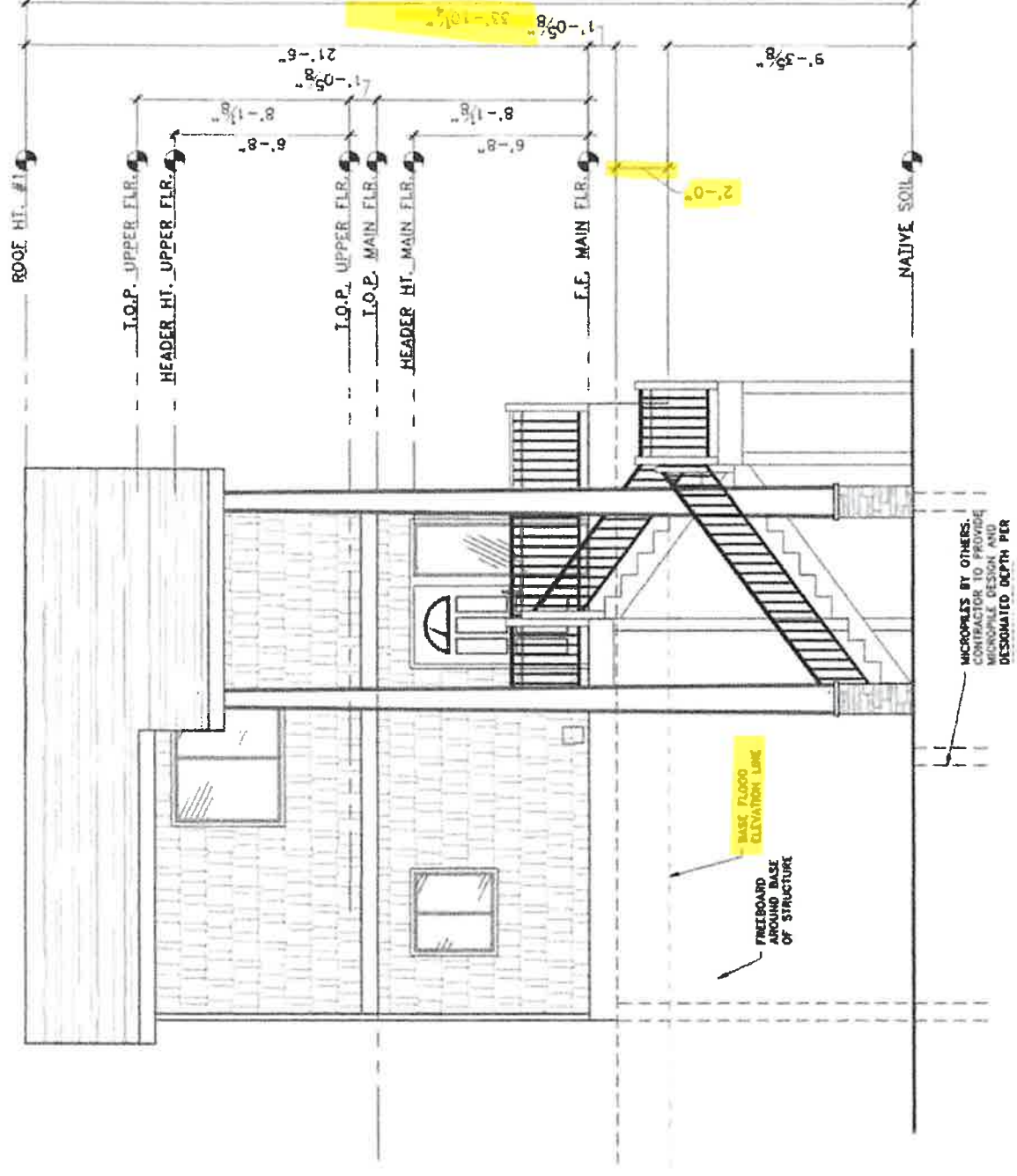


CURRENT FIRM

ADOPTED SEPTEMBER 28, 2018



HOUSE PLANS



APPELLANT BASIS OF APPEAL

- Planning Commission failed to address criterion #3, specifically TCLUO Section 4.005(8) and criterion #4.
- Challenges Applicants right to initiate Variance request.
- Concerns of precedent of decision, which to invite future applicants to apply for height exceptions.

APPLICABLE PROVISIONS

TILLAMOOK COUNTY LAND USE ORDINANCE (TCLUO)

- **TCLUO Section 3.322 Neskowin Low Density Residential (NeskR-1) Zone:** Single family dwelling allowed outright. Oceanfront property maximum building height of 25-feet.
- **TCLUO Section 3.510 Flood Hazard (FH) Overlay Zone:** Reconstruction of dwelling requires compliance with current flood regulations, which require new development to be elevated on post/pier-style foundation.
- **TCLUO Section 3.570 Neskowin Coastal Hazard (Nesk-CH) Overlay Zone:** Applicant obtained approved Neskowin Coastal Hazards Area Permit, which demonstrates compliance with Beach and Dune (BD) Hazard Overlay and Development Requirements for Geologic Hazard Areas.

REVIEW CRITERIA: VARIANCE – SECTION 8.030

- (1) Circumstances attributable either to the dimensional, topographic, or hazardous characteristics of a legally existing lot, or to the placement of structures thereupon, would effectively preclude the enjoyment of a substantial property right enjoyed by the majority of landowners in the vicinity, if all applicable standards were to be met. Such circumstances may not be self-created.
- (2) A VARIANCE is necessary to accommodate a use or accessory use on the parcel which can be reasonably expected to occur within the zone or vicinity.
- (3) The proposed VARIANCE will comply with the purposes of relevant development standards as enumerated in Section 4.005 and will preserve the right of adjoining property owners to use and enjoy their land for legal purposes.
- (4) There are no reasonable alternatives requiring either a lesser or no VARIANCE.

REVIEW CRITERIA: SECTION 4.005

- (1) To ensure the availability of private open space;
- (2) To ensure that adequate light and air are available to residential and commercial structures;
- (3) To adequately separate structures for emergency access;
- (4) To enhance privacy for occupants of residences;
- (5) To ensure that all private land uses that can be reasonably expected to occur on private land can be entirely accommodated on private land, including but not limited to dwellings, shops, garages, driveways, parking, areas for maneuvering vehicles for safe access to common roads, alternative energy facilities, and private open spaces;
- (6) To ensure that driver visibility on adjacent roads will not be obstructed;
- (7) To ensure safe access to and from common roads;
- (8) To ensure that pleasing views are neither unreasonably obstructed nor obtained;
- (9) To separate potentially incompatible land uses;
- (10) To ensure access to solar radiation for the purpose of alternative energy production.

ADOPTED CONDITIONS OF APPROVAL

1. The applicant/property owner shall obtain all Federal, State, and Local permits, as applicable.
2. The applicant/property owner shall obtain an approved Consolidated Zoning and Building Permit from the Tillamook County Department of Community Development.
3. The applicant/property owner shall submit a site plan, drawn to scale depicting all required setbacks are met at the time of Consolidated Zoning and Building Permit application submittal.
4. The applicant/property owner shall comply with the requirements of the approved Neskowin Coastal Hazards Area Permit, 851-24-000313-PLNG.
5. The applicant/property owner shall comply with the Flood Hazard (FH) Overlay, TCLUO Section 3.510, and shall obtain an approved Floodplain Development Permit prior to the start of construction/development.
6. The applicant/property owner shall submit a Fire Letter from the local fire department at the time of consolidated Zoning and Building Permit application submittal.
7. Height of the structure shall not exceed 33-feet 10 ¼-inches in height as measured in accordance with TCLUO Section 3.322(4)(l). Certification by a licensed professional surveyor confirming the height of the structure does not exceed the approved 33-foot 10 ¼-inches height maximum shall be provided to the Department prior issuance of the Certificate of Final Occupancy by the Department.
8. A building height affidavit as included in 'Exhibit D' shall be signed by the property owners and provided at time of applying for the Consolidated Zoning and Building Permit from the Tillamook County Department of Community Development.
9. This approval shall be void two years from the date of approval, unless construction of approved plans has begun, or an extension is requested from, and approved by this Department.
10. The maximum building height in Condition #7 shall be reduced by one (1) foot upon Department determination that the established base flood elevation contained in FEMA FIRM #41057C1005F, and the required freeboard per TCLUO Section 3.510, allows the lowest horizontal structural member to be reduced by one (1) foot.



