

Meeting Summary
10/28/25 General Meeting, Neahkahnie Citizen Advisory Committee

6:00 PM - Call to Order and Welcome (Chair Jacki Hinton)

- Noted a quorum is present.

6:03 PM - Organizational Review (Chair Jacki Hinton)

- Introduced members of the Executive Board: Chair Jacki Hinton, Vice Chair Amy Bell, Secretary Mary Roberts.
- NKN CAC can be contacted at admin@nknccac.org.
- NKN CAC website <https://www.nknccac.org/> provides organizational information and on-line member sign-up.
NKN residents and those with an ownership interest in NKN property are encouraged to go to the website <https://www.nknccac.org/> to sign up to be a member of the NKN CAC. NKN CAC communications will be emailed to NKN CAC members only.
- NKN CAC meeting notices, materials, virtual link, recordings and meeting summaries are posted at <https://www.tillamookcounty.gov/planning/page/neahkahnie-community>.
- Reviewed meeting protocols as set forth in the NKN CAC Bylaws.

6:10 PM - Establishment of Subcommittees (Chair Jacki Hinton)

- **Land Use Subcommittee**, a standing subcommittee, responsible for advising and providing recommendations to the NKN CAC regarding relevant land use matters and developing an updated draft community plan.

Nominations accepted from the floor: Craig Nern and Hans Kretschmer.

Additional nominations will be accepted at admin@nknccac.org through November 11, 2025.

Sarah offered to post additional information about the responsibilities of the land use subcommittee at <https://www.tillamookcounty.gov/planning/page/neahkahnie-community>.

- **Short-Term Rental (STR) Subcommittee**, an ad hoc subcommittee with a limited scope, responsible for evaluating the community impact of the existing NKN STR cap of 86 licenses and recommending to the NKN CAC an appropriate cap for NKN.

Nominations accepted from the floor: Ryan Eggers, Mark Murray, Ken Jones, Dave Boone, Marty Holm (nominated by his wife) and Ann Morgan.

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6:35 PM - Status of Neahkahnie zoning changes for residential units (Sarah Absher)

- Reviewed middle housing zoning changes affecting unincorporated communities (including NKN) and urban growth boundary areas in Tillamook County.
- Discussed Measure 56.
- Sarah will host a virtual question and answer session at 6:00 PM, November 10, 2025. The virtual link will be posted at <https://www.tillamookcounty.gov/planning/page/neahkahnie-community>.
- Reviewed the public hearing and comment processes and the upcoming hearing schedule on proposed NKN zoning changes.

Tillamook County Planning Commission Hearing

Thursday, 11/13/2025 at 7:00 PM
Port of Tillamook Bay Conference Center
4000 Blimp Blvd, Tillamook

Tillamook County Board of Commissioners Hearing

December 3, 2025 at 5:30 PM
Port of Tillamook Bay Conference Center
4000 Blimp Blvd, Tillamook

Virtual Meeting Link for both hearings is located near the bottom at <https://www.tillamookcounty.gov/commdev>.

VOTES TAKEN re NKN Zoning (Jacki Hinton)

- **7:19 PM** - Motion and second to accept the recommendation of the NKN Zoning and Planning Subcommittee to maintain the current 17-foot height restriction for structures within 500 feet of the State Beach Zone Line.
There were 37 votes in favor of the motion and none against.
- **7:26 PM** - Motion and second to accept the formula recommended by the NKN Zoning and Planning Subcommittee to determine Maximum Lot Coverage and Maximum Building Floor Area.
There were 33 votes in favor of the motion and none against.

7:32 PM - Status of Tillamook County Enforcement Program (Sarah Absher)

7:45 PM - Meeting adjourned.