



1510 – B Third Street  
Tillamook, Oregon 97141  
www.tillamook.or.us

Building (503) 842-3407  
Planning (503) 842-3408  
On-Site Sanitation (503) 842-3409  
FAX (503) 842-1819  
Toll Free 1 (800) 488-8280

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*Land of Cheese, Trees and Ocean Breeze*

## **LUBA REMAND: NOTICE OF DECISION**

***NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:  
ORS 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE,  
IT MUST PROMPTLY BE FORWARDED TO THE PURCHASER.***

May 22, 2023

**RE:** REMAND FROM THE STATE OF OREGON LAND USE BOARD OF APPEALS (LUBA) No. 2021-101 IN THE MATTER OF OREGON COAST ALLIANCE (Petitioners), OREGON DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT (Intervenor-Petitioner) vs. TILLAMOOK COUNTY (Respondent) and MICHAEL ROGERS et al. (Intervenors-Respondents) to reconsider the following:

Goal Exception request #851-21-000086-PLNG-01 for approval of an exception to Statewide Planning Goal 18, Implementation Measure (IM) 5; approval of a comprehensive plan amendment for a “committed” exception and/or a “reasons” exception to Goal 18, Implementation Measure 5 for the construction of shoreline stabilization along the westerly lots of the Pine Beach Subdivision and five oceanfront lots to the north located within the Barview/Twin Rocks/Watseco Unincorporated Community Boundary together with Floodplain Development Permit Request #851-21-000086-PLNG for the installation of a beachfront protective structure (rip rap revetment) within an active eroding foredune east of the line of established vegetation in the Coastal High Hazard (VE) zone, an Area of Special Flood Hazard within the Flood Hazard Overlay Zone.

Dear Interested Parties:

This letter is to confirm the action taken by the Tillamook County Board of County Commissioners on March 14, 2023, regarding the above-referenced request. A public hearing on the above-entitled matter was held before the Tillamook County Board of County Commissioners on March 14, 2023, where a decision was made on this date. The Board Order was approved and signed at the Board of County Commissioners meeting on May 3, 2023.

The Tillamook County Board of County Commissioners reconsidered the Ordinance Amendment and Floodplain Development Permit requests on the basis of the criteria contained in Sections 3.510 and Section 9.030 of the Tillamook County Land Use Ordinance; relevant Tillamook County Comprehensive Plan and Oregon Statewide Planning Goal policies; relevant Oregon Revised Statutes and Oregon Administrative Rules; findings of fact and conclusions contained within the record, the staff report, staff memos, public and agency comments, evidence and information presented, written and oral testimony received at the hearing, and the applicant’s presentation.

The Tillamook County Board of Commissioners opened a de novo public hearing on March 14, 2023. Public testimony was received at the hearing. The Board then deliberated and voted unanimously (3-0) to re-approve Ordinance Amendment request #851-21-000086-PLNG-01 and Floodplain Development Permit request #851-21-000086-PLNG, subject to the Conditions of Approval. Staff were then directed to prepare written findings for final adoption.

Due to their large size, the Board Order and other documents associated with this review are available for review on the Tillamook County Department of Community Development website at: <https://www.co.tillamook.or.us/commdev/landuseapps> and are also available for inspection at the Department of Community Development office located at 1510-B Third Street, Tillamook, Oregon 97141.

Any party with standing to appeal as described in TCLUO 10.110 may appeal this decision to the Land Use Board of Appeals pursuant with Oregon Revised Statutes 197.805 – 197.860 within twenty-one (21) days of the date of this Notice.

If you have any questions about this notice, you may contact this office at (503) 842-3408x3412.

Sincerely,  
Tillamook County Department of Community Development

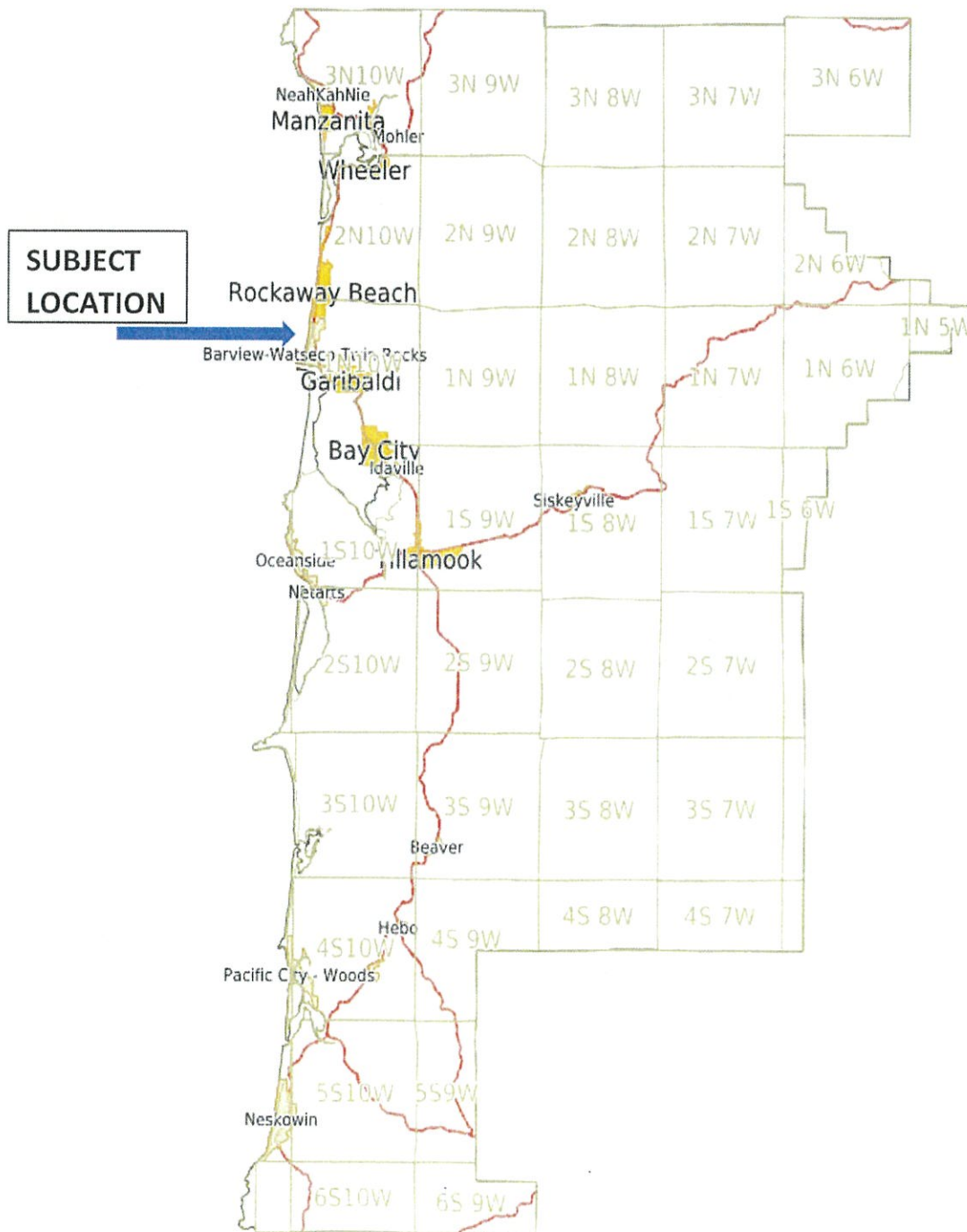
A handwritten signature in blue ink that reads "Sarah Absher". The signature is fluid and cursive, with the first letter of each name being significantly larger and more stylized.

Sarah Absher, CFM, Director

**Enclosures:**

- Tillamook County Assessor Map, Vicinity Map & Zoning Map
- Copy of the record can be found on the Tillamook County Community Development page at: <https://www.co.tillamook.or.us/commdev/landuseapps>

# VICINITY MAP



#851-21-000086-PLNG & #851-21-000086-PLNG-01  
GOAL EXCEPTION & DEVELOPMENT PERMIT REQUEST

S.E. 1/4 S.E. 1/4 SEC. 7 T. 1N. R. 10W. W.M.  
Tillamook County

01N10W07DD  
WATSECO

FOR ASSESSMENT AND TAXATION ONLY, NOT SUITABLE FOR  
LEGAL, ENGINEERING, OR SURVEY PURPOSES



*Subject Area*

- CANCELLED.
- 100
  - 101
  - 102
  - 126
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  - 131
  - 137
  - 138
  - 140
  - 141
  - 300

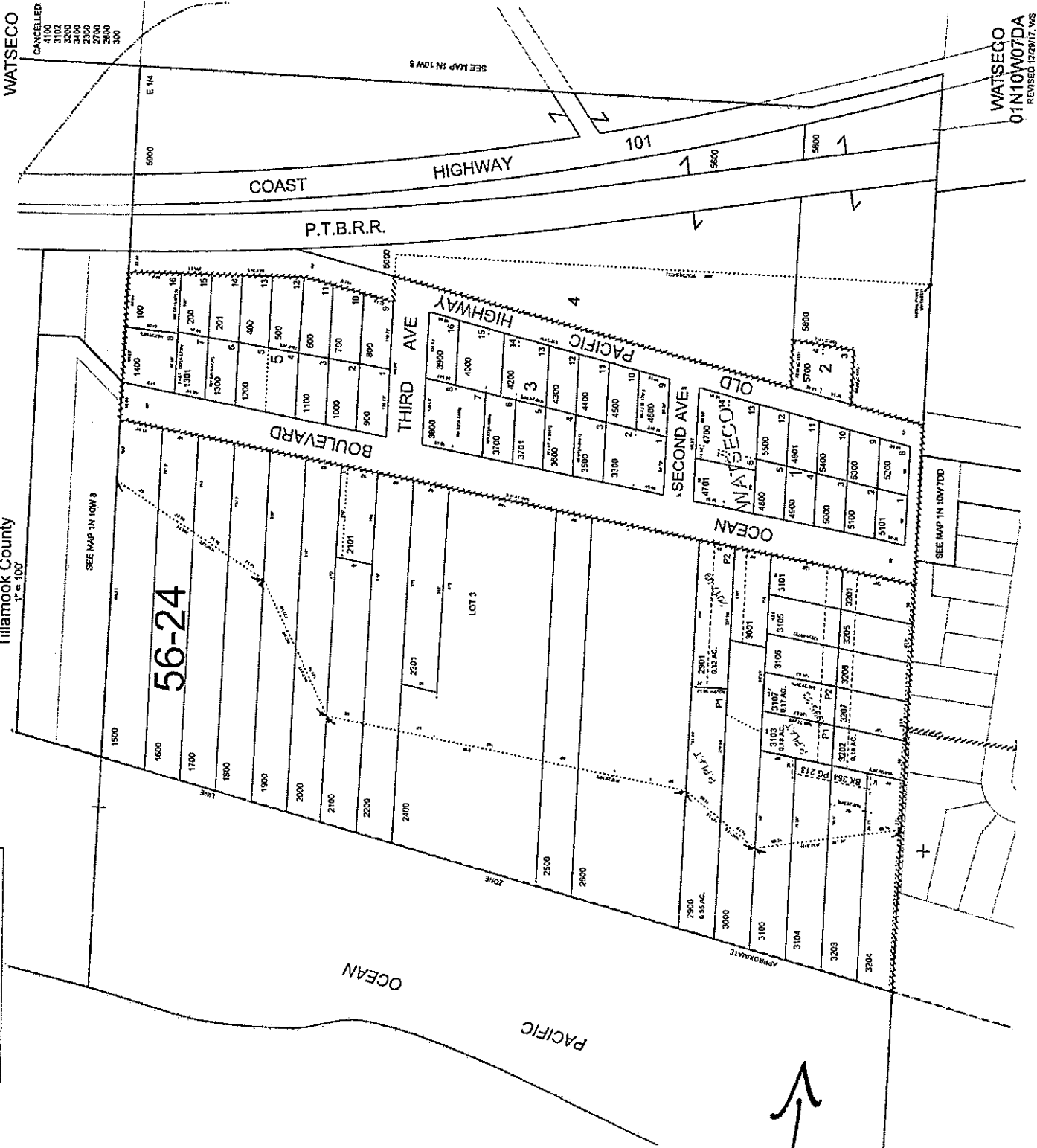
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REVISED 3/6/12, VS

FOR REASSESSMENT AND INFORMATION ONLY, NOT SUITABLE FOR LEGAL, ENGINEERING, OR SURVEY PURPOSES.

N.E. 1/4 S.E. 1/4 SEC. 7 T.1N, R. 10W, W.M.  
Tillamook County  
1 - 100

01N10W07DA  
WATSEGO

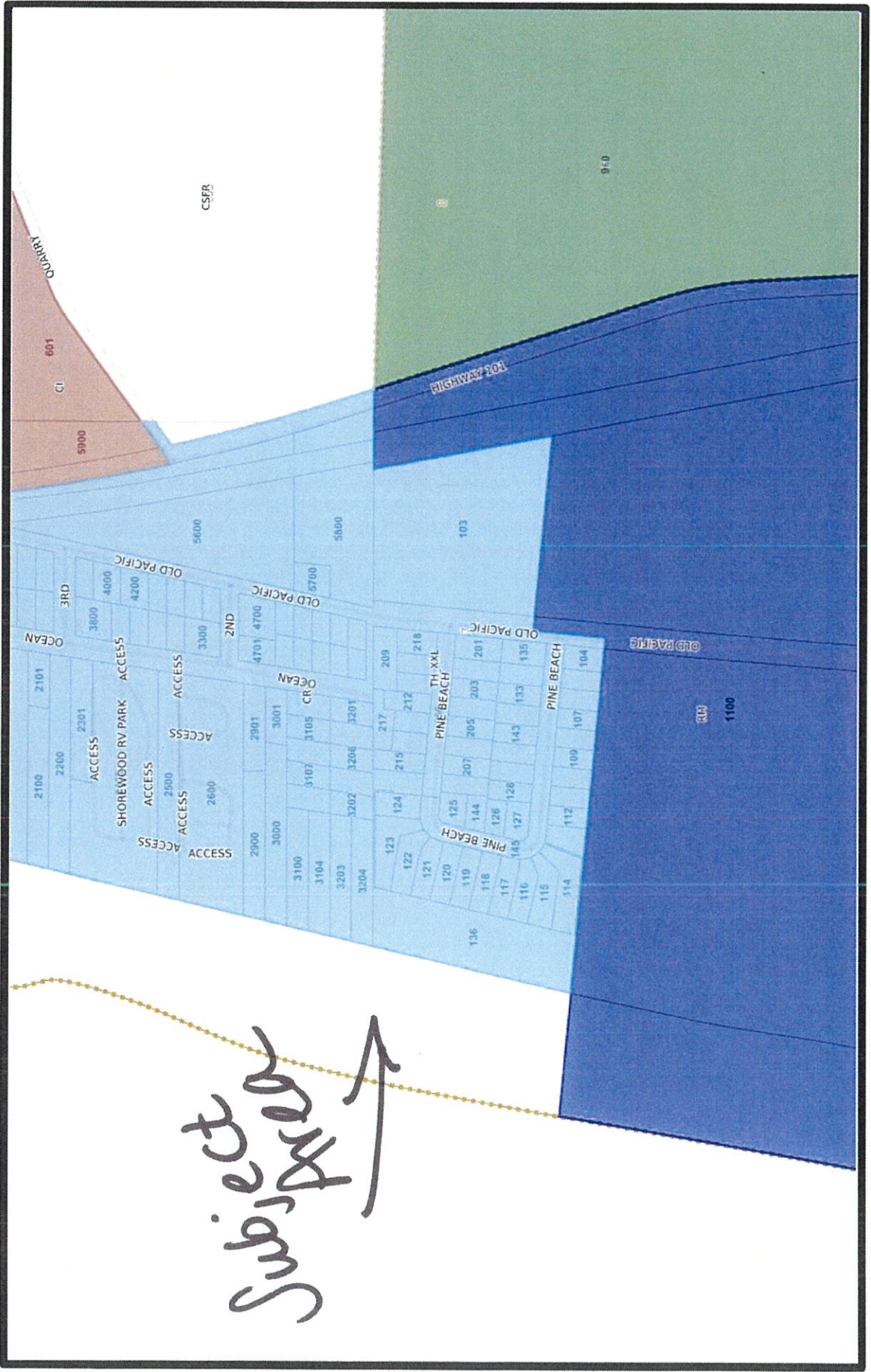
- CANCELLED
- 4100
- 3102
- 3200
- 3300
- 2700
- 2800
- 300



WATSEGO  
01N10W07DA  
REVISED 11/26/17, VS

*Subject Area* →

# Map



*Subject* →