



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*

**NOTICE OF BOARD OF COUNTY COMMISSIONER DECISION:**  
**GOAL 18 EXCEPTION REQUEST #851-21-000086-PLNG-01 &**  
**FLOODPLAIN DEVELOPMENT PERMIT REQUEST #851-21-000086-**  
**PLNG: PINE BEACH & SHAND TRACTS**

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

**DATE OF NOTICE: October 19, 2021**

**RE:** In the matter of #851-21-000086-PLNG-01, a Goal Exception request 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 on properties identified as Lots 11-20 of the Pine Beach Replat Unit #1, designated as Tax Lots 114 through 123, of Section 7DD, and Tax Lots 3000, 3100, 3104, 3203 and 3204 of Section 7DA all in Township 1 North, Range 10 West of the Willamette Meridian, Tillamook County, Oregon. Multiple Applicants & Property Owners.

Dear Interested Parties:

This letter is to confirm the action taken by the Tillamook County Board of Commissioners on August 16, 2021, regarding the above-referenced request. The Tillamook County Board of Commissioners opened a de novo public hearing on July 28, 2021, and continued the hearing to August 16, 2021. The hearing was properly noticed according to the requirements of ORS Chapters 197 and 215. The hearings followed the Planning Commission hearings that took place on May 27, 2021, June 24, 2021, and July 15, 2021, where the Planning Commission voted 4 in favor and 2 against recommending approval of Goal Exception request #851-21-000086-PLNG-01 to the Board of County Commissioners. After consideration of the findings of fact, testimony received, evidence in the record and the May

20, 2021, staff report, a motion passed in 5 in favor and 1 against recommending approval of Development Permit request #851-21-000086-PLNG to the Board of County Commissioners.

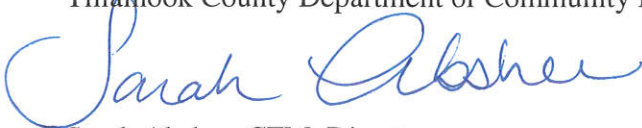
After reviewing the applicable criteria and development standards, the Applicant's submission, Planning Commission's decisions, staff reports and findings contained therein, testimony, and the record and file, the Board, by a vote of 3-to-0, approved the Goal 18 Implementation 5 (IM 5) request and also voted 3-to-0 to approve the associated Floodplain Development Permit at the public hearing on August 16, 2021, on the basis of the findings of fact included as "Exhibit A" attached to the Board Order. The Board Order with "Exhibit A" can be found on the Community Development Land Use Application Page here: <https://www.co.tillamook.or.us/commdev/project/851-21-000086-plng-01>

Goal 18 Exception request #851-21-000086-PLNG-01 and associated Floodplain Permit Development request #851-21-000086-PLNG are hereby **APPROVED**. The Board of County Commissioner Order and other documents associated with the request is available for review and inspection at the Tillamook County Department of Community Development office located at: 1510-B Third Street, Tillamook, Oregon 97141 or on the Department website: <https://www.co.tillamook.or.us/commdev/project/851-21-000086-plng-01>

Participants in the process that led to the decision to approve these requests may appeal this decision to the Land Use Board of Appeals (LUBA) as provided by ORS 197.620 and 197.80-197.845. Notice of intent to appeal must be filed with LUBA by no later than 21 days from the day this notice was mailed.

If you have any questions about this notice, you may contact this office at (503) 842-3408 x 3317.

Sincerely,  
Tillamook County Department of Community Development



Sarah Absher, CFM, Director

Encl: Vicinity, Assessor and Zoning Maps

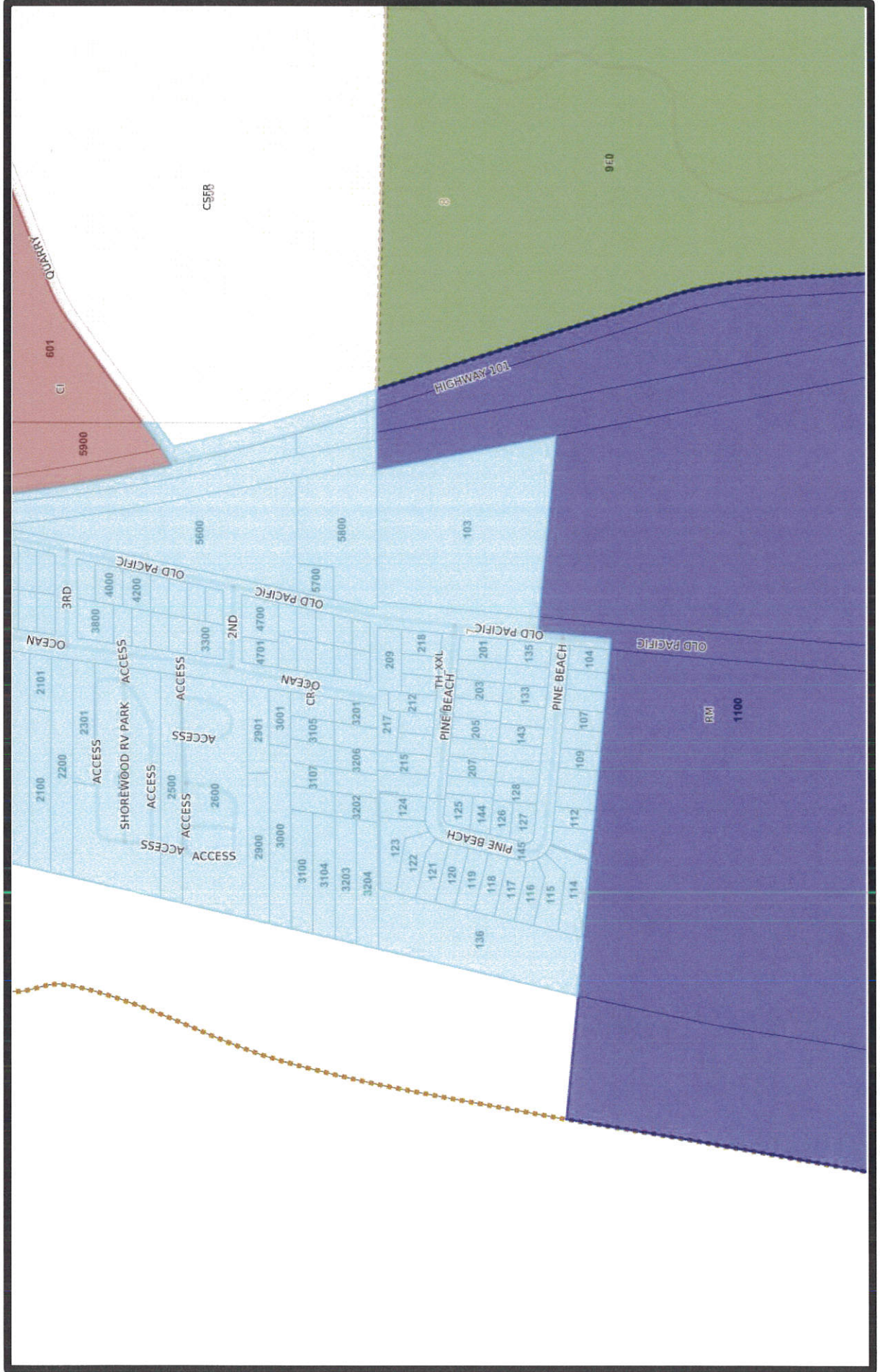


SUBJECT  
AREA



Barview

# Map



# ZONING MAP

