



Land of Cheese, Trees and Ocean Breeze

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

Public Hearing Notice

Tillamook County Planning Commission
Thursday, February 10, 2022, at 6:30pm
Tillamook County Courthouse, Room A & B, 201
Laurel Avenue
Tillamook, OR 97141

Tillamook County Board of Commissioners
Wednesday, April 6, 2022, at 10:30am &
Wednesday, April 27, 2022, at 10:30am
Tillamook County Courthouse, Room A & B, 201
Laurel Avenue
Tillamook, OR 97141

Dear Property Owner:

The Tillamook County Department of Community Development is making efforts to update the coastal planning program and these efforts are now reflected in a series of proposed amendments to the Tillamook County Land Use Ordinance (TCLUO) and Tillamook County Comprehensive Plan. Updates include legislative text amendments to TCLUO Section 3.510: Flood Hazard Overlay (FH) Zone, TCLUO Section 3.530: Beach and Dune Overlay (BD) Zone, TCLUO Section 4.130: Development Requirements for Geologic Hazard Areas and TCLUO Article 11: Definitions. Updates also include incorporation of digital hazard mapping tools produced by the Oregon Department of Oregon Geology and Mineral Industries (DOGAMI) that if adopted, will become planning and comprehensive plan maps for areas of known geologic hazards, beaches and dunes. Amendments to Tillamook County Comprehensive Plan Goal element 7: Hazards and Goal element 18: Beaches and Dunes to reflect updates to the aforementioned Tillamook County Land Use Ordinance are also proposed as part of these planning update efforts.

You have received a Measure 56 Notice because your property has been identified as one of the properties that may be affected by the adoption of these ordinance and comprehensive plan updates. The proposed amendments may affect the permissible uses of your property and other properties, and may change the value of your property. However, Tillamook County does not know how these amendments might affect the value of your property, if at all. Below is a summary of each of the proposed amendments and additional hearing information.

Hearing Information: The Planning Commission meeting will be held virtually. Instructions for attending the meeting online or by phone will be published on the Community Development Planning Commission webpage: <https://www.co.tillamook.or.us/bc-pc>. Instructions for attending are also available by contacting staff prior to the meeting at the email or phone number provided below. Those requiring special accommodations, and those with questions about how to participate can also contact staff prior to the meeting at the email or phone number provided below. The Planning Commission will hear public testimony and, based on the entire record in this matter, will determine whether to recommend approval of the ordinance amendments to the Tillamook County Board of Commissioners.

An opportunity for public comment will be provided at the February 10, 2022, Planning Commission hearing. Please contact Ms. Tone no later than 4:00pm on February 10, 2022, if you would like to register to provide public comment during the Planning Commission hearing (ltone@co.tillamook.or.us or 800-488-8280 x3423). Although registration is

preferred and recommended, it is not required. There will be an opportunity for all attendees of the virtual public hearing to provide public comment, even if a person did not register in advance. Any comments received by noon February 1, 2022 (submitted to ltone@co.tillamook.or.us) will be forwarded to the Planning Commission prior to the public hearing. Comments received after that time will be introduced into the record at the February 10, 2022, Planning Commission hearing.

Applicable criteria include but are not limited to: Tillamook County Land Use Ordinance Article IX (Map and Text Amendments) together with compliance with the applicable Statewide Planning Goals and Oregon Administrative Rules, 660-004, 660-012, 660-014, 660-015, 660-022, and Oregon Revised Statutes 197.732.

The proposed ordinance and comprehensive plan amendments can be viewed online beginning January 10, 2022, at <https://www.co.tillamook.or.us/commdev/landuseapps>. The proposed amendments are also available for inspection at the Department of Community Development. To make an appointment to inspect the proposed amendments, or request a copy, please contact staff at 503-842-3408 X3412 or email Lynn Tone, DCD Office Specialist 2, at ltone@co.tillamook.or.us. Copies can also be provided at a cost of \$0.25/page.

Summary of Proposed Amendments:

#851-21-000442-PLNG TCLUO Section 3.530: Beach and Dune Overlay (BD) Zone and Tillamook County Comprehensive Plan Goal 18: Beach and Dune Element: Open File Report O-20-04, Temporal and Spatial Changes in Coastal Morphology, Tillamook County, Oregon by the Oregon Department of Geology and Mineral Industries (DOGAMI) to replace 1975 USDA Beaches and Dunes of the Oregon Coast as Comprehensive Plan map to identify dune classifications and properties within the Beach and Dune Overlay (BD) Zone. Beach and Dune Hazard Report now referenced as Dune Area Development Permit. Clarification of activities exempt from a Dune Area Development Permit and update criteria for approval of a Dune Area Development Permit including specific standards that must be addressed in the accompanying geologic report (Engineering Geologic Report and Geotechnical Engineering Report). Adds section to address habitat restoration and enhancement projects for purposes of wildlife and plant habitat; codifies development requirements for remedial grading activities, removes language for sand mining activities; updates to requirements for beachfront protective structures; addition of certification compliance; add definition of “Geoprofessional” to TCLUO Article 11. Added requirement for certification of compliance prior to final building inspection and issuance of Certificate of Occupancy. Permits will continue to be reviewed under a Type I land use review process.

#851-21-000441-PLNG TCLUO Section 4.1430: Development Requirements for Geologic Hazard Areas and Tillamook County Comprehensive Plan Goal 7: Hazards Element: Applicability section updated to use best available data to identify areas considered to be potentially geologically hazardous including replacement of 1979 DOGAMI Bulletin with DOGAMI Open File Report O-20-13, Landslide hazard and risk study of Tillamook County, Oregon. Updated geologic assessment review and expanded list of activities exempt from geologic assessment review. Updated Geologic Report (Engineering Geologic Report and Geotechnical Engineering Report) standards. Added section for review of historical, cultural and archaeological resources. Added requirement for certification of compliance prior to final building inspection and issuance of Certificate of Occupancy. Definitions added to Article 11 of TCLUO to define “Geoprofessional”. Permits will continue to be reviewed under a Type I land use review process.

#851-21-000440-PLNG TCLUO Section 3.530: Flood Hazard Overlay (FH) Zone: Update definitions to reflect definition language in FEMA Code of Federal Regulations; reference for coordination with State of Oregon Specialty Codes; addition of compliance and penalties for non-compliance language; modification to variance criteria to reference “functionally-dependent use”; language for compliance measures when altering a watercourse; addition of language for installation of underground and above-ground tanks and clarification language for installation of utilities; specifications for construction of garages and accessory structures; clarification of development requirements for the placement of manufactured homes and recreational vehicles; specifications for construction of public restroom facilities.

Sincerely,

Sarah Absher, CFM, Director
Tillamook County Department of Community Development
sabsher@co.tillamook.or.us or 503-842-3408 x3317