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Land of Cheese, Trees and Ocean Breeze

THIS IS TO NOTIFY YOU THAT TILLAMOOK COUNTY HAS PROPOSED A LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USES OF YOUR PROPERTY AND OTHER PROPERTIES.

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, August 24, 2023, at 7:00pm
Port of Tillamook Bay Conference Center,
4000 Blimp Blvd,
Tillamook, OR 97141**

**Tillamook County Board of Commissioners
Wednesday, October 11, 2023, at 10:00am
Tillamook County Courthouse, Meeting Room 106,
201 Laurel Avenue
Tillamook, OR 97141**

Dear Property Owner:

The Tillamook County Department of Community Development is in process of amending resource zone codes to reflect updated state regulations in a series of proposed amendments to the Tillamook County Land Use Ordinance (TCLUO), Section 3.004: Forest (F) Zone, in consideration to 'Template Dwelling' reviews.

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 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 the proposed amendments and additional hearing information.

Hearing Information: The August 24, 2023 Planning Commission meeting regarding the adoption of the proposed ordinance amendment will be held in-person and 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 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 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 who will consider this matter on October 11, 2023, where they may render a decision on this date.

An opportunity for public comment will be provided at the August 24, 2023, Planning Commission hearing. Please contact Ms. Tone if you would like to provide public comment during the Planning Commission hearing (ltone@co.tillamook.or.us or 800-488-8280 x3423). Any written comments received by noon August 15, 2023 (submitted to ltone@co.tillamook.or.us) will be included in the hearing packet to the Planning Commission prior to the public hearing. Comments received after that time will be introduced into the record at the August 24, 2023, Planning Commission hearing. At the time Tillamook County renders a decision, the decision shall be mailed to those who submitted comments and those legally entitled to notice.

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. Failure to address the relevant approval criteria with enough detail may result in inability to appeal to the Land Use Board of Appeals or Circuit Court on such issue. Only comments on the relevant approval criteria are considered relevant evidence.

The proposed ordinance amendments can be viewed online beginning July 27, 2023, 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:

#851-23-000210-PLNG TCLUO Section 3.004: Forest (F) Zone On July 2, 2019, Oregon Legislative Assembly enacted House Bill (HB) 2225. HB 2225 changes certain requirements for ‘Template Dwelling’ reviews, which are permitted in Forest (F) and Small Farm Woodlot (SFW-20) zones within areas that already had a certain number of existing dwellings and parcels on January 1, 1993. HB 2225 changes the following requirements set forth in ORS 215.750:

- Previously language required the 160-acre template to be centered on the tract but does not provide a method for determining center. Proposed language specifies that the template be centered on the “mathematical centroid of the tract”.
- Prohibit using property line adjustments to relocate parcels from areas where they would not qualify for a template dwelling to areas where they would qualify.
- Previous language did not allow template dwelling approval on a tract that has an existing dwelling. “Tract” means one or more contiguous lots or parcels under the same ownership. Proposed language will not allow template dwelling approval if a parcel was part of a tract on January 1, 2019 and another parcel that was part of the tract on that date has a

Sincerely,



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