

TILLAMOOK COUNTY

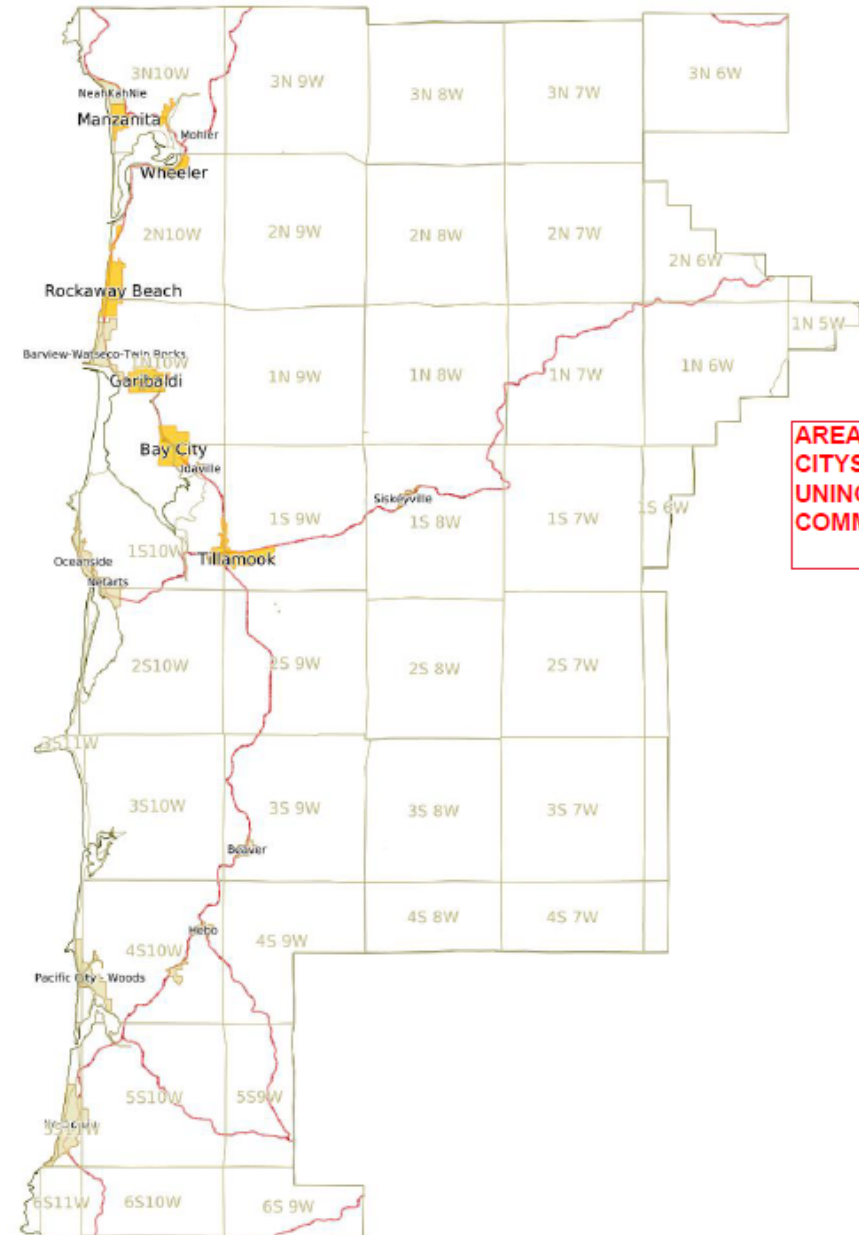
PROJECT PLANNER:
MELISSA JENCK, SENIOR
PLANNER, CFM

**#851-23-000210-PLNG:
ORDINANCE
AMENDMENT**

REQUEST

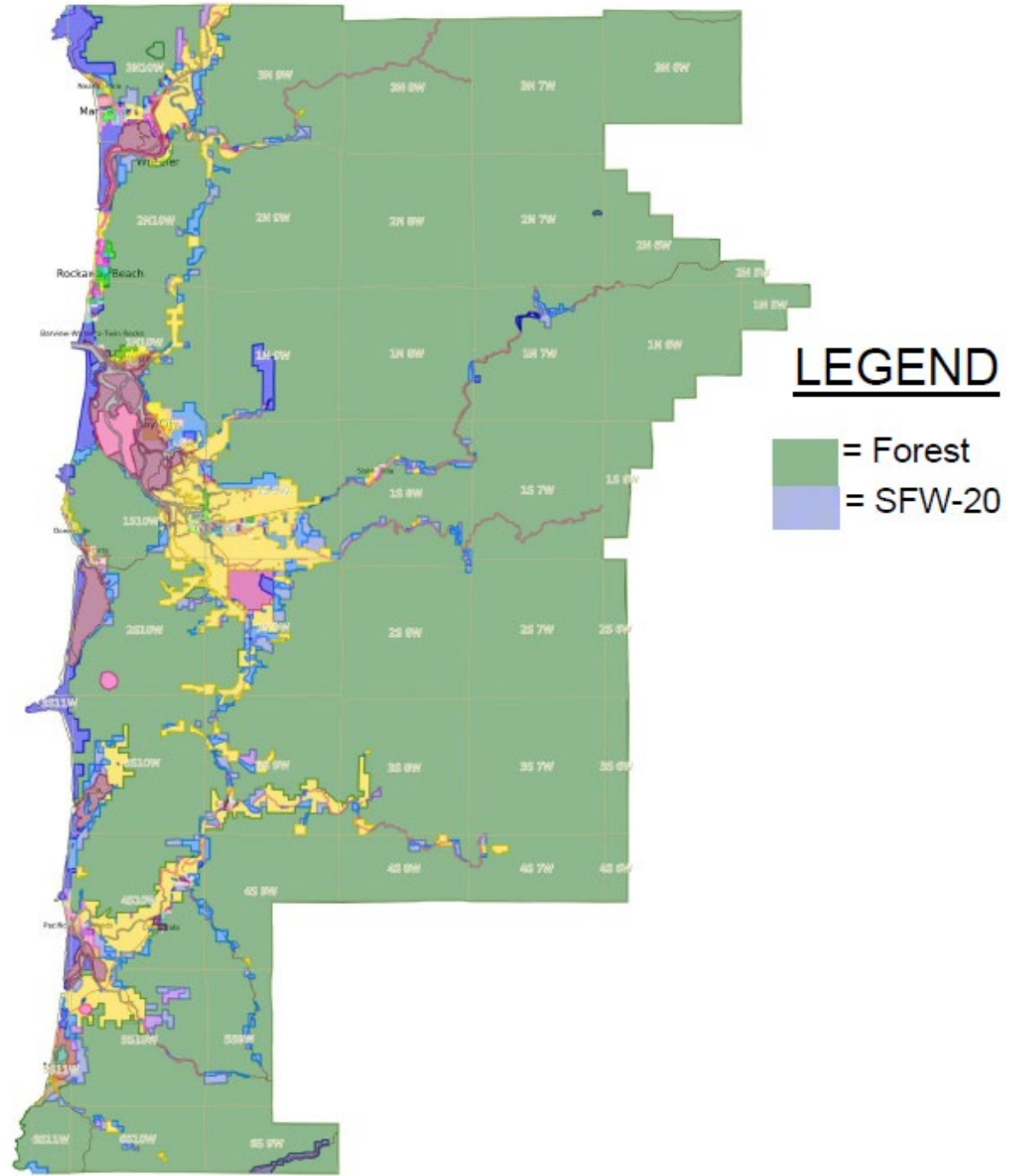
- Ordinance Amendment request to revise the 'Forest (F) Zone', specifically 'Template Dwelling' reviews.
- 2019 House Bill (HB) 2225 – November 1, 2023
- Applies to all Unincorporated Tillamook County Forest (F) Zone properties
- Standards apply to Small Farm and Woodlot (SFW-20) zones in forest use January 1, 1993

VICINITY MAP



AREAS OUTSIDE
CITIES &
UNINCORPORATED
COMMUNITIES

ZONING MAP



BACKGROUND OF FOREST ZONE STANDARDS

- Reviews to authorize dwelling in a Forest (F) zone
 - Large Tract Forest Dwelling
 - Ownership of Record Dwelling
 - Template Dwelling

WHAT IS A TEMPLATE TEST ...

- Dwelling authorized thru ORS 215.750
- 160-acre square centered on tract
- TRACT: *One or more contiguous lots or parcels in the same ownership.*



WHAT IS A TEMPLATE TEST ...

- Soil capability for wood fiber informs number of lots/parcels within 160-acre area.
- Ranges from (3) to (11) lots or parcels that existed on January 1, 1993.
- Three (3) dwellings existing on January 1, 1993

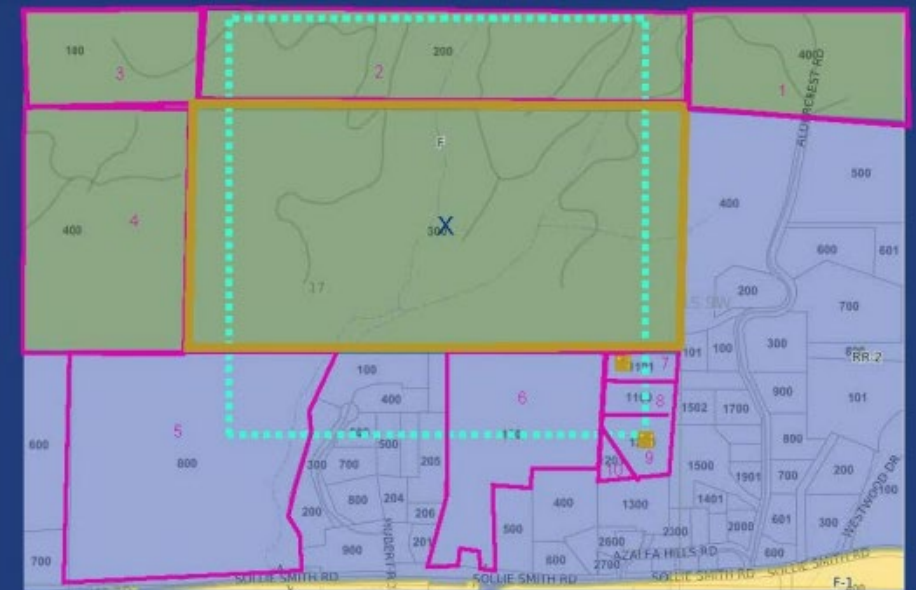


SUMMARY OF AMENDMENTS

- *As used in this section, “center of the subject tract” means the mathematical centroid of the tract.*
- Prior language did not designate a mathematical center.

SUMMARY OF AMENDMENTS

- Any property line adjustment to the lot or parcel after January 1, 2019, did not have the effect of qualifying the lot or parcel or a dwelling under this section.



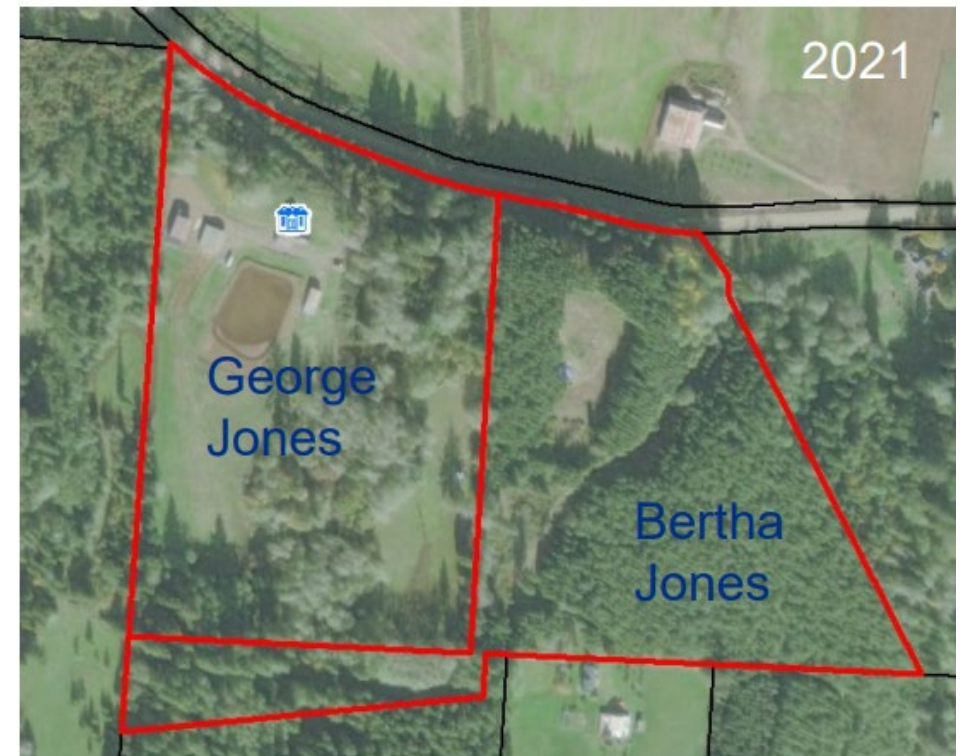
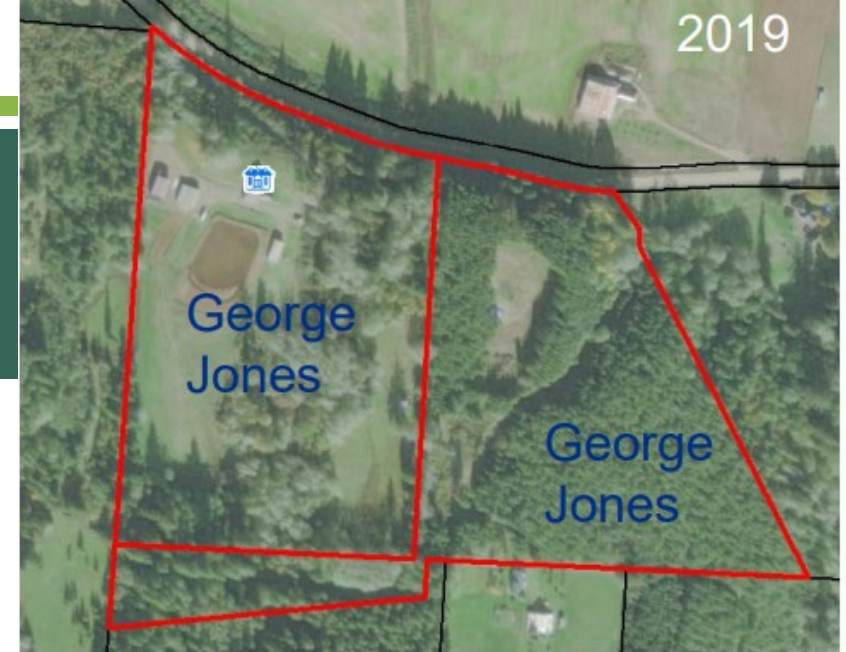
A. THE 160 ACRE SQUARE CENTERED ON THE SUBJECT PROPERTY DOES NOT INCLUDE 11 PARCELS AND 3 HOUSES EXISTING PRIOR TO 1993



B. THE WESTERN PROPERTY LINE IS ADJUSTED SO THAT THE 160 ACRE SQUARE CENTERED ON THE NEWLY CONFIGURED SUBJECT PROPERTY NOW INCLUDES AT LEAST 3 HOUSES AND 11 PARCELS EXISTING PRIOR TO 1993.

SUMMARY OF AMENDMENTS

- *If the lot or parcel on which the dwelling will be sited was part of a tract on January 1, 2019, no dwelling existed on the tract on that date, and no dwelling exists or has been approved on another lot or parcel that was part of the tract.*



RELEVANT SECTIONS OF THE TCLUO & COMPREHENSIVE PLAN GOAL ELEMENTS

Goal 1- Planning
Process & Citizen
Involvement

Goal 4- Forest
Lands

TCLUO Section
3.004: Forest (F)
Zone

TLCUO Section
3.006: Small Farm
and Woodlot
(SFW-20)

TCLUO SECTION 9.030

TEXT AMENDMENT CRITERIA

- (a) If the proposal involves an amendment to the Comprehensive Plan, the amendment must be consistent with the Statewide Planning Goals and relevant Oregon Administrative Rules;
- (b) The proposal must be consistent with the Comprehensive Plan. (The Comprehensive Plan may be amended concurrently with proposed changes in zoning);
- (c) The Board must find the proposal to be in the public interest with regard to community conditions; the proposal either responds to changes in the community, or it corrects a mistake or inconsistency in the subject plan or ordinance; and
- (d) The amendment must conform to Section 9.040 Transportations Planning Rule Compliance.