

# Idaville Community Plan Tillamook County, Oregon

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Tillamook County Board of Commissioners

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# Executive Summary

## Planning Overview

Planning for unincorporated communities in Tillamook County began with changes in the state land use rules in the early 1990's. The Rural Communities Rule (OAR 660-22) requires planning for Unincorporated Communities. Idaville is classified as a Rural Community, one of twelve Unincorporated Communities in Tillamook County that meet the state's criteria. As part of its Periodic Review, The Tillamook County Department of Community Development has undertaken planning for each of these communities. Planning for four of the county's five Urban Unincorporated Communities occurred first, in the late 1990's.

Planning for Idaville and the county's five other Rural Communities, one Rural Service Center and remaining Urban Unincorporated Community began in 2000, with the adoption of Unincorporated Community Boundaries. In March and April of 2002, Community Development staff conducted a Community Survey by mail and held a Community Meeting in Idaville. The complete results of these community involvement measures are in Appendix B.

## Community Profile

Idaville is a small community located approximately four miles north of the town of Tillamook just off of Highway 101. The community is just north of where the Kilchis River enters Tillamook Bay. Idaville is a quiet community that takes pride in the nearby natural resources such as the Kilchis River and nearby State and private forests.

## Community Goals and Policies

With the input of residents and other stakeholders through the community survey and community meeting, and with an understanding of the current state of the community, staff identified a community goal for Idaville:

**Goal 1:** Idaville will be an attractive, safe and clean small town.

Each goal is supported by several County policies.

## Community Zoning

Idaville is zoned with approximately 34 acres of Community Single Family Residential (CSFR) (Appendix C).

# Chapter 1: Planning Overview

## 1.1 The Planning Process

Planning for unincorporated communities in Tillamook County began with changes in the state land use rules in the early 1990's. A court decision ruled that Oregon counties had to plan for their unincorporated communities. The Oregon Land Conservation and Development Commission adopted the Rural Communities Rule (OAR 660-22) in 1994 in order to comply with the ruling of the court.

Tillamook County has identified twelve Unincorporated Communities that meet the state's criteria. Idaville has been classified as a Rural Community. The other communities identified in the county are:

### Urban Unincorporated Communities:

- Barview-Watseco-Twin Rocks
- Neahkahnie
- Netarts
- Oceanside
- Pacific City

### Rural Communities:

- Beaver
- Cloverdale
- Hebo
- Neskowin
- Siskeyville

### Rural Service Center:

- Mohler

The Tillamook County Department of Community Development has undertaken planning for each of these communities. The department has included these efforts as part of its periodic review tasks. Planning for four of the county's five Urban Unincorporated Communities occurred first, in the late 1990's. Each Urban Unincorporated Community went through a separate planning process guided by a committee in each community. Planning for the county's five Rural Communities, one Rural Service Center and remaining Urban Unincorporated Community began in 2000. The planning processes involved in creating and adopting the Unincorporated Community Boundaries and Community Plans are detailed in the rest of this chapter.

## 1.2 The Unincorporated Community Boundary

The Unincorporated Community Boundaries for Idaville and the other Rural Communities were determined through a public process in 2000 and 2001. The County adopted the boundaries in 2001. Idaville's adopted Unincorporated Community Boundary contains approximately 34 acres of land. Appendix A contains maps of the Unincorporated Community Boundary.

## 1.3 The Community Survey

In March and April of 2002, Community Development staff conducted a community survey. All registered property owners within the Unincorporated Community Boundary received a survey in the mail. The survey asked four questions of residents:

1. What do you feel is the most important issue facing Idaville?
2. What one thing would you like to change about Idaville in the next 20 years?
3. What is your favorite thing about Idaville?
4. What is your least favorite thing about Idaville?

67 surveys were mailed out to property owners and staff and community members distributed additional surveys. 4 surveys were returned to Community Development. Appendix B contains the responses in detail. The most popular themes to come out of the surveys are summarized below:

*What do you feel is the most important issue facing Idaville?*

Responses included housing density, fires, and traffic enforcement.

*What one thing would you like to change about Idaville in the next 20 years?*

Several respondents stated that installation of a sewer system would be important. Another response addressed "junky" homes.

*What is your favorite thing about Idaville?*

Many of the responses focused on the rural character of the area, as well as the neighborly atmosphere of the town.

*What is your least favorite thing about Idaville?*

Several responses dealt with animals roaming around without control. Another response addressed traffic speeds.

## 1.4 Community Open House

On May 16, 2002, Community Development staff held an open house for the Idaville community to discuss the community plan. Staff held the open house at the Idaville Bible Church in Idaville. Staff notified citizens of the open house through a mailing to all property owners within the Unincorporated Community Boundary along with a community survey and advertised a notice in the Tillamook Headlight-Herald Newspaper. (see section 1.2). Approximately seven people from the community and nearby area attended the meeting.

At the meeting, staff briefly introduced those present to the process, and solicited suggestions. Staff opened the meeting up to comments and discussion about Idaville. Some topics that were discussed included:

Traffic speed, noise & enforcement  
Improving the appearance of town

# Chapter 2: Community Profile

## 2.1 Historic Information

Idaville has historically been a logging community with mills with some of the first mills. Idaville was platted about 1870 by Warren N. Vaughn, and the land was part of his donation land claim. Idaville was named after his oldest daughter Ida Vaughn. As the lumber industry began to decline in Tillamook County, the mills in Idaville closed. Much of the adjacent land is currently home to large dairy operations that support the Tillamook County Creamery Association.

## 2.2 Community Form

The community of Idaville is located approximately four miles north of the City of Tillamook. U.S. Highway 101 goes through a small portion of the community with much of the community off the highway. Highway 101 is a major North/South route that begins in Washington and ends in California. The other heavily traveled main road in Idaville is Alderbrook Road and goes through a majority of the community. Loggers, rock hauling, farmers, local citizens, and tourists traveling to the Kilchis River County Park or people fishing or hunting rely on Alderbrook Road.

There are no creeks that flow through the community, however it is located just outside of a floodplain in a zone "C". It is relatively close to the Kilchis River and a few other small tributaries. The Flood Insurance Rate Map, Community Panel Number is 410196 0160 B, Effective September 30, 1983. To the south of Idaville along the Kilchis River the area has been known to flood regularly.

The Kilchis River Water District provides domestic water needs. There area has approximately 140 connections. The system is near capacity and the Water District is currently applying for various grants to update the capacity and system. Sanitary Sewer service is not available in the Idaville area and have on-site septic systems. Due to some of the small lots, it may be necessary in the future to create a sewer district and provide sewer service to Idaville.

Along the southwestern boundary there is a railway, the Port of Tillamook Bay Railroad. The Port of Tillamook owns and operates the rail line and there are currently no established stops on the line. The community is not close enough to Tillamook Bay for commerce via water transport.

The Tillamook County Sheriff's Office and the Oregon State Police provide services to Idaville. The Tillamook Fire District provides fire protection services to the area. Tillamook County General Hospital provides ambulances and Hospital services for the Idaville area.

There are approximately 34 acres within the Idaville Unincorporated Community Boundary. The zone changing with adoption of this plan are Rural Residential (RR), which will change to Community Single Family Residential (CSFR). There are some commercial uses in Idaville such as a small store, an RV park and a church. The residential areas are rural in character. Larger lots are common in Idaville.

## 2.3 Economics

Idaville's economy is primarily based upon local residents who purchase items from the local store, visit the golf course, recreationalists or those who do business with the nearby gravel quarries and dairies. The towns of Tillamook and Bay City support and provide many consumer needs.

## 2.4 Buildable Land

Tillamook County completed a Buildable Lands Inventory in 2001. The information gathered during the inventory process provides the County with an estimate of how much more residential development can occur within the Unincorporated Community Boundary.

Within the community's 34 acres of residential land, there are 84 parcels, 69 of which are developed. Assuming a minimum lot size of 20,000 square feet, 23 more residential parcels could be created. Multiplying the by standard 0.75 coefficient, the Buildable Lands Inventory determined that 17 potential residential lots could be developed in Idaville. A smaller minimum lot size would allow for a greater number of potential lots.



## Chapter 3: Community Goals and Policies

With the input of residents and other stakeholders through the community survey and community meeting, and with an understanding of the current state of the community, staff has identified four community goals for Idaville. Each of these goals is supported through specific policies that the county should work toward implementing in all its activities.

**Goal 1:** Idaville will be an attractive, safe and clean small town.

Goal 1: Idaville will be an attractive, safe and clean small town.

Policy 1.1: The County recognizes the importance of local community groups and organizations and will support community groups and organizations in Idaville in their community-building activities.

Policy 1.2: The County will work with community groups and organizations, business and property owners and agencies to improve the general appearance of Idaville.

Policy 1.2: The County will work with the Oregon Department of Transportation and the County Public Works Department to improve the function of Highway 101 and roads within Idaville in order to make auto traffic travel at appropriate speeds and improve safety for pedestrians and bicyclists.

Policy 1.4 The County recognizes the small town character of Idaville and will work with community groups and organizations, business and property owners and agencies to maintain and enhance Idaville's small town character.

# Chapter 4: Community Zoning

Idaville is comprised of one zone designation. There is approximately 35 acres of Community Single Family Residential (CSFR) zone.

## Inventory of Residential Lands for Idaville

(Based on Data from June 2001)

Zoning	CSFR	TOTAL
1 How many acres are in this zone?	34	<b>34</b>
2 What is the zone's minimum lot size?	20,000 sq. ft.	*
3 How many lots exist there now?	84	<b>84</b>
4 How many lots are developed?	69	<b>69</b>
5 How many residential lots are vacant? (Row 3 - Row 4)	15	<b>15</b>
6 How many more residential lots could be created?	8	<b>8</b>
7 What is the gross total of potential residential lots that could be developed? (Row 5 + Row 6)	23	<b>23</b>
8 What is the net total of potential residential lots that could be developed? (Row 7 X 0.75)	17	<b>17</b>

\* *Not Applicable*

### Constraints on Development

Idaville has few physical constraints to development. Its land is mostly flat, but some vacant holdings have wetlands that reduce their development potential.

### Public Services and Facilities

Idaville is served by a community water system. Sewage treatment is provided by onsite systems.

### Development Patterns and Potential

Idaville has little potential for development. It is small, and more than 80 percent of its lots are already developed. Moreover, it has no large properties that can be divided. Only three of the community's 84 lots exceed one acre . None exceeds two acres.

The community's gross potential for future residential development totals 23 lots. Using the standard constraint factor of 25 percent, Idaville's net potential is 17 lots.

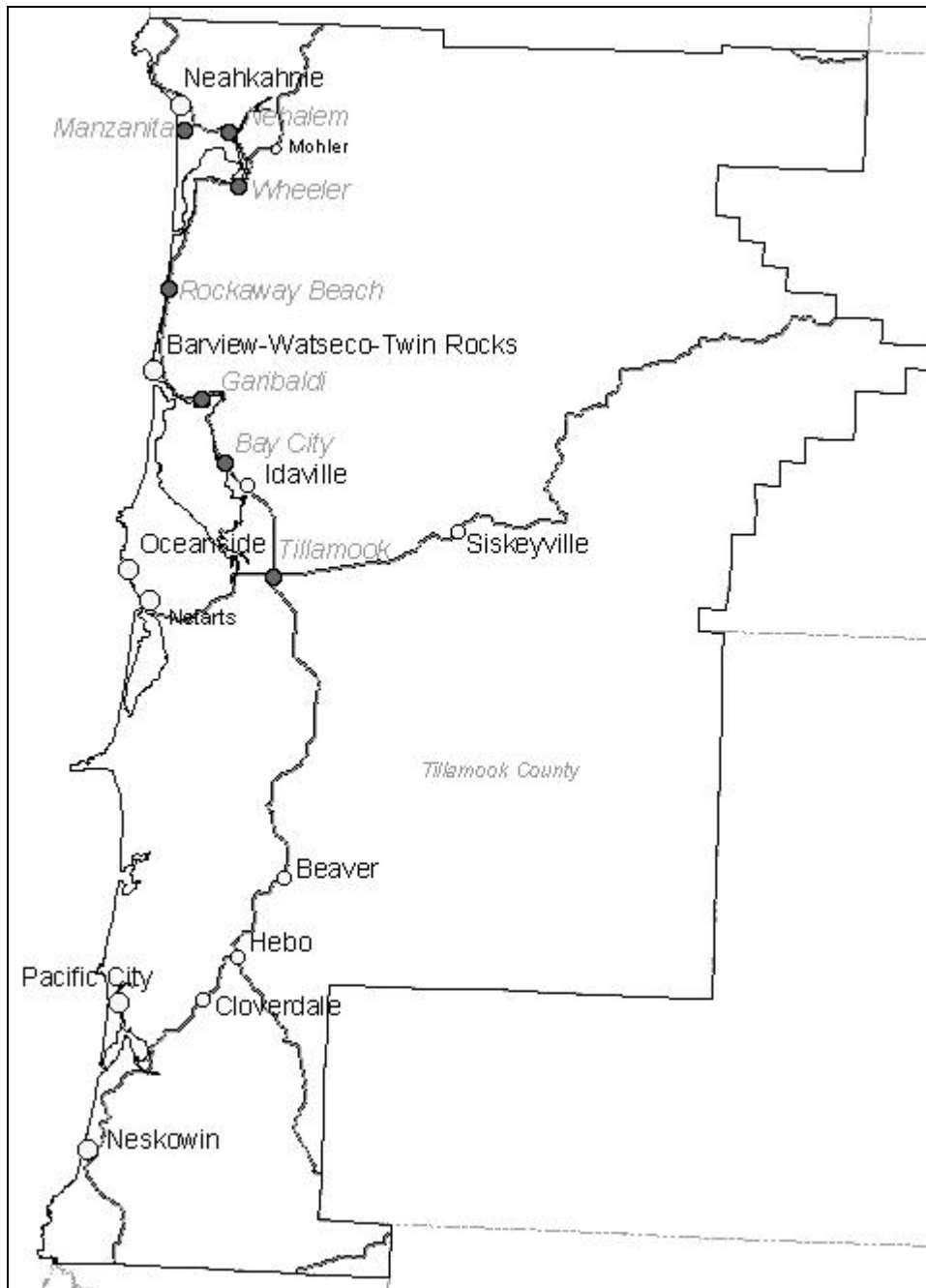
The purpose of the Community Single-Family Residential (CSFR) zone is to provide for the creation and use of small acreage residential homesites. Land that is suitable for Community Single Family Residential use has limited value for farm or forest use; is physically capable of having homesites on small parcels of five acres or less; and it can be utilized for residential

purposes without constraining the use of surrounding resource zoned properties for resources production purposes. In Idaville the allowable parcel size is 20,000 square feet.

Idaville is the only community that has one zone designation within the Unincorporated Community Boundary. The Tillamook County Department of Community Development would support the addition of a commercial zone in Idaville. The purpose of the Community Commercial (CC) zone is to permit a moderate level of commercial activities to serve the commercial need of neighborhoods, rural areas, and tourist area. Commercial uses in the CC zone typically provide goods and services that would be required by most households in the area, and they have relatively few impacts on neighboring areas. The most favorable areas for a zone change would be at the corner of Alderbrook Road and Vaughn Road, and at the corner of Highway 101 and Idaville County Road.

# Appendix A: Maps

Sections 1 and 2 of Township 1 South, Range 10 West.



## Appendix B: Community Survey Results

What is the most important issue facing Idaville?

- Controlling future growth, density of homes in the area, which is suppose to be rural is unbelievable.
- There has been a lot of fires in our Idaville area in the last 40 years. I would think fire hydrogen's would be the most important issue.
- Speeding. We have a 25 mph speed limit. Even the police who occasionally drive thru go 35-40 mps. The police have never arrested anyone for speeding.

What one thing would you change about Idaville in the next 20 years?

- Installation of a public sewage system.
- The junky homes in Idaville road area, A lot soon than 20 years though, (All over Idaville area also)
- Idaville should be on a sewer system. Many of the lots are very small and have old and antiquated septic tank systems.

What is your favorite thing about Idaville?

- Weather and the rural atmosphere, the small grocery store and some neighbors who care for their yards and flowers.
- Lots of peace.
- A real nice place to live.
- Everyone keeps their property mowed landscaped and their homes painted. Good neighbors and a friendly community.

What is your least favorite thing about Idaville?

- Dogs running around mostly at night.
- Population density, the area is overwhelmed with feral cats (from households) and dogs roam at large with no control. The accumulation of trash by the homes, the homes and the trailer parked by the store.
- Again it's the speeding problem. The golf course doe not cause a traffic problem.

# Appendix C: Community Zoning

## SECTION 3.011: COMMUNITY SINGLE FAMILY RESIDENTIAL ZONE (CSFR)

- (1) **PURPOSE:** The purpose of the CSFR zone is to provide for the creation and use of small-acreage residential homesites. Land that is suitable for Community Single Family Residential use is located within an unincorporated community boundary and is physically capable of having homesites.
- (2) **USES PERMITTED OUTRIGHT:** In the CSFR zone, the following uses and their accessory uses are permitted outright, subject to all applicable supplementary regulations contained in this Ordinance.
  - (a) Single-family dwelling.
  - (b) Mobile or Manufactured Home.
  - (c) Recreational vehicle used during the construction or placement of a use for which a building or placement permit has been issued.
  - (d) Home occupations according to the provisions of Section 4.140 of this Ordinance.
  - (e) Farm uses, including aquaculture.
  - (f) Forest uses.
  - (g) Roadside stands for produce grown on the premises.
  - (h) Signs, subject to Section 4.020.
  - (i) Electrical distribution lines.
- (3) **USES PERMITTED CONDITIONALLY:** In the CSFR zone, the following uses and their accessory uses are permitted subject to the provisions of Article 6 and the requirements of all other applicable supplementary regulations contained in this Ordinance.
  - (a) Planned Developments subject to Section 3.080, or Mixed Use Developments subject to Section 4.130. The number of attached single family dwelling units in a cluster shall be established in the Planned Development approval process and may exceed four units per cluster if it is demonstrated that benefits in protection of natural conditions, better views, or access will be achieved by such clustering. This shall apply only to CSFR/PD zoned property located within a community growth boundary.

- (b) Mobile or manufactured home, in those areas identified in Section 5.160 as being subject to special mobile/manufactured home standards, which do not comply with those standards.
- (c) Cottage industries.
- (d) Recreational vehicle where not allowed outright by Section 5.130.
- (e) A temporary real estate sales office.
- (f) Churches and schools.
- (g) Accessory structures or accessory uses without an on-site primary structure.
- (h) Nonprofit community meeting buildings.
- (i) Cemeteries.
- (j) Fire or ambulance stations.
- (k) Towers for communications, wind energy conversion systems, or structures having similar impacts.
- (l) Public utility facilities, including substations and transmission lines.
- (m) Mining, quarrying, and the processing and storage of rock, sand, gravel, peat, or other earth products; on a contiguous ownership of 10 or more acres.
- (n) Small-scale primary wood processing facilities, such as a shake mill, chipper, or stud mill, on a contiguous ownership of 10 or more acres.
- (o) Rural industries on a contiguous ownership of 10 or more acres.
- (p) Mobile or Manufactured Home park on a contiguous ownership of 10 or more acres.
- (q) Foster family homes accommodating six or more children or adults.
- (r) Bed and breakfast enterprise.
- (s) Temporary placement of a mobile home or recreational vehicle to be used because of health hardship, subject to Section 6.050.
- (t) Parks, recreational campgrounds, primitive campgrounds hunting and fishing preserves, and other recreational uses and associated facilities, on a contiguous ownership of 10 or more acres.

- (u) Residential care, training, or treatment facility as defined by ORS 443.400; any facility which provides care, training, or treatment for six or more physically, mentally, emotionally, or behaviorally disabled individuals. Facilities that provide for five or less are addressed as ADULT FOSTER HOMES or FOSTER FAMILY HOMES.
  - (v) Home occupations according to the provisions of Section 4.140 of this Ordinance.
- (4) STANDARDS: Land divisions and development in the CSFR zone shall conform to the following standards, unless more restrictive supplemental regulations apply:
- (a) The minimum lot size is 20,000 for permitted uses.
  - (b) The minimum lot width and depth shall both be 100 feet.
  - (c) The minimum front yard shall be 20 feet.
  - (d) The minimum side yard shall be 5 feet; on the street side of a corner lot, it shall be no less than 15 feet.
  - (e) The minimum rear yard shall be 20 feet; on a corner lot, it shall be no less than 5 feet.
  - (f) The maximum building height shall be 35 feet, except on ocean or bay frontage lots, where it shall be 24 feet. Higher structures may be permitted only according to the provisions of Article 8.
  - (g) Livestock can be located closer than 100 feet to a non-farm residential building on an adjacent lot only if one of the following conditions are met:
    1. The location of the livestock is a nonconforming use according to the provisions of Article VII of this Ordinance.
    2. The property has been taxed at the farm use rate during three of the past five year.
    3. The location of the livestock has been reviewed and approved as a conditional use according to the provisions of Article VI of this Ordinance.
  - (h) No residential structure shall be located within 50 feet of an F-1, F, or SFW-20 zone boundary, unless it can be demonstrated that natural or man-made features will act as an equally effective barrier to conflicts between resource and residential used; or that a residential structure could not otherwise be placed on



the property without requiring a variance to the 100 foot requirement. In either case, all yard requirements in this zone shall still apply.