

Sarah Thompson

From: Craig Wakefield <craiglwakefield@charter.net>
Sent: Thursday, August 14, 2025 3:44 PM
To: Sarah Thompson
Subject: EXTERNAL: Fwd: Comments on Oceanside Building Height Limitation proposal
Attachments: Building Height limitations.docx

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

The attached document, 'Building Height Limitations,' was previously submitted to the department via email to Sarah Absher on 01/19/2022, to go on the record for this issue.

However, I did not see it included in the 250+ pages of public comments to be included in the packets for tonight's Tillamook County Planning Commission Hearing.

My comments from Jan 2022 are included in the body of this email, as well as attached.

Thank you.

Oceanside Building Height Limitation Change

The Oceanside building height limitation change should be based on sound reasoning and not subjective or emotional appeal. The statement in the paragraph below does not establish credible criteria as the bases for regulation change.

“Moreover, new homes in Oceanside increasingly reflect designs that emphasize height and square-footage over the preservation of light and air between buildings or the stability of our steep slopes. We are also seeing more frequent requests for variances to avoid limits on setbacks and lot coverage, while new homes increasingly feature light-blocking cube designs with relatively flat roofs that maximize living space, but are often vulnerable to moisture damage and rot. These trends will only increase as the exploding prices of land and construction tempt those who build new structures to maximize living space for short term rental use in order to subsidize costs. A reduced height limit would at least moderate them.”

“Requests for variance to avoid limits?” “Light-blocking cube design?” “Moisture damage and rot?” “Tempt those who build new structures?” These are highly-speculative phrases designed to foster an us-versus-them atmosphere.

Several of the above-quoted author’s assertions incorrectly evoke false dilemmas which simply do not exist, as these issues are already addressed by current regulations.

- Light and air are strictly regulated by the Building Code and by land use setbacks.

- Permits for construction on steep slopes are already only permitted with the proper engineering and soil science assessments.
- Low-slope roofs are highly-regulated in the Building Code.
- The variance process is a legitimate mechanism in an otherwise rigid regulatory environment.

There may be legitimate reasons to modify building codes and land use regulations, but any such proposals must be factual and well-reasoned.

Criag Wakefield

1605 Oceanside Lane

Oceanside OR 97134

----- Forwarded Message -----

Subject:Comments on Oceanside Building Height Limitation proposal

Date:Wed, 19 Jan 2022 15:11:41 -0800

From:Craig Wakefield <craiglwakefield@charter.net>

To:Sarah Absher <sabsher@co.tillamook.or.us>

Hi Sarah, I have attached my comments on the submitted change to building height in Oceanside. I would like my comments to go on the record for the review of the submitted proposal. I hope I am not too late to have my comments considered.

Thank you,

Craig Wakefield

1605 Oceanside Lane, Oceanside OR 97134

Sarah Thompson

From: Carol Horton <carol-horton3@comcast.net>
Sent: Thursday, August 14, 2025 3:41 PM
To: Sarah Thompson
Subject: EXTERNAL: Written comments for 8/14/25 Planning Commission regarding 851-25-000262-PLNG, et al.
Attachments: 20250814 Written Comments - Planning Committee.pdf

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hi Sarah-

Would you please forward the attached written comments to the Planning Commission? They are a record of my planned verbal testimony at the meeting tonight and provide additional ONA historical attendance and voter participation data.

Thank you!

Carol Horton

1690 Portland Ave
P.O. Box 318
Oceanside, OR 97134

August 14, 2025

Re: Written comments regarding 851-25-000262-PLNG, et al: Oceanside Neighborhood Association & Tillamook County

Dear Tillamook Planning Commission Members-

I am writing in support of the exterior lighting and building height ordinance proposals that were adopted by the Oceanside Neighborhood Association in October 2021.

You may receive comments from people, *who did not participate in the 2021 vote*, that the result of this vote was not valid. They believe the number of voters was too small and that the result does not represent today's Oceanside voter.

I was ONA Secretary for three years, beginning in 2021, and was responsible for maintaining our registry of voting members and helping to verify voting results. I would like to give you some perspective on why the 2021 ordinance votes ARE representative and valid, and should be honored in your decision making.

Based on over 20 years of ONA attendance data*, the 90 ONA members who participated in the October 2021 vote were a significant number:

- 90 was well above the quorum of 31 established in June of that year to conduct business.
- 90 was significantly above average ONA meeting attendance which had been 30 prior to 2021, and is still above the current average attendance of 60, a number that grew when Zoom attendance became an option.

ONA outreach to Oceanside residents and property owners has been substantial. But not everyone contacted by email chooses to sign up to be a registered ONA voter. And then, not everyone who registers to vote participates in ONA voting.

Please consider the percentage of registered ONA voters who have participated* in the following events:

- For the 2021 building height and lighting proposals: 53% of ONA registered members voted.
- For the 2021 Oceanside Incorporation proposal: 70% participated.
- For the recent 2025 zoning vote: 32% participated.
- In contrast, for Officer elections at ONA annual meetings over the last three years, participation has averaged only 15% of ONA registered voters.

I hope you can see that the ONA had very good participation for the 2021 ordinance votes, and that the adoption of the exterior lighting and building height ordinances were valid and representative results, and I urge you to honor them.

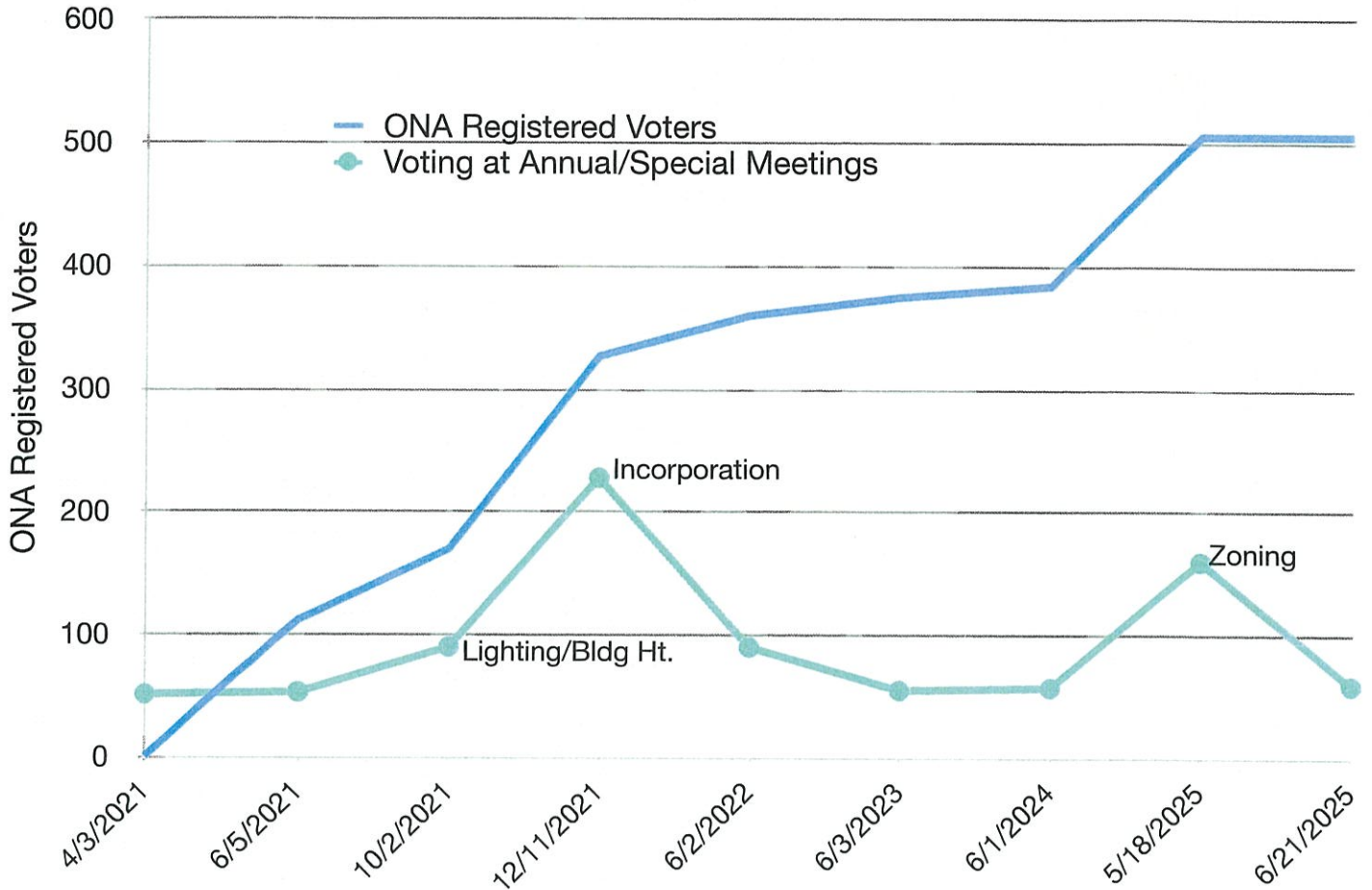
*I've attached charts showing historical yearly average ONA attendance data from 2002-2025 and ONA Registered Voter participation for 2021-2025.

Thank you for your consideration.

Carol Horton

1690 Portland Ave
P.O. Box 318
Oceanside, OR 97134

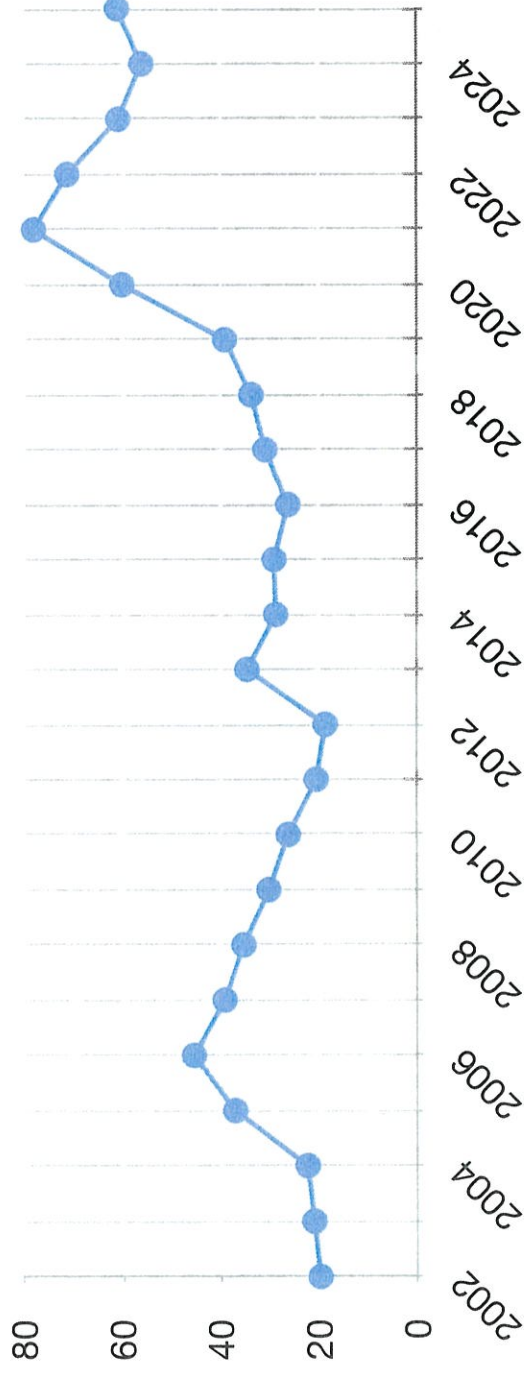
ONA Participation at Voting Meetings 2021-2025



Percentage ONA registered voters participation in voting:

4/3/21 - Voting policy established & Registry created	
6/5/21 - Annual Meeting & Officer Election	47% participation
10/2/21 - Ordinance Proposals Vote	53%
12/11/21 - Incorporation Report Vote	70%
6/2/22 - Annual Meeting & Officer Election	25%
6/3/23 - Annual Meeting & Officer Election	15%
6/1/24 - Annual Meeting & Officer Election	15%
8/18/25 - ZAPR Vote	32%
6/1/25 - Annual Meeting & Officer Election	12%

Yearly Average Regular ONA Meeting Attendance



Periods of special interest:

- > 2004-2007 Anchor Tavern
- > 2013-15 Cape Meares Loop, drinking water, road repaving
- > 2020 10-month break (COVID), begin Zoom meetings
- > 2021-22 Lighting/Building Height Ordinances, Incorporation Conversation

Community Outreach: Surveys mailed to over 600 residents/property owners in both 1995 and 2007 with 45% and 55% response rate, respectively. ONA email list reached over 300 addresses by 2018 and increased with communications regarding incorporation.

Sources: 2018 Oceanside Community Plan and Oceanside Neighborhood Association Meeting Minutes. Special meetings excluded.

Sarah Thompson

From: Guy DeKlotz <gdeklotz@gmail.com>
Sent: Thursday, August 14, 2025 10:44 AM
To: Sarah Thompson
Subject: EXTERNAL: Oceanside zoning proposals

[NOTICE: This message originated outside of Tillamook County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello Sarah!

We understand that we are too late to have our comments included for tonight's Planning Commission hearing, but would at least like to get our views on the record.

We own lot 600 on Norwester in Oceanside. We purchased this property in 2022 with the intent of building a home there as we love Oceanside and the surrounding area. When we purchased this property, some of the aspects about it that attracted us to it were the fact that there was not an HOA in place for that area, and at the time, the zoning requirements seemed reasonable for us to build our 'dream home'. This was also at the time of the first incorporation debate/issue (that was ultimately voted down). At any rate, we were excited to begin planning our home.

Since then, there have been multiple attempts to limit what we can do with our property. We have been active in these processes (meeting attendance, voting, discussion, etc.). So far, reason has played out. However, one of the items being discussed right now (reducing the building height from 35' to 30') we are very much against and ask that this not be approved. We understand that there are a few reactionary members of the community who do not like the growth they are seeing, however, putting restrictions on homes that will have no impact on anyone else around them seems extreme, especially since there are so many homes in the area that are over the proposed 30' limit. Also, it should be noted that the community did speak rather definitively in May over question 6 (Broader Design Standards for all residences) of the ZAPR recommendations.

Thank you!

Guy DeKlotz/Missy Cory
ZDP LLC

Sarah Thompson

From: Mark Annen <mark@annendesign.com>
Sent: Tuesday, August 12, 2025 2:40 PM
To: Sarah Thompson; Sarah Absher
Cc: Heather Watkins
Subject: EXTERNAL: August 14th TCLUO Meeting

[**NOTICE:** This message originated outside of Tillamook County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good afternoon Sarah,

Please present our thoughts at the meeting. Thank you for your assistance.

I own Tax lot 101 at Castle Drive with my wife Heather Watkins. We intend to build a home on the lot in the next couple years.

In response to the Measure 56 Notice:

#851-25-000262-PLNG

We **strongly object** to any reduction in the allowable maximum building height. We purchased the lot with the understanding of the 35' building height allowance and the decrease would reduce the value of our property by closing off potential views to Three Arch Rocks and the ocean. We are not in the village area but South against the Forest zoning and the last line of potential housing up the hill. This issue was not included in the May zoom meeting of the Oceanside Neighborhood Association, which I attended, so I do not believe it represents the majority of the ONA.

#851-25-000268-PLNG

We are in favor of lighting standards, but until we see specific requirements we do not wish to pursue amending the existing condition.

#851-25-000269-PLNG

Oppose changing variance criteria.

#851-25-000270-PLNG

Oppose changing maximum commercial building height allowance.

#851-25-000261-PLNG

No issue with including middle housing standards.

Regards,

Mark Annen AIA, NCARB
Annen Architecture LLC
3778 SE 10th Ave.

Portland OR 97202

503.239.4834

www.annendesign.com
mark@annendesign.com

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Regards,

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OCEANSIDE PROTECTION SOCIETY

P.O. Box 425

Oceanside, OR 97134

oceansideprotectionsociety@gmail.com

August 14, 2025

(hand delivered)

Tillamook County Planning Commission
& Board of County Commissioners

Re: Oceanside Legislative Text Amendments

#851-25-000262-PLNG; #851-25-000268-PLNG; #851-25-000269-PLNG;

#851-25-000270-PLNG; #851-25-000271-PLNG

Dear Commissioners:

Please accept these public comments on behalf of the Oceanside Protection Society (OPS). The OPS is a 501(c)(3) public foundation formed, in part, to facilitate and fund legal advocacy to further the livability goals outlined in the Oceanside Community Plan. We are appearing by way of this letter and in person to preserve the following points in the event of further appellate review. Most of these point address statements offered by the county's consulting attorney Daniel Kearns in his memorandum of July 31, 2025, which appears in the Hearing Packet as Exhibit J, pages 167-171, hereafter "Kearns Memo." All page references are to the Hearing Packet pages, not the memorandum's internal pagination.

Administrative commentary versus legal analysis. Mr. Kearns' memorandum repeatedly detours from legal analysis to offer subjective commentary regarding administration of the proposed revisions. For example, on every page, the memorandum cautions against the potential "confusion," "inconsistency" and unspecified "legal dangers" of adopting otherwise lawful development standards that are "unique" or "specific" to a single zone like Oceanside. This advice overlooks the fundamental policy decision Tillamook County has already made to adopt discrete land use development codes for each of its unincorporated ruralized communities. The county already administers disparate standards on the same topic – to include Neahkahnie's distinct building height limitation. So long as there is no "confusion" about where a proposed structure is located, the risk of confusion over the applicable standards minimal and manageable. In any event, the commissioners should take care to distinguish and discount such commentary from those providing advice on the legality of the proposed revisions.

"Taking" concerns. During the final few meetings of Oceanside's zoning committee, Director Sarah Absher reported that she had received advice from county counsel and her land use consultant that the proposed reduction of Oceanside's maximum building height (and possible altered height formula) "would be an uncompensated taking of a property right for a public purpose in violation of the Fifth Amendment Takings clause [of the United States Constitution]." (See Exhibit K). The memo cited the LUBA decision in Barnes v. City of Hillsboro, et al, (included as Exhibit L). The retired attorneys on the ONA committee strongly disputed this legal

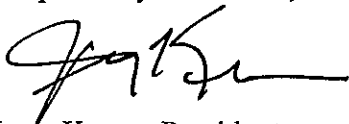
conclusion or that the Barnes decision supported it and asked that the proposal be advanced despite it. Now, at hearing, the Kearns Memo (at page 168) does not appear to share this “taking” concern. To the contrary, it characterized such regulations as “lawful” and “purely a policy matter.” The OPS agrees with this legal conclusion.

Nonconforming Use Exemption. In the face of widespread public concern, the ONA zoning committee strongly signaled to Director Absher its unanimous support for ordinance language that would exempt property owners from the financial, legal and administrative consequences of having their existing homes classified as a “nonconforming use” based solely on noncompliance with the new development standards being proposed. As the county’s deadline neared, two retired attorneys on the committee drafted and submitted ordinance text to effectuate such an exemption. Director Absher responded with word that county counsel had expressed concerns about it but were working on revisions. She declined, however, to facilitate direct conversations between her legal advisors and the committee and advised that such conversations could not occur until the BOCC hearings, with BOCC approval.

The draft ordinance (Hearing Packet, pp. 32-33) includes what appears to be the result of staff efforts to craft a different remedy from that suggested in the committee’s proposed text. Instead of exempting homeowners from nonconforming status and its consequences, it delineated a standard with parameters for permissible alterations of nonconforming structures. In response, the Kearns Memo (pp. 169-70) opined that these parameters were “preempted” by the controlling state statute. As a result, neither the committee’s original proposal nor a legal opinion were explored. The OPS preserves the option to raise it before the BOCC or beyond.

Supplemental Variance Criteria. The Kearns Memo (pp. 170-171) criticizes the additional variance criteria proposed by the ONA as unworkably vague. At the same time, it notes that the present criteria in Tillamook County LUO Article VIII are equally vague, but the county has been applying them for decades. The OPS disagrees with the Kearns Memo’s characterizations and preserves the option to pursue that disagreement on appeal, if warranted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jerry Keene", with a stylized flourish at the end.

Jerry Keene, President
Oceanside Protection Society

OCEANSIDE NEIGHBORHOOD ASSOCIATION -
A CITIZEN PARTICIPATION ORGANIZATION

BYLAWS

I. PURPOSE

The Oceanside Neighborhood Association (ONA) is a group of citizens united by geographic location and organized as an advisory body for effective citizen involvement in the planning and development of matters affecting the quality of life and livability of the Oceanside, Oregon community. Citizen participation improves the decision-making process, democratizes and humanizes political and social institutions, increases the responsiveness of governmental institutions, generates a greater variety of information and alternatives to citizens, public officials and elected officials, and enhances individual and group awareness and civic responsibility.

The Association addresses, for the Oceanside area, responsibility for the statewide Land Use Goal Number 1 – Citizen Involvement – that calls for each city and county to develop a citizen involvement program that insures the opportunity for all citizens to be involved in all phases of the planning process. (Adopted by the State Land Conservation and Development Commission on December, 27, 1974, effective Jan. 1, 1975) In addition, the Association addresses the roles and responsibilities decreed in the Tillamook Board of County Commissioners Order #13-034 adopted on May 1, 2013, and appended to these bylaws. These responsibilities include representing the Oceanside community's "interests and concerns to County, State and Federal decision-makers ... on non-planning related items of interest to the Board of Commissioners and the community."

II. ACTIVITIES

Activities are determined by the membership and may include but not be limited to land use actions, Oregon Territorial Sea actions, community plan and development, code amendments, consideration of county services, special community studies and communication of local needs and concerns to the County, State and Federal decision-makers. In all activities, the Association shall provide for and encourage increased citizen participation. To that end, the Bylaws shall be available upon request.

III. MEMBERSHIP

Membership is open to all people at least 18 years old who reside in, own property in, or own or operate a business located within the Community Growth Boundary. The Bylaws shall be available to each new member upon request.

Membership in the Association extends full rights of participation within all programs, including the right of voting in general membership and committee meetings, subject to the requirements of Section XIII below.

IV. BOARD STRUCTURE AND OFFICER RESPONSIBILITIES

The Association shall be led by a Board consisting of elected Officers, as set out below. Officers shall be elected to serve a one-year term from July 1 to June 30. No Officers of the Association shall receive any financial payment for their services. They may, with board approval, be reimbursed for expenses incurred on behalf of the Association.

President

1. Conducts General Membership Meetings and Officers meetings.
2. Is Spokesperson in official capacity for the Association
3. Coordinates Officers' actions
4. Selects representatives to attend meetings and hearings
5. Coordinates committees
6. Sets the Agenda items

Vice-President

1. Serves as President in the absence of the President
2. Assists the President at the President's request

Secretary

1. Records minutes of meetings and distributes them
2. Maintains the Voter Registry
3. Keeps ongoing list of all committees
4. Prepares official correspondence or delegates that responsibility
5. Relays incoming mail and email to the appropriate officer or committee chairperson
6. Distributes agenda and meetings

Treasurer

1. Receives and deposits funds of the Association in a timely manner in accordance with Officer's directions
2. Prepares Accounts Payable in a timely manner for approval of Officers
3. Maintains financial records and reports at General Membership meetings
4. Assures that expenditures over \$200 are approved in writing by at least 2 Officers.
5. Presents an audited annual financial report when requested by the Association

In addition, the President may appoint an association Historian who:

1. Keeps the Association's files, maps and bylaws
2. Maintains archives and general history of the Association

V. COMMITTEES

There is one standing committee, the Zone and Plan Review Committee, established by these Bylaws.

The **Zone and Plan Review Committee** represents the various stakeholders/constituencies of the Oceanside community with the diverse thinking that typifies our community. It provides recommendations regarding land use and related issues to the ONA for community action at the ONA General Meetings.

The Committee will include the four (4) elected ONA officers and may include one representative each of the following areas of concern: Commercial Activities; Short term Rentals; Resident Owners; Nonresident Owners; Non-owner Resident; Environmental and Ocean Issues; Development/Construction, and one member-at-large, up to a maximum of 12 members. The ONA President solicits and appoints volunteers to serve on the committee who are representative of the various areas of concern.

There may be three Special Committees as follows:

A **Bylaws Committee**, which may be appointed by the President as needed, will be composed of five (5) members. The committee will be responsible for reviewing changes to the Association Bylaws suggested by the general membership. The committee will prepare reports to the general membership with recommended actions to be taken.

A **Nominations Committee**, which will be appointed by the President two months prior to the Annual Meeting, shall be composed of five members. The committee will be responsible for encouraging broad member participation and discussion around identifying candidates for election as officers one month prior to the Annual Meeting and then will make a final report, including nominations, if any, to the President not less than three days prior to the Annual Meeting.

A **Credentials Committee**, which shall be appointed annually by the President at the General Membership meeting prior to the Annual Meeting, shall be composed of three members. The committee will advise the Board on credentialing or other issues arising under the Association's Voting Policy, including deliberation and recommended

resolutions in disputes requiring validation of member credentials for purposes of casting votes.

Other committees may be established as needed by the President and ratified by the membership. Purpose and time will be established at time of formation. Every committee must report its recommendations to the Association for Association action.

VI. DISTRICT

The Oceanside Neighborhood Association District shall include those lands, waters and territorial sea deemed within or immediately adjacent to the Oceanside growth boundary including areas of mutual concern with Netarts and Cape Meares.

VII. MEETINGS

All meetings shall be open to the public and shall generally be governed by Robert's Rules of Order (current edition), as well as Oregon's Public Meetings law, ORS 192.610 et seq.

General Membership meetings are held on the First Saturday of June, September, December, February and April at 10 a.m. in Oceanside, unless the Board otherwise notifies the membership. Such meetings may be conducted in person or as online conferences (only if necessitated) or – preferably – a combination of the two, at the discretion of the Board. Notice of the date, time, location and log-in information, if any, shall be distributed to the membership via the association e-mail and posted on the Oceanside Community Club bulletin board at least three days before the meeting.

The President may call additional meetings due to special circumstances. Every effort will be made to provide as much notice as possible as to the date, time, place and log-in information for the meeting. All actions taken at such meetings must be ratified by the Membership at the next regular meeting.

VIII. ELECTIONS

Elections shall be held for all Officers during the June Annual General Membership meeting. Nominations shall be opened by declaration of the President at the General Membership meeting two months prior to the Annual Meeting. Any willing member of the Association shall be eligible to be nominated for office. Anyone may self-nominate for an office.

Nominations shall be forwarded to the President up to three days prior to the Annual Meeting. Nominations will also be accepted from the floor.

Separate voting shall be held for the offices of President, Vice President, Treasurer and Secretary unless the Association chooses to vote by slate. The winner shall be the nominee receiving a majority of the votes. In case of a tie between the top candidates or a failure of any nominee to receive a majority of the votes, a run-off shall be conducted between the top two candidates.

Newly elected Officers shall assume office on July 1.

Vacancies shall be filled by a vote of the General Membership at the next general meeting to complete the unexpired term of the officer being replaced.

IX. QUORUM

The quorum shall be determined on an annual basis by the President and shall be equal to the average (mean) attendance by ONA members at all Annual Meetings during the five years preceding the June Annual Meeting. It will take effect for all meetings from July 1 through the following June.

X. CONFLICT OF INTEREST

Prior to the start of each meeting, the Officers and anyone in a committee leadership role will be asked to declare any conflicts of interest that may exist regarding agenda items to be discussed at that meeting. If an Officer votes or proposes a position on a proposition in which the Officer has a direct special or financial interest, the Officer is obligated to disclose the existence of such interest to the membership before any discussion or vote. This information shall be made part of the record by the Secretary.

XI. COMMUNICATIONS

The Board shall establish and maintain an e-mail service and distribution list for communications to and from the Association members, including formal notices required by these Bylaws. The Board shall also maintain a website as a reference for information, records and other information of interest to the members.

Written comments and proposed agenda items for Association consideration will be taken into consideration if received by the President by the Wednesday prior to the General Membership Meeting. Minutes of all meetings shall be made available to desiring members at least 10 days prior to the next meeting.

All known meetings or hearings affecting the ONA will be announced at regular or special meetings.

Periodic community surveys will be taken when deemed necessary by the Membership or Officers to verify the attitude of the community at large. Surveys will be distributed to all Members of the Association. Results of surveys will be shared with members at the regular or special meetings, distributed to members with minutes and posted in a public location.

XII. MOTIONS

Members attending meetings may present motions; motions must be seconded before discussions may occur.

XIII. VOTING

Association actions shall be determined by majority vote of the qualifying members participating in a meeting, either in person or remotely by electronic means, providing the quorum requirement has been met. Votes conveyed in person or remotely by electronic means must be cast in accordance with the association Voting Policy in order to be counted.

The Association shall adopt and periodically update a written Voting Policy to govern credentialing and voting procedures by in-person and remote participants at meetings. The Voting Policy shall provide for compilation of a registry of qualified "Members" under Section III and establish procedures for confirmation of a meeting participant's voting status when necessary, provided that such procedures shall not unduly burden or impede the Association's goal of encouraging the broadest possible community participation pursuant to Section I.

Minority opposition to a position taken by the Association is encouraged to state its minority position in a timely manner to the President, who shall include that position in any Association report.

XIV. BYLAW REVISION

A change to existing bylaws may be proposed in writing at any time to the President. All proposed changes in the by-laws will be forwarded to the By-Laws Committee for consideration. The By-Laws Committee will review and report back to the Association on any proposed by-law changes with a recommendation. Any changes shall be voted on at the next meeting provided that written notice of the changes has been sent to members 30 days prior to the meeting. Unless otherwise provided, any change will become effective immediately upon the recording of a simple majority in favor of the proposal at the meeting.

XV. DUES

The Association imposes no dues on its members.

Contributions will always be encouraged. Contributions and fundraising activities will be used to offset the costs of the Association.

Oceanside Neighborhood Association
P.O. Box 425, Oceanside OR 97134
www.oceansidefriends.org

July 28, 2025

MEETING MEDIA

Zoom Video Link: ONA Board Meeting
Passcode: &S8SP#hh (*copy and paste to Zoom*)

MEETING FILE (below)

Agenda with Motions and Time Stamp Index to Video and Chat

Oceanside Neighborhood Association ONA Board Meeting

July 28, 2025. 1:00 pm – Zoom Format

1. **Call to Order** (Simeon Dreyfuss, ONA President)
 - a. **ZOOM VIDEO TIME STAMP (00:33)**
 - b. Attended by ?? (*Clarifying*) people: via Zoom.
2. **Approval of agenda** (Simeon Dreyfuss, ONA President)
 - a. **ZOOM VIDEO TIME STAMP (00:38)**
 - b. Approved - No comments or corrections or additions.
3. **Guests** (Simeon Dreyfuss, ONA President)
 - a. **ZOOM VIDEO TIME STAMP (01:06)**
 - b. Requested identification in chat for public record.
 - c. 16 Members identified including 4 officers.
4. **Public Comments** (Simeon Dreyfuss, ONA President)
 - a. **ZOOM VIDEO TIME STAMP (03:20)**
 - b. Commentors:
 - i. Ed Gorzyniski
 1. **ZOOM VIDEO TIME STAMP (03:45)**
 2. Ed requests a public meeting on Incorporation.
 - ii. Sineon responds that the current Incorporation Effort is not an ONA initiative.
 1. **ZOOM VIDEO TIME STAMP (04:42)**
 - iii. Ed Gorzyniski
 1. **ZOOM VIDEO TIME STAMP (05:02)**
 2. Ed Responds and continues comments on Incorporation topic.
 - iv. In the Chat the following responses to Ed's comments:
 1. Yuriy Chanba: Second that, Ed

- 2. Diane Niflis: Ed's suggestion sounds reasonable to me.
- 3. Sean Aiken: Thanks Ed. Great points.
- v. Sineon adds on Incorporation
 - 1. **ZOOM VIDEO TIME STAMP (06:50)**
 - 2. Acknowledges that it's a divisive issue.
 - 3. Will discuss his goal of rebuilding trust later in the meeting.
- vi. Ed Gorzyniski
 - 1. **ZOOM VIDEO TIME STAMP (07:20)**
 - 2. Ed Responds and continues comments on rebuilding trust on the incorporation issue and revisiting it when it was stated we would not.

5. Preparation for the August 14 Planning Commission meeting on Oceanside Zoning changes: President's report and discussion

- a. **ZOOM VIDEO TIME STAMP (08:25)**
- b. Simeon has asked members involved in the 2021 reports in favor of zoning changes to make presentations to the Planning committee.
 - i. Requests of the board members to approve this approach.
- c. Shaun asks what representation is being forwarded to the commission.
 - i. Simeon responds it is representative of votes at the time it was taken, in 2021. Explains the process.
- d. Simeon Expresses disappointment this wasn't resolved in 2021 and has taken 4 years to reach this point.
- e. Simeon acknowledges the unsurprising changes in community perceptions on these issues now.
- f. Sean Aiken (Via Chat)
 - i. **TIME STAMP IN CHAT (26:18) (Roughly 11:18 on Video)**
 - ii. Regarding the ONA height restriction. Was there ever a proper notice given to every property owner prior to the ONA vote a few years ago?
 - iii. Yuriy Chanba:
 - 1. Replying to "Did the Ona send out..." Only to ONA members who were aware of ONA existence at the time.
- g. Simeon recommends that any members with concerns make their views known to the county at the Aug 14 and Oct 22nd hearings.
- h. Sharon Brown
 - i. **ZOOM VIDEO TIME STAMP (12:10)**
 - ii. Responding to Sean Aiken about a notice to property owners.
 - iii. The delay on the notice is the county's issue.
 - iv. Explains the process.
- i. Sineon responds to Sean Aiken:
 - i. **ZOOM VIDEO TIME STAMP (12:45)**
 - ii. All votes were taken at ONA meetings that were announced as were the associated committee meetings.
- j. Sharon Brown
 - i. **ZOOM VIDEO TIME STAMP (14:10)**
 - ii. Askes if there will be a voting recap for the ZAPR recommendations from 2021.
- k. Sineon responds to Sharon:
 - i. **ZOOM VIDEO TIME STAMP (14:28)**
 - ii. Offers that he could do that at the presentation.

- l. Sean Aiken:
 - i. **TIME STAMP IN CHAT (29:20) (Roughly 14:20 on Video)**
 - ii. So there was no notice sent by Ona?
 - iii. **TIME STAMP IN CHAT (35:09) (Roughly 20:09 on Video)**
 - iv. If the ONA is sending suggestions based on the communities vote the. It seems clear that every property owner must be notified of the meetings and discussions prior to going to the county. ONA didn't do that.
 - v. Shaun DesJardins:
 - vi. **TIME STAMP IN CHAT (35:57) (Roughly 20:57 on Video)**
 - vii. Replying to "If the ONA is sending...": Agreed. This issue will be addressed today as well.
 - m. Shaun DesJardins:
 - i. **ZOOM VIDEO TIME STAMP (15:14)**
 - ii. Asks for time to allow public comment after the agenda items.
 - iii. Simeon responds to Shaun, yes if there is time.
- 6. This is the first ONA Board meeting for a while. How often do we want to meet? (Simeon Dreyfuss, ONA President)**
- a. **ZOOM VIDEO TIME STAMP (16:10)**
 - b. Rough consensus about once per quarter unless otherwise needed.
 - c. Might need a meeting to finish scheduling into the fall.
- 7. Status of ONA Committees (Simeon Dreyfuss, ONA President):**
- a. **ZOOM VIDEO TIME STAMP (18:40)**
 - b. Three ONA committees:
 - i. ZAPR (Zoning and Plan Review) – part of our bylaws.
 - 1. Specific requirements for representation.
 - 2. Lost a few members from last year.
 - 3. We are missing Architectural and Development perspectives.
 - 4. Simeon asks for other perspectives on adds to the ZAPR committee.
 - a. **ZOOM VIDEO TIME STAMP (24:32)**
 - b. Sharon Brown:
 - i. Do we have Business representation?
 - c. Shaun DesJardins:
 - i. **ZOOM VIDEO TIME STAMP (26:43)**
 - ii. Adding ZAPR members from outlying areas.
 - d. Sharon Brown:
 - i. Suggests asking for volunteers in these areas.
 - e. Shaun Desjardins:
 - i. I didn't know about ZAPR, or asking for volunteers in 2020
 - ii. Suggest using the much larger mailing list we have now to reach some outlying residents.
 - f. Simeon:
 - i. Will be looking for committee members that meet the areas covered in our bylaws, that includes geographic representation on the committee.
 - ii. Bylaws Committee (Simeon Dreyfuss, ONA President):
 - 1. **ZOOM VIDEO TIME STAMP (29:25)**

2. The committee was asked to look at the rules around quorums.
 - a. We have a difficulty getting enough people to meet the quorum requirements.
 - b. Discussion on difficulty with the fluctuation of meeting numbers and its effect on past and future quorum requirements.
 - iii. Credentials Committee (Simeon Dreyfuss, ONA President):
 1. **ZOOM VIDEO TIME STAMP (33:15)**
 2. Discussion on the complications that arise from counting votes in a mixed group of in person and online voters.
 3. Asks that Shaun DesJardins get involved with the credentials process as well.
 4. Recommend adding lists and information on committees to the ONA website.
 - iv. Firewise Committee (Gill Wiggin, ONA Vice President):
 1. **ZOOM VIDEO TIME STAMP (35:51)**
 2. Has been unable to get a quorum to activate this committee and needs it to move forward.
 3. Recommends qualified people with expertise in relevant areas to Firewise, rather than just geographic representation.
 4. Fire risk is increasing, most in the community seem to be concerned.
 5. County approval is not needed for a community to be Firewise certified.
 6. Push for a quorum do get this committee moving forward.
- 8. ONA Finances (Simeon Dreyfuss, ONA President):**
- a. **ZOOM VIDEO TIME STAMP (43:05)**
 - b. Sharon has been covering expenses for mail chimp and Zoom for several years and not reimbursing herself. I am taking this on. But we need another system.
 - c. Sharon Brown:
 - i. ONA was designed to be inclusive with no fees.
 - ii. Asks for suggestions on raising funds without dues.
 - iii. Has been paying the expenses out of pocket up until now.
 - d. Diane Niftis: How much does it cost each year, for Mail Chimp? For Zoom? I would chip in towards reimbursement to Sharon, and to Simeon for the future reimbursement.
 - i. Susan Miller: I would also.
 - ii. Kathie Norris: As I would as well.
 - iii. Ed: Sharon should absolutely be reimbursed. I will contribute.
 - iv. Carol Horton: I am happy to contribute. Can we do this through the Oceanside Protection Society (which is tax deductible)
 - v. Sharon Brown:
 1. Zoom = \$170.00/Year + \$10/Month Storage
 2. Mail Chimp = \$26.50/Month
 3. We need an Owl or Similar.
 4. No tax exemption for contributions.
 5. In the past people have contributed through OPS to get the tax write off.
 - vi. Questions on funding from the county, OPS and OCC:

1. ONA President will look to submit proposals for fundraisers to the appropriate organizations.

9. The need for an ONA OWL, or equivalent device (Simeon Dreyfuss, ONA President):

- a. **ZOOM VIDEO TIME STAMP (50:03)**
- b. OWL seems to be state of the art digital meeting system for hybrid environments, but there are less expensive options. How do we decide? How would we pay for it?
- c. Owl has the best reviews of similar (\$1000) fully automated hardware.
 - i. Multiple less expensive options will use varying degrees of user operation with video and sound degradation, per customer reviews.
- d. Related to item 8.
- e. The owl should have extra mics to assist with audio and ease of room.
- f. Simeon and Shaun will put a proposal together.

10. Rebuilding trust within the Oceanside Community (Shaun DesJardins, ONA Secretary):

- a. **ZOOM VIDEO TIME STAMP (55:20)**
- b. Six reoccurring bullet points from social media:
 - i. ONA put forth suggestions to Tillamook County, as recommended by Oceansiders, yet there seems to be a lot of discrepancies with just how many have been contacted and what the feedback is. There is a solid block of residents and owners that see this as just a few making decisions they think will work for everyone.
 - ii. Making rules that infringe upon the rights of owners in and out of the village proper. This has been a common theme for myself and others from about 2021 up until it reached a head at this last vote. This perspective is reinforced by the comments, snarky (perceived) replies and overall “them and us” feel of the committees involving property use.
 - iii. Finding ways to circumvent voting, instead of being transparent and making an effort to regularly assure we are actually doing the current will of the people we represent, not our personal opinions.
 - iv. Taking note of and considering past Oregon legislation on issues ONA is trying to suggest to the County. This is now easier than ever to research online, so we do get feedback on this. If we are not looking at this ahead of time it doesn’t look like we are being transparent.
 - v. Shadow pushing agendas. ONA seems (perceived) to be pushing things as an organization that there is a lot of division over. An example of this is Incorporation (I happen to personally be for this one). Having things like this on the ONA web site, years after they are voted down and seeming to support this “unofficially” hurts our credibility as an organization supporting the entire community.

1. Gill Wiggin:

- a. **ZOOM VIDEO TIME STAMP (01:01:40)**

- b. We should archive past date and not delete it, to show what we did in history. Also make it accessible for transparency.
 - vi. Sending the 2021 voting information to the county without properly pointing out that a new vote was blocked, even though requested, and there is a great deal of opposition to it now that we understand the ramifications. This is a biggy. This makes ONA look very opaque and sinister.
- c. Please send emails to Secretary@Oceansidefriends.org to have other issues added for discussion.
- d. Craig Wakefield:
 - i. **TIME STAMP IN CHAT (01:04:24) (Roughly 49:57 on Video)**
 - ii. Why did so many of the proposed standards failed to get approval?
 - iii. I think it's important that the leadership understand the message the community sent via the recent election results.
 - iv. First, it seems obvious that, by all the questions that were asked 'on the day of the vote' – concerning the most basic elements of the proposed standards – that the leadership had not done an adequate job of conveying WHY we needed any of these additional standards or changes to existing requirements. I believe for many people it all seemed like overreach. Leadership needs to know why the community reacted the way they did.
 - v. Multiple positive reactions in chat.
- e. Simeon:
 - i. **ZOOM VIDEO TIME STAMP (01:05:01)**
 - ii. Believes this summary accurately captures the reasons a lot of people are feeling alienated from the ONA.
 - iii. What can we, as a board, do about this going forward?
 - 1. Reorganize the web site.
 - 2. Have an ONA meeting this year dedicated to just listening to members.
 - 3. Perhaps get an outside mediator.
 - 4. We have a lot more that draws us together as a community, even with different perspectives.
- f. Sean Aiken:
 - i. **TIME STAMP IN CHAT (01:20:21) (Roughly 01:05:57 on Video)**
 - ii. Shaun nails it. He gives me hope. Thank you for joining the board.
- g. Gill:
 - i. **ZOOM VIDEO TIME STAMP (01:07:20)**
 - ii. Revitalizing the community plan would help with this and put a modern timestamp on it.
 - iii. Concerned that bringing up old votes might encourage the county to delay on issues we want to move forward on.
 - iv. Concerns about the way ZAPR is bringing the lighting and height restrictions is updating a timestamp, without updating the vote. Should have included the dates of the votes in the submission to the commissioners.
- h. Simeon:
 - i. **ZOOM VIDEO TIME STAMP (01:10:15)**
 - ii. Wished the county had acted on issues at the time they were voted on and delivered instead of waiting years until they were mandated by the state.

- iii. Asks board members about opinions on a mediated meeting to air differences.
 - 1. Shaun:
 - a. Suggests an online forum would be better and faster.
 - b. We should be more open about how our information represents the community.
 - c. We should not be presenting information that we know does not represent the community.
 - 2. Simeon:
 - a. There are actually 4 issues being presented to the commissioners from ZAPR:
 - i. State update about middle housing.
 - ii. Lighting standards.
 - iii. Change to building height calculations
 - iv. Change to actual building height.
 - b. The last one is the only controversial one.
 - 3. Shaun:
 - a. We need to get the community input before putting out controversial suggestions to the commissioners.
 - b. Offers to receive community input by email and other and produce a spreadsheet for the board to see the community response.
 - 4. Sharon:
 - a. A mediator is a great idea.
 - b. Concerned about timing and logistics.
 - 5. Gill:
 - a. A mediator is a reasonable way to pursue that.
 - b. Should not let short term cost prevent us from pursuing this.
- i. Yuriy Chanba:
 - i. **TIME STAMP IN CHAT (01:26:56) (Roughly 01:11:56 on Video)**
 - ii. In a way, it's good the county didn't act on it, because informed Oceansiders let you know their preferences in 2025
- j. Kathie Norris:
 - i. **TIME STAMP IN CHAT (01:31:43) (Roughly 01:16:43 on Video)**
 - ii. I suspect that there would be cost associated with using an outside mediator.
- k. Shaun DesJardins:
 - i. **TIME STAMP IN CHAT (01:32:16) (Roughly 01:17:16 on Video)**
 - ii. Could we add a forum to our web site?
- l. Pauline and Saj Jivanjee:
 - i. **TIME STAMP IN CHAT (01:32:35) (Roughly 01:17:35 on Video)**
 - ii. There is a no-cost Tillamook Office of Mediation.

11. Do we want to pursue an ONA sponsored Online Forum, for ongoing discussions of ONA related issues? (Simeon Dreyfuss, ONA President):

- a. **ZOOM VIDEO TIME STAMP (01:17:40)**
- b. There could be technical or legal issues.
- c. What do board members think of this idea?
 - i. Sharon:
 - 1. The most current version was a forum on Gmail.

2. Our web site will not accommodate a forum.
 3. The county and others have raised the issue of "Open Public Meetings" law.
 4. Recommends a forum outside the ONA so officers and others can participate as individuals.
- ii. Gill:
1. Kind of a nightmare.
 2. Lots of issues with moderation, free speech, and disrespect.
 3. But feels it would be beneficial if it could be done.
- iii. Simeon,
1. How would an ONA form be different from a FB forum?
 - a. Sharon:
 - i. Difficult for the ONA to sponsor without legal issues.
 - ii. Lots of members not on FB (Several agree in chat).
 - iii. Liked the Gmail format.
- iv. Shaun:
1. Offers to collect information on forum options and forward it to Simeon.
- v. Simeon:
1. Suggests asking the ONA at a meeting about interest in forum participation.
 2. Concerned about loss of interest and activity over time like the last one.
- vi. Shaun:
1. Offers to help out and/or moderate on his own time for this.
- vii. Sharon:
1. Important to note that no one person can ever give a response representing the ONA. That is the way the membership is set up.
- viii. Shaun DesJardins:
- ix. **TIME STAMP IN CHAT (01:37:49) (Roughly 01:22:49 on Video)**
1. Social Media doesn't seem like a good platform.

12. Agenda for coming year's meetings: Ideally I would like to publish in advance at least the guest speakers for upcoming meetings. Ideas? (Simeon Dreyfuss, ONA President):

- a. **ZOOM VIDEO TIME STAMP (01:28:15)**
- b. Not covered in this meeting due to lack of time.

13. Adjournment (Simeon Dreyfuss, ONA President):

- a. **ZOOM VIDEO TIME STAMP (01:30:18)**

An email Notice and Zoom link will be sent in advance of the meeting.

Respectfully submitted,
 Shaun DesJardins, ONA Secretary
 Contact information: oceansidefriends@gmail.com

[View this email in your browser](#)



Oceanside Neighborhood Association

Oceanside Neighborhood Association Election Results from May 18, 2025

Thank you for your patience as the credentialing committee finalized their work on the vote count from our May 18 meeting. Votes took place on the following items, with results in red following the question

VOTING ITEM NO. 1

FOR SINGLE-FAMILY HOMES, DUPLEXES and TRIPLEXES, should the minimum lot size for new structures be reduced from 7500 square-feet and at least 60 feet wide (the current rule) to 5000 square feet and at least 50 feet wide?

Yes: 78

No: 83

Final vote: No

VOTING ITEM NO. 2

FOR QUADPLEXES and COTTAGE CLUSTERS, should the minimum lot size be established as 7000 square-feet?

No: 111

Final vote: No

VOTING ITEM NO. 7a.

BUILDING SIZE LIMITATION - FLAT LIMIT

If the county permits it, should all new residential structures be limited to 5000 square feet in total area (6000 square feet for townhomes)?

For this question, assume the county WILL ALLOW the ZAPR Committee's request to EXEMPT existing homes from being declared "nonconforming uses."

Yes: 72

No: 84

Final vote: No

VOTING ITEM NO. 7b

ALTERNATIVE BUILDING SIZE LIMITATION - "FAR" method.

If the county disallows the flat square foot limit in Item No. 7a, should new buildings comply with an alternative "floor area ratio" limit of ".08 (or 80%) and .9 (or 90%) for new townhomes?

For example, a new residence on a 5000 square-foot lot would be limited to 4000 square feet (80% of 5000) - excluding basements and certain other areas. (The FAR would be .9 (or 90%) for new townhomes.)

For this question, assume the county WILL ALLOW the ZAPR Committee's request to EXEMPT existing homes from being declared "nonconforming uses."

Yes: 70

No: 86

Final vote: No

VOTING ITEM NO. 7c

BUILDING SIZE LIMITATIONS ASSUMING NO "NONCONFORMING USE" EXEMPTION.

Regardless of how you voted on Voting Item No. 7a or 7b, should new residences comply with one or the other of these size limitations, EVEN IF the county does NOT ALLOW the ZAPR Committee's request to exempt existing homes from being declared "nonconforming uses"?

Yes: 59

No: 95

Final vote: No

VOTING ITEM NO. 8a

"VISITABILITY" STANDARDS (assuming a county-approved "nonconforming use" exemption).

For TRIPLEXES, QUADPLEXES, TOWNHOMES and COTTAGE CLUSTERS, should at least one unit generally be required to meet "visitability standards" that render them more accessible and livable for seniors or other differently abled persons?

These generally include features such as wider entry doors, ground floor bathrooms and larger living areas.

For this question, assume the county WILL ALLOW the ZAPR Committee's request to EXEMPT existing homes from being declared "nonconforming uses." (See Section 9).

Yes: 70

No: 86

Final vote: No

VOTING ITEM NO. 8b

"VISITABILITY" STANDARDS (assuming NO county-approved "nonconforming use" exemption).

For TRIPLEXES, QUADPLEXES, TOWNHOMES and COTTAGE CLUSTERS, should at least one unit generally be required to meet "visitability standards" that render them more accessible and livable for seniors or other differently abled persons?

These generally include features such as wider entry doors, ground floor bathrooms and larger living areas. For this question, assume the county WILL NOT ALLOW the ZAPR Committee's request to EXEMPT existing homes from being declared "nonconforming uses." (See Section 9).

Yes: 54

No: 99

Final vote: No

VOTING ITEM NO. 9

COTTAGE CLUSTERS - MINIMUM UNIT RULE

Should new cottage clusters be required to include at least 3 units?

This is less than the state "model" code minimum of 4 units. ZAPR recommended this item to encourage the construction of cottage clusters, and also to conform with the rule being proposed in other Tillamook County communities.

Yes: 94

No: 62

Final vote: Yes

My thanks go out to Jerzy Rub, Melissa Farlow and Leslie Kay who served on the credentialing committee. Also many thanks to Paul Brey, ONA Secretary, who registered many people to vote and took such care with voting tabulation. My sincere thanks to Tom Kemper, ZAPR committee chair for a year's work as well as all members of the ZAPR committee. The Oceanside community has spoken.

Terri Warren, ONA President, 2024-2025

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VACANT
PROPERTIES

1S11 24 + 25
+/- 50

1S10 30 BB + BC
+/- 50

MapTaxlot	TaxlotAcre
1S10190000600	3.983792256
1S10190000800	4.307157447
1S10190001002	1.451025068
1S10300000300	4.100269399
1S1030BB00205	1.212485404
1S1030BB00207	1.415463809
1S1030BB00208	0.473217588
1S1030BB00209	0.549623317
1S1030BB00210	0.600307015
1S1030BB00400	0.166940948
1S1030BB00500	0.334561515
1S1030BB00600	0.213769462
1S1030BB00800	0.104327865
1S1030BB02000	0.042075752
1S1030BB02100	0.041550773
1S1030BB02300	0.038724472
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1S1030BC11700	0.044078352
1S1030BC12700	0.089490304
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1S1030BC15100	1.63195468
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1S1030BD01701	0.126463467
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1S1030CD00500	0.16787169
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Sort by MapTax Oceanside_Residential_Vacant_By_SQFT.xls

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1S1030CD00802	0.091826899
1S1030CD00804	0.172177732
1S1030CD00811	0.091825952
1S1030CD00812	0.183654225
1S1030CD00813	0.147384181
1S1030CD00814	0.218231461
1S1030CD00815	0.091827785
1S1030CD00904	0.407385805
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1S1125AA11200	0.039257616
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1S1125AA12501	0.04659475
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PROPERTIES
336 Vacant

Yellow+Orange
= less than
7500 #

Green =
7500 # +

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1S1031BA07600	0.031430634	1369.373589
1S1125AA04901	0.034435583	1500.29447
1S1030BC13700	0.036624383	1595.641681
1S1030BB02300	0.038724472	1687.154326
1S1125AA11200	0.039257616	1710.37818
1S1030BC03901	0.040301589	1755.85536
1S1030BC03700	0.040305989	1756.05404
1S1030BC03900	0.040311959	1756.30371
1S1030BB02100	0.041550773	1810.285004
1S1030BB02000	0.042075752	1833.163212
1S1030BC11700	0.044078352	1920.409361
1S1125AA04601	0.045687193	1990.486596
1S1030CD01145	0.045713876	1991.669686
1S1125AA12200	0.045766902	1993.977416
1S1125AA12501	0.04659475	2030.037222
1S1125AA04900	0.048210083	2100.422517
1S1125AA09900	0.048740765	2123.536538
1S1125AA09901	0.048836474	2127.708423
1S1125AA10700	0.048838886	2127.819577
1S1125AA09902	0.048927055	2131.653898
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1S1030BC08601	0.055060576	2398.889768
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1S1030CD01142	0.057388641	2500.311068
1S1030CD01146	0.057390933	2500.427622
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1S1030CD02617	0.057391299	2500.423134
1S1030CD01148	0.057392064	2500.472625
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1S1030CD02308	0.05739366	2500.539465
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1S1125AA04100	0.068137896	2968.644488
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1S1030BC10600	0.098906719	4309.181508
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